



Terry Tamminen  
Agency Secretary  
Cal/EPA



## Department of Toxic Substances Control

Edwin F. Lowry, Director  
1011 N. Grandview Avenue  
Glendale, California 91201



Arnold Schwarzenegger  
Governor

December 19, 2003

Mr. Ralph Patterson  
Assistant Superintendent  
Claremont Unified School District  
2080 North Mountain Avenue  
Claremont, California 91711

### APPROVAL OF REQUEST FOR PARTIAL SITE CLEARANCE, PROPOSED LA PUERTA ELEMENTARY SCHOOL, 2475 FORBES AVENUE, CLAREMONT (SITE CODE 304393)

Dear Mr. Patterson:

The Department of Toxic Substances Control (DTSC) reviewed the letters entitled "Request for Partial Site Clearance" dated December 8 and 16, 2003, both received via facsimile on the same days, prepared for the subject site by Environmental Geoscience Services. These letters request approval of part of the proposed school site, for construction activities. DTSC issued a "Further Action Required" determination for this site on September 16, 2003, to address elevated levels of arsenic and total petroleum hydrocarbons identified at the northeast corner of the site. For the purpose of the partial site clearance, the northeast corner of the site, about 90 feet by 250 feet in size, will be segregated, for removal action (Figure 1).

According to the Preliminary Endangerment Assessment (PEA) conducted for this site, which was approved on September 16, 2003, this 9.7-acre site is owned by the Claremont Unified School District (CUSD) since 1967. A small portion of the site is developed with two school buildings and a temporary class room structure, which are currently unoccupied. The site was used for agricultural purposes at least since 1928 until 1968. The site was used as an intermediate school between 1968 and 1978, a private school in 1983 and an adult school from 1988 through the end of 2002. The PEA investigation revealed elevated levels of arsenic and total petroleum hydrocarbons, predominantly in the northeast corner of the site. In addition, asbestos containing building materials have been identified within the two site structures. The PEA concludes that all asbestos containing building materials should be removed prior to demolition of the buildings and a soil removal action is recommended to address the arsenic contamination.

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Based on the findings of the PEA, an actual or potential release of hazardous materials, which would pose a threat to human health or the environment under unrestricted land use, is indicated in the northeast area shown in Figure 1. A Removal Action Workplan (RAW) should be prepared to further investigate and address the contamination in this area in accordance with the schedule and the School Cleanup Agreement already in place.

Based on the findings of the PEA, neither an actual or potential release of hazardous materials nor the presence of a naturally occurring hazardous material, which would pose a threat to human health or the environment under an unrestricted land use was indicated at the remainder of the site. CUSD has requested a partial site clearance for this portion of the site. As a condition of receiving partial site approval Education Code Sections 17213.2(f)(1), (2), and (3) require that the following conditions be met before such approval is granted:

- (1) The portions of the site (which are to be approved) have been fully characterized;
- (2) DTSC determines that the construction (on the approved portion of the site) will not interfere with any response action necessary to address the release or threatened release of hazardous materials, or presence of any naturally occurring hazardous materials;
- (3) The site conditions will not pose a significant threat to the health and safety of workers involved with construction.

DTSC has determined the conditions specified above have been met and hereby grants partial site approval for the site with the exception of the northeast area identified in Figure 1. A duly signed School Facilities Planning Division Form 4.15 is enclosed, for further processing.

If you have any questions, please contact Mr. Rao Akula, project manager, at (818) 551-2847 or me at (818) 551-2821.

Sincerely,



Sharon Fair, Chief  
Glendale-Sacramento Branch  
School Property Evaluation and Cleanup Division

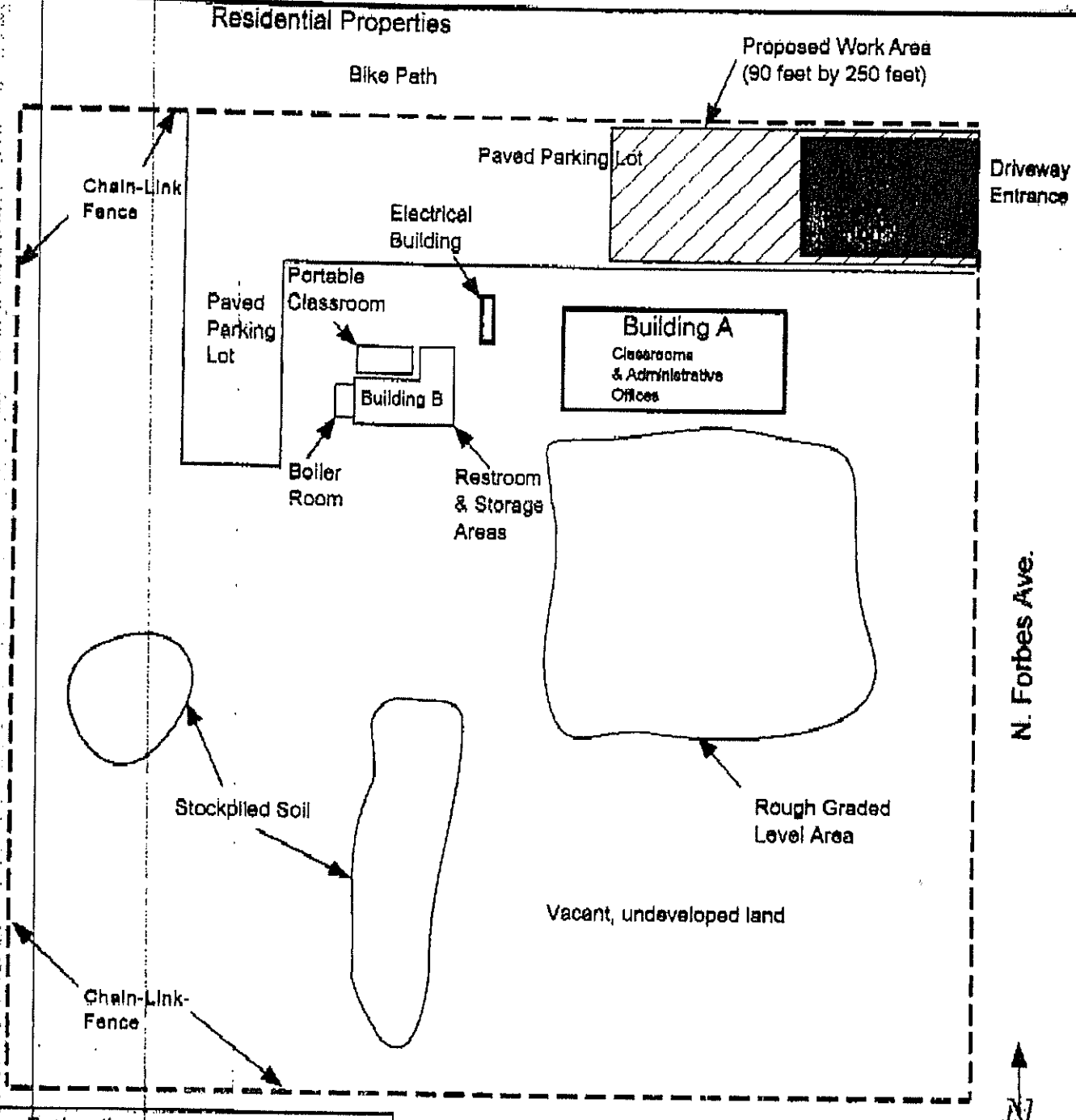
Enclosure

cc: See next page.

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cc: Mr. Henry B. Ames, R.G.  
Senior Geologist  
Environmental Geoscience Services  
909 Electric Avenue, Suite 312  
Seal Beach, California 90740


Mr. Michael O'Neill  
Consultant/Environmental Coordinator  
School Facilities Planning Division  
California Department of Education  
1430 N Street, Suite 3207  
Sacramento, California 95814



**Explanation**

- Approximate Location of Perimeter Property Line
- Approximate Area of Arsenic Impacted Soil

0 50 100  
Scale (feet)

<b>SITE PLAN</b>		Date: December 2003	FIGURE 1
Project Location: La Puerta School 2475 N. Forbes Avenue Claremont, California		Client: Claremont Unified School District	 ENVIRONMENTAL GEOSCIENCE SERVICES 909 Electric Avenue, Suite 312 Seal Beach, CA 90740 (562) 280-3481
Drawn By: H. Ames	Checked By: J. Findl		



SFPD FORM 4.15 (Rev. 09/23/03)

SCHOOL DISTRICT/COE AND DTSC COMMITMENT TO COMPLETE A  
RESPONSE ACTION

To be completed by SCHOOL DISTRICT or COUNTY OFFICE OF EDUCATION

The Claremont Unified School District/County Office of Education (COE) requests the California Department of Education's (CDE) final site and/or plan approval(s) for the La Puerta Elementary School project prior to completion of a Department of Toxic Substances Control (DTSC) required further investigation and/or response action (cleanup).

The School District/COE commits to complete, prior to occupancy of this project, all such further investigations and/or response actions (except ongoing operations and maintenance) as required and under the oversight specified in a School Cleanup Agreement with DTSC. The School District/COE shall immediately notify DTSC, the Office of Public School Construction and CDE should the School District/COE be unwilling or unable to complete the investigations and/or response actions. The School District/COE also commits to immediately stop construction and notify DTSC if previously unknown contamination is found subsequent to cleanup, and shall obtain DTSC approval prior to implementing mitigation measures and resuming construction.

The School District/COE acknowledges that this request and subsequent approvals may result in a funding apportionment based upon costs known at the time of this project application, and that any related additional costs may be the responsibility of the School District/COE and would be subject to applicable statutes and regulatory criteria including limits for state funding adjustments. Pursuant to the Education Code and State Allocation Board (SAB) adopted regulations, funding for this project shall be rescinded if the School District/COE has not met the applicable criteria to have funds released within 18 months of the SAB apportionment. Failure to complete the above School District/COE commitments may subject the School District/COE to enforcement actions and/or penalties pursuant to applicable statutes and regulations.

Ralph Patterson

Assistant Superintendent, Business Services

Print Name of Authorized School District/COE Representative

Title

Ralph Patterson

10/2/03

Signature of Authorized School District/COE Representative

Date

To be completed by DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC)

DTSC has issued a determination letter dated September 16, 2003 approving a Preliminary Endangerment Assessment indicating that further investigation and/or response action is required at this project site.

DTSC certifies that it does not object to CDE issuance of final site and/or plan approvals, nor to the School District/COE receiving full and final funding apportionment for this project prior to completion of the further investigation and/or response action. In accordance with a School Cleanup Agreement signed by DTSC on June 27, 2003, DTSC has:

Select one or more as appropriate:

- A.  approved the final cleanup plan (Removal Action Workplan or Remedial Action Plan) for the required response action for this site, on \_\_\_\_\_ (date).
- B.  determined that the required response action must be implemented in the design and/or construction of this proposed project, on \_\_\_\_\_ (date).
- C.  made all required findings per Education Code section 17213.1(e) that the response action and proposed construction project are on separate portions of the project site which will not interfere with each other, on December 19, 2003 (date).
- D.  determined that a response action has been satisfactorily completed, however further investigation is still required which may also require additional response action(s) at this site on \_\_\_\_\_ (date).

DTSC commits to oversee the School District's/COE's completion of the required further investigations and/or response actions prior to project occupancy and will immediately notify the Office of Public School Construction and CDE should the School District/COE fail to complete the further investigations and/or response actions as required.

Sharon Fair

Branch Chief

Print Name of Authorized DTSC Branch or Division Chief

Title

Sharon Fair

12/19/03

Signature of Authorized DTSC Branch or Division Chief

Date