



---

## Site Description

The site consists of approximately 6.5 acres of land which has an industrial building, two homes, and miscellaneous other buildings. Since approximately 1928, the northern part was utilized solely for agriculture. Orange groves were cultivated on the southern part until the early 1960's when a warehouse building was built on the property.

SAUSD is in the process of acquiring the property and plans to demolish the warehouse and build the proposed school. The proposed school will provide space for a maximum of 850 students (Kindergarten through 5<sup>th</sup> grade). The entrance to the new school will be on the west side of Fairview Street. The school will have 32 classrooms consisting of 27 first through fifth grade classrooms, three kindergarten classrooms and two special education classrooms. The plan includes the construction of four play fields, one parking lot along the entire length of the property on Fairview Street, a multi purpose building including a meeting room and a dining room. A covered lunch shelter is also planned and will be located northwest of the multi purpose room. Based on the levels of PAHs across the site and the relatively shallow areas where they are found, the DTSC recommends a removal action be performed to lower the possible threat to human health and the environment prior to construction of the proposed school.

## Site Investigation

The environmental investigations conducted by SAUSD were (i) a Environmental Site Assessment (Phase I) completed in January 2001, (ii) a Preliminary Environmental Assessment (PEA) completed in November 2001 and (iii) Supplemental Site Investigation (SSI) completed in March 2002.

## Site Investigation Results

The investigations, consisting of soil and groundwater sampling, were conducted by SAUSD in November 2001 and approved by DTSC February and March 2002. The results of the investigations showed that the PAH contamination was in the central area of the site at levels that contribute to an excess cancer risk. Based on the environmental investigations, the DTSC requested SAUSD to prepare a draft

RAW to address the soils clean-up. The draft RAW was completed in July 2002. The DTSC reviewed and requested revision of the draft RAW in September 2002.

## Removal Action Workplan Scope

The Joe K. Otsuka revised draft Removal Action Workplan, prepared in October 2002, identifies and analyzes possible removal action alternatives. Removal action alternatives were evaluated on the basis of their effectiveness, ability to implement, and cost. Screening of several cleanup techniques using these criteria was conducted to select the best alternative for further evaluation. Based on this screening, four possible alternatives were selected for further evaluation:

Alternative 1 – No Further Action (used by DTSC as starting point)

Alternative 2 – Onsite Treatment (Thermal Desorption)

Alternative 3 - Institutional Controls and Onsite Containment (Capping)

Alternative 4 – Excavation and Offsite Disposal

Based on the removal action selection process, Alternative 4, Excavation and Offsite Disposal, has been selected as the preferred cleanup alternative. This alternative was selected because it was determined to be the most protective of human health and the environment, easily implemented, and cost effective. Approximately 2,000 cubic yards (3,000 tons) of contaminated soil will be removed. The majority of the contaminated soil to be removed exists approximately 2 to 8 feet below ground surface.

## Proposed Removal Action Activities

The soil removal fieldwork will be conducted with DTSC oversight. Soil removal areas will be fenced to reduce the potential for unauthorized people to enter the work area. Weather and daylight permitting, the excavation will take place during the approximate hours of 7:00 a.m. to 6:00 p.m.

Conventional construction equipment, such as a front-end loader equipped with a backhoe, will be used to remove the soil. The soil will be temporarily stockpiled at designated areas and then loaded into trucks and transported to a disposal facility. Approximately 200 truckloads

will be needed to remove the soil from the site. The removal is estimated to take two days. The trucks will exit the site to the east and go north on Fairview Street to the 22 Freeway.

In order to control dust from moving off-site, the soil will be removed using dust control methods of lightly spraying or misting the work areas with water. Water mist may also be used on soil placed in the trucks. The trucks will move slowly while on the property. In addition, the trucks will be covered after the soil is loaded, to prevent the soil from spilling out of the truck. Airborne dust checks will be done to verify and document dust control efforts.

When the removal work is complete, confirmation sampling will be done to verify that all the soil with PAH levels that are above the site clean up goal are removed. After the completion of the Removal Action, the removal areas may be leveled and compacted with certified clean material, consistent with school construction specifications during the subsequent geotechnical site preparation process.

## Notice of Exemption (NOE)

The DTSC has prepared a draft Notice of Exemption (NOE) for this project as required by the California Environmental Quality Act (CEQA). The NOE document states that the project will not have a negative effect on the environment because of the relatively small

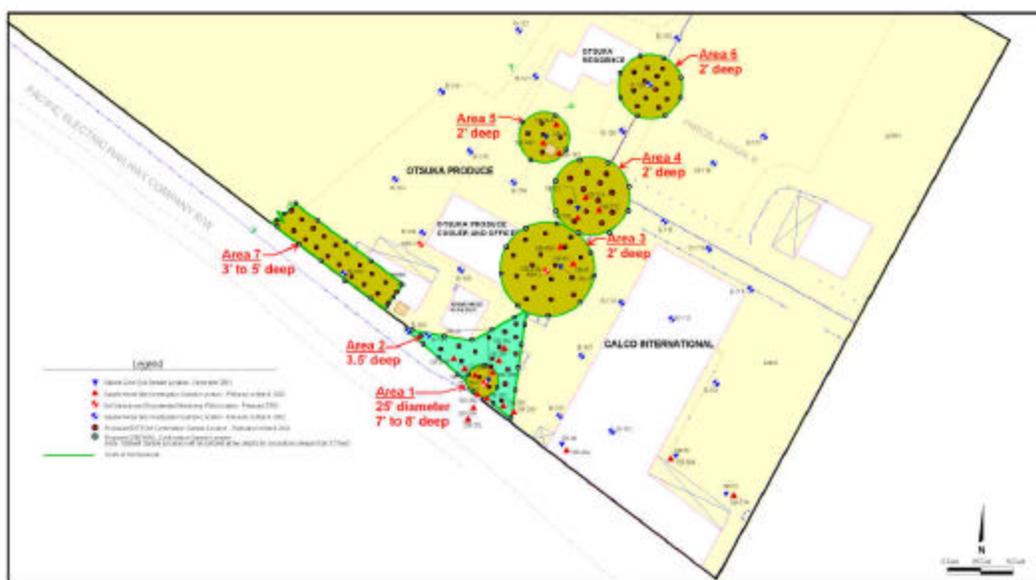
amount, short project duration, and the controlled manner in which PAH contaminated soils will be removed, loaded onto trucks and taken away for disposal.

## What Happens Next?

Before making a final decision on the draft RAW, the DTSC will receive comments during the **30-day public comment period**, which begins on November 8, 2002 and ends on December 9, 2002. Comments may be submitted in writing to: *Mr. Juan Osornio, Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA, 90630*. Comments must be postmarked by December 9, 2002.

DTSC will hold an open house on November 21, 2002 (7 p.m. to 9 p.m.) at Spurgeon Intermediate School Music Room, 2701 W. Fifth Street, Santa Ana, CA 92703 to provide information about the draft RAW and findings of the environmental investigations of the proposed school site.

After the public comment period, DTSC will evaluate all the comments submitted, modify and/or approve the RAW. The removal action fieldwork, including soil removal and transport of soil, and confirmation soil sampling will take about four weeks.



ANTICIPATED REMOVAL BOUNDARIES, DEPTHS, AND CONFIRMATION SAMPLE LOCATIONS



FIGURE 5

---

**For More Information**

**DTSC Contact:**

If you have questions regarding the DTSC investigation or the proposed removal action please contact:

Maya Akula, DTSC Public Participation Specialist, (818) 551-2917 [MAkula@dtsc.ca.gov](mailto:MAkula@dtsc.ca.gov)

**Juan Osornio, DTSC Project Manager, (714) 484-5498 [Josornio@dtsc.ca.gov](mailto:Josornio@dtsc.ca.gov)**

**Jeanne Garcia, Media Contact, (818) 551-2176 [Jgarcia@dtsc.ca.gov](mailto:Jgarcia@dtsc.ca.gov)**

Si desea información en español, comuníquese con el: Sr. Eloy Florez, Especialista en Participación Pública de el DTSC, al (818) 551-2875 [Eflorez@dtsc.ca.gov](mailto:Eflorez@dtsc.ca.gov)

**SAUSD Contact:**

For information related to the school design and construction please call: John Eclevia, SAUSD, Facilities Planning, at (714) 480-5372.

**The Draft RAW, NOE and other project documents are available for public review at the following locations:**

Santa Ana Unified School District Facilities Planning 1601 East Chestnut Avenue Santa Ana, CA. 92701 Contact: John Eclevia Phone: (714) 480-5372 Hours: Monday-Friday 8:00 a.m. – 4:30 p.m.	Department of Toxic Substances Control Regional Records Office 5796 Corporate Avenue Cypress, CA 90630 Contact: Julie Johnson, (714) 484-5300 Hours: Monday-Friday 8:00 a.m. – 5:00 p.m.
Santa Ana Public Library Main Branch 26 Civic Center Plaza Santa Ana, Ca 90027 Phone: (714) 647-5250 Hours: Mon – Thurs 10 a.m. – 8 p.m. Friday & Saturday: 10 a.m. – 6 p.m.	

**NOTICE TO THE HEARING IMPAIRED:**

*You can obtain additional information by using the California State Relay Service at 1-888-877-5378 (TDD). Ask them to contact Maya Akula at (818) 551-2917 regarding the draft RAW for proposed Joe K. Otsuka Elementary School.*

**MEETING ACCESSIBILITY:**

*For information on meeting accessibility or to request reasonable accommodations, please contact Ms. Maya Akula at (818) 551-2917.*

*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).*



---

**Envelope Text:**

Maya Akula, Public Participation Specialist  
California Environmental Protection Agency  
Department of Toxic Substances Control  
1011 North Grandview Avenue  
Glendale, CA 91201-2205

**Inside: Information on the Proposed Joe K. Otsuka (New Elementary #8)**  
**Contiene: Información acerca de la propuesta Escuela Primaria Joe K. Otsuka (Primaria Nueva #8)**

**IMPORTANT: Your comments sought on the**  
**Proposed Joe K. Otsuka Elementary (New Elementary #8)**

**IMPORTANTE: Se solicitan sus comentarios acerca de la**  
**Propuesta Escuela Primaria Joe K. Otsuka (Nueva Primaria #8)**