

**For a Listing of Upcoming Board Meetings See Page vi of this Table of Contents**  
**Santa Monica-Malibu Unified School District**  
**Board of Education Meeting**  
**MINUTES**

**May 7, 2014**

A special meeting of the Santa Monica-Malibu Unified School District Board of Education was held on Wednesday, May 7, 2014, in the Malibu City Council Chambers: 23825 Stuart Ranch Road, Malibu, CA. The Board of Education called the meeting to order at 5:18 p.m.

**I. CALL TO ORDER**

**A. Roll Call**

Board of Education Members

Maria Leon-Vazquez – Vice President	Jose Escarce – <i>absent</i>
Ralph Mechur – Vice President – <i>absent</i>	Laurie Lieberman
Ben Allen – <i>arrived at 5:25pm</i>	Nimish Patel
Oscar de la Torre	

**B. Pledge of Allegiance**

*Led by Mr. de la Torre*

**II. UPDATE ON P.E.A. AND BUILDING MATERIALS – JUAN CABRILLO ELEMENTARY AND MALIBU MIDDLE/HIGH SCHOOL**

Dr. Doug Daugherty of ENVIRON will discuss the scope and basis of the Draft Comprehensive PCB-related Building Materials Inspection Management and Removal Plan (submitted to USEPA on April 25, 2014) and its application to Juan Cabrillo Elementary School and Malibu Middle/High School. Mr. Thomas Cota, Branch Chief for the Schools Evaluation Program at the Department of Toxic Substances Control (DTSC), will describe the Preliminary Environmental Assessment (PEA) process used to investigate and evaluate school property. The PEA will include the collection and analysis of soil, soil-gas and groundwater samples, and a schedule for conducting the work. The presentation will also address DTSC's PEA requirements for a Sampling and Analysis Plan, Human Health Risk Screening Evaluation, and opportunities for community involvement.

\*\*\*\*\*      \*\*\*\*\*      \*\*\*\*\*      \*\*\*\*\*      \*\*\*\*\*      \*\*\*\*\*

*Ms. Lyon introduced the item and representatives from the Department of Toxic Substances Control (DTSC) – Thomas Cota – and Environ – Dr. Doug Daugherty, Carol Serlin, and Eric Wood.*

*Mr. Cota explained the role of the DTSC and other government agencies in this process; the purpose and timeline of the PEA; the process of the Sampling and Analysis Plan, and how the community will be engaged/involved.*

*Environ's presentation can be found under Attachments at the end of these minutes. The presentation explained the Draft Comprehensive PCB-related Building Materials Inspection Management and Removal Plan, which was submitted to the USEPA, Region XIV for approval. The plan covers the inspection process, Best Management Practices (BMPs) for cleaning rooms, testing procedures and protocols, and outreach to the community. During their presentation, Dr. Daugherty and Ms. Serlin answered board members' questions regarding testing that had already taken place on the Malibu High School campus; and the possibility of encapsulating, rather than remediating, the window caulk in buildings scheduled for renovation under the BB project.*

*Following public comments, Environ and the DTSC answered board members' questions regarding the process for continued community input, direct outreach to the community, Environ's timeline for submitting the final work plan to the EPA, PCB testing protocols, and the science behind how PCBs migrate.*

### III. PUBLIC COMMENTS

Public Comments is the time when members of the audience may address the Board of Education on items not scheduled on the meeting's agenda. All speakers are limited to three (3) minutes. When there is a large number of speakers, the Board may reduce the allotted time to two (2) minutes per speaker. The Brown Act (Government Code) states that Board members may not engage in discussion of issues raised during "VIII. Public Comments" except to ask clarifying questions, make a brief announcement, make a brief report on his or her own activities, or to refer the matter to staff. This Public Comment section is limited to twenty (20) minutes. If the number of persons wishing to address the Board of Education exceeds the time limit, additional time will be provided in **Section XVI. CONTINUATION OF PUBLIC COMMENTS.**

- *Craig Foster, Seth Jacobson, Fred Rubin, Kurt Fehling, Jennifer deNicola, Cami Winikoff, Bambi Young, and Elaine René-Weissman addressed the board regarding the environmental concerns at Malibu High School and Juan Cabrillo Elementary School.*

### IV. ADJOURNMENT

It was moved by Mr. de la Torre, seconded by Ms. Lieberman, and voted 5/0 (Mr. de la Torre and Dr. Escarce were absent) to adjourn the meeting at 8:41 p.m. The next regular meeting is scheduled for 5:30 p.m. on **Thursday, May 15, 2014**, in the **District Administrative Offices**: 1651 16<sup>th</sup> Street, Santa Monica, CA.

Approved: \_\_\_\_\_

*5/15/14*

\_\_\_\_\_  
President

\_\_\_\_\_  
Superintendent

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## **ATTACHMENTS**



ATTACHED ARE THE FOLLOWING DOCUMENTS:

- Presentation: “Environ: SMMUSD Board of Education Study Session”





# SMMUSD Board of Education Study Session

May 7, 2014



# Overview – PCB and Building Materials

- Background
- Draft Comprehensive Plan
  - PCB-Related Building Materials Inspection
  - PCB Best Management Practices (BMP)
  - Characterization, Removal and Cleanup
  - Quality Assurance and Quality Control
- Plans Specific to Malibu High School and Cabrillo Elementary School
- Next Steps

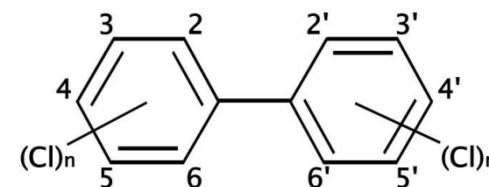




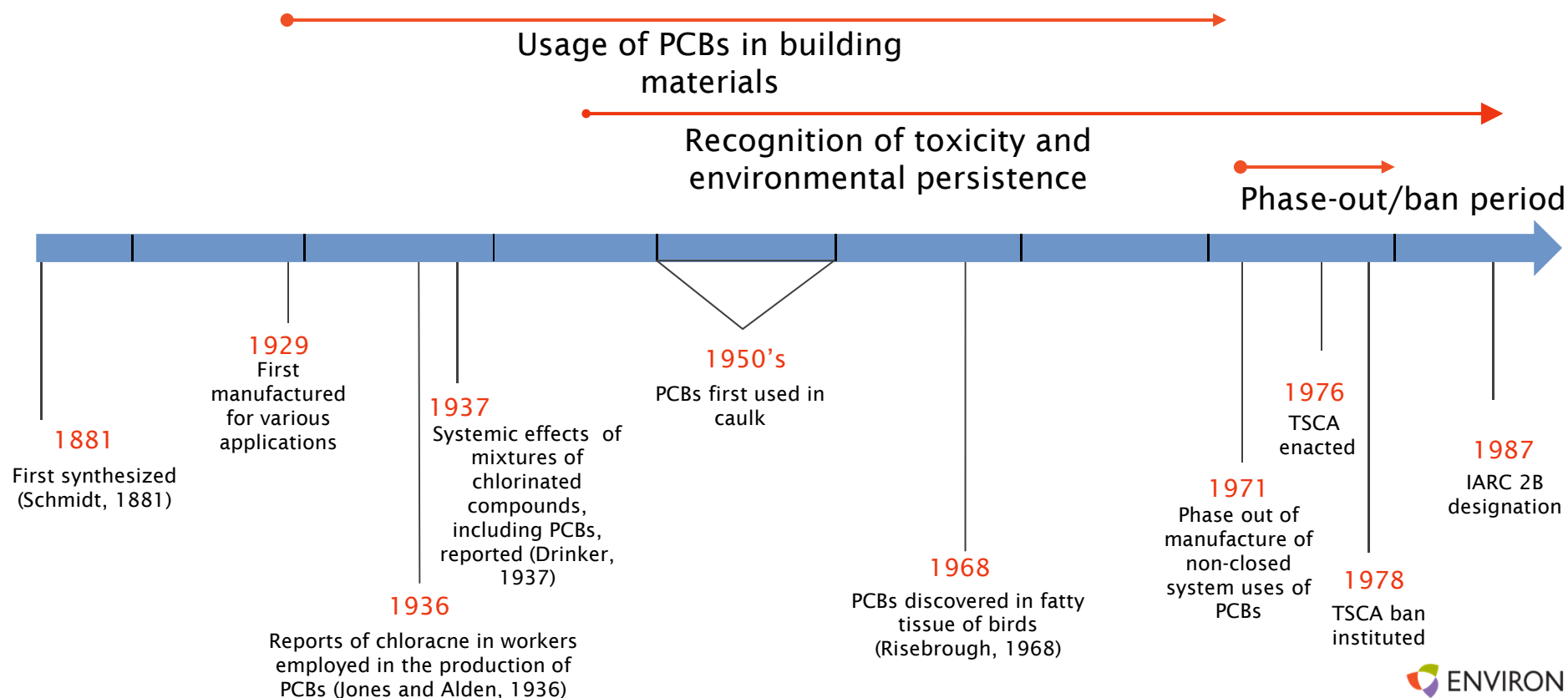
# Background



# Polychlorinated Biphenyls (PCBs)

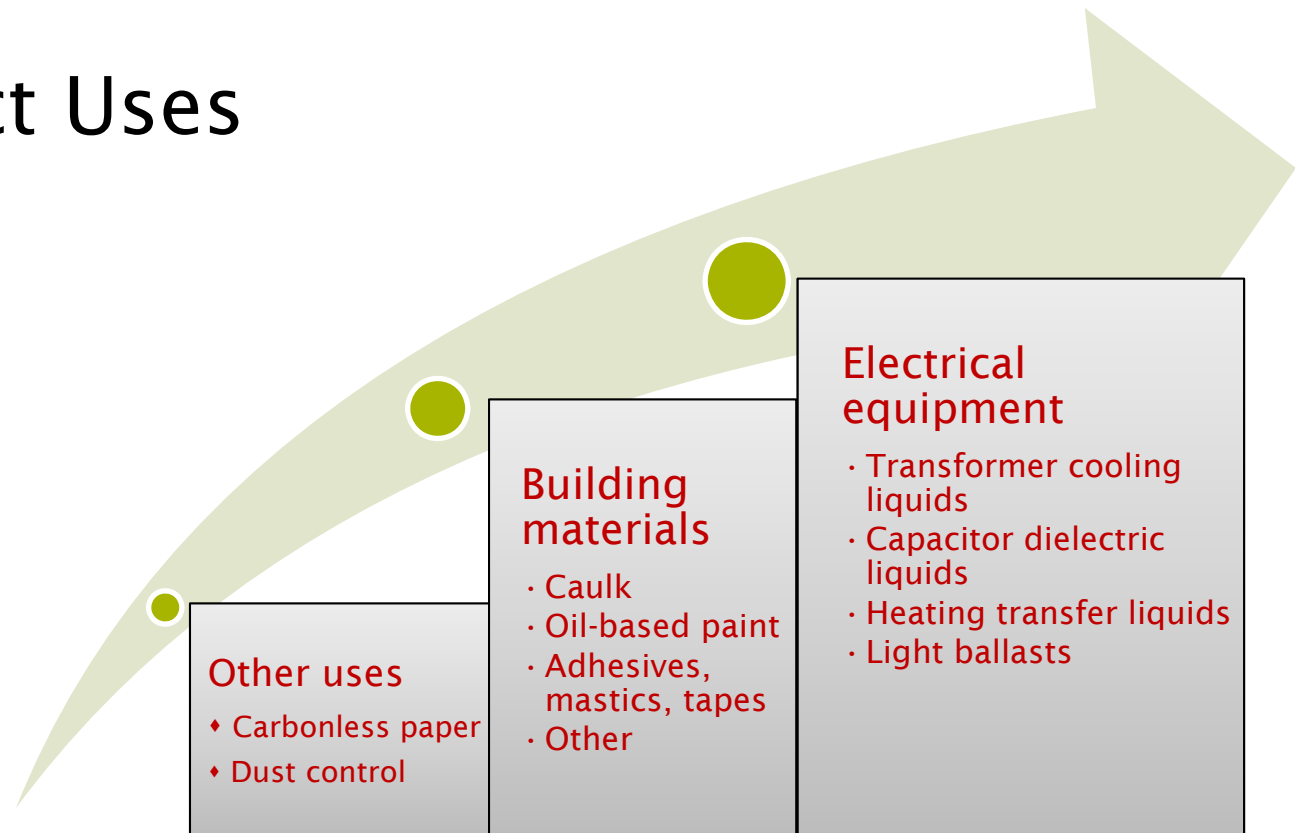


- Useful properties (e.g., electrical insulation, flame-resistance, plasticizer, stability, durability)
- Comprised of many similar semi-volatile organic chemicals called “congeners”





## Product Uses

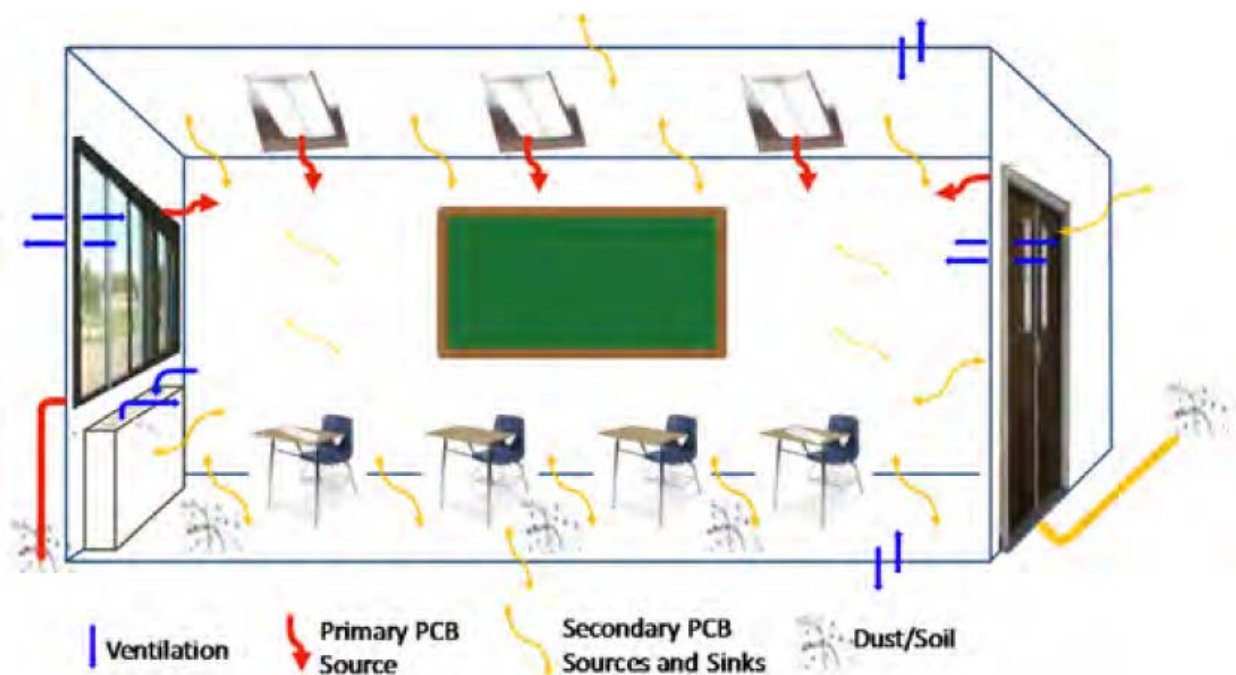


PCBs in electrical equipment made up at least 75 percent of total PCB usage



# Polychlorinated Biphenyls (PCBs)

- Have been found in schools
  - Primary sources (e.g., fluorescent light ballasts, caulk)
  - Secondary sources (e.g., paint, tile, furnishings, etc.)



Source: USEPA. 2012. September. Polychlorinated Biphenyls (PCBs) in School Buildings: Sources, Environmental Levels, and Exposures. Available online: [http://www.epa.gov/pcbsincaulk/pdf/pcb\\_EPA600R12051\\_final.pdf](http://www.epa.gov/pcbsincaulk/pdf/pcb_EPA600R12051_final.pdf)



# Initial PCB Testing at MHS

## Round 1

Nov 2 & 6, 2013

- Air, surface, and bulk samples collected in Blue Building, Mako Building, Thresher Building, and Library
  - Air samples: **All below** 200 ng/m<sup>3</sup> EPA health based threshold for PCBs in schools
  - Surface samples: 4 out of 30 above EPA's 10 ug/100 cm<sup>2</sup> regulatory threshold
  - Bulk samples (caulk and paint): 4 out of 20 above EPA's 50 ppm threshold
  - Between surface and bulk samples, 5 rooms had exceedance of regulatory thresholds (Library, Rooms 1, 5, 8 and 301)

## Round 2

Dec 21 & 22, 2013

- Testing for air conducted in other rooms in the Blue Building, Mako Building, and one faculty office: **All below** 200 ng/m<sup>3</sup> EPA health based threshold for PCBs in schools

## Post BMP Cleaning Verification Sampling

Jan 2 & 3, 2014

- After BMP cleaning - PCB verification sampling in the **five rooms**
  - Air samples: **All below** 200 ng/m<sup>3</sup> EPA health based threshold for PCBs in schools (41%-69% reduction)
  - Surface samples: **All below** EPA's 10 ug/100 cm<sup>2</sup> regulatory threshold (93% to 99%+ reduction)
- Other rooms
  - Air samples: **All below** 200 ng/m<sup>3</sup> EPA health based threshold for PCBs in schools (0%-55% reduction)



# USEPA's January 27, 2014 Letter



- EPA requests a plan from the District that addresses 3 main items (originally by March 30, 2014):

1. Removal of all caulk with known concentrations above 50 ppm PCBs in the library and in Blue Building Rooms 1, 5, and 8. Even though air concentrations are below our health based guidelines, the cleanup plan should include post caulk removal air sampling as well as wipe sampling around the areas where caulk was removed.
2. Mitigation or removal of any caulk that is deteriorating in pre-1979 structures at Malibu High School/Middle School. After mitigation or removal of any caulk, the windowsills and adjacent areas should be thoroughly cleaned.
3. Development of an air sampling plan for EPA approval that, at a minimum, ensures that all rooms in pre-1979 structures at the school will be sampled. It is acceptable for the District to conduct PCB Aroclor analysis in lieu of the PCB congener analysis the District previously conducted.



# ENVIRON's Objective and Approach

- Objective: Assist the District in achieving the District's goal of assuring employees and the community that the schools within the District are healthy learning and working environments in a fiscally responsible manner
- Create a Comprehensive Plan applicable to any school
  - Use as basis for more specific next steps at Malibu High School and Cabrillo Elementary School



# ENVIRON's Approach

- Principles used to develop the Draft Comprehensive Plan
  - Be protective of human health
  - Science-based approach
  - Consider experience of schools in EPA Region I and II
  - Be applicable to any school in the District
  - Be considerate of District resources
  - “Living” document that allows for updates with new science or results



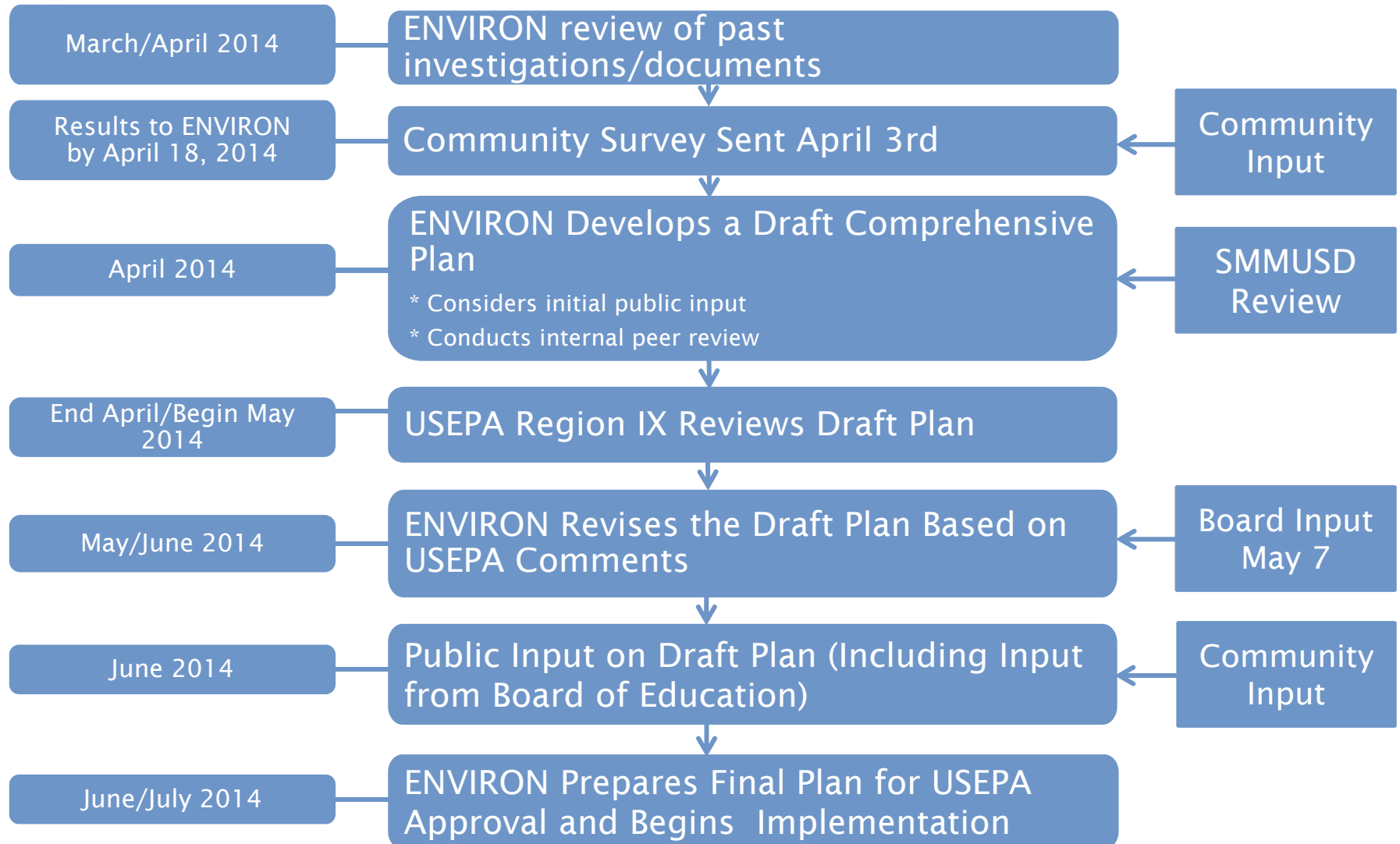



# ENVIRON's Approach

- Important resources utilized
  - EPA's guidelines, research, and recommendations
  - East Coast schools
  - ENVIRON's experience in EPA Region I and II
- Key concepts from these resources
  - Some sources can result in high airborne exposures (e.g., light ballast)
  - Other sources may not result in high airborne exposures
  - Should consider exposure potential
  - Some building materials containing PCBs can be managed in place; lessons learned from asbestos
  - Removal of some materials not easy



# Plan Steps and Estimated Schedule



\*Note: ENVIRON does not have control over the calendars and priorities set by USEPA, Region IX. So it is important to note that timelines presented in this work flow outline are subject to change by the oversight agencies.  ENVIRON



# Community Survey

- Objectives
  - Learn more about community, plan future outreach activities, and keep community informed regarding environmental investigation
- Gain knowledge of the current level of community understanding of and concerns on PCBs in building materials
  - Issued April 4, 2014
  - Responses requested by April 25, 2014 (with extension by DTSC)

Department of Toxic Substances Control

6. Tell us if you are willing to attend a community workshop about this Site.

Department of Toxic Substances Control April 2014

## Community Survey

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

Malibu High School,  
30215 Morning View, Malibu, California 90265

1. What is your relationship to Malibu High School, Malibu Middle School, and/or Juan Cabrillo Elementary School?  
Parent of Student at: ☐ Malibu High School ☐ Malibu Middle School ☐ Juan Cabrillo Elementary School  
Teacher/Employee at: ☐ Malibu High School ☐ Malibu Middle School ☐ Juan Cabrillo Elementary School  
Other (please specify): \_\_\_\_\_

2. What is your interest level in this Site?  
☐ High – I am very interested. I would read information mailed to me and speak with others about this Site.  
☐ Moderate – Some interest. I am interested in hearing or reading more about this Site.  
☐ Low – Unsure if I am interested or not.  
☐ None – No interest. I do not want information about this Site.

3. Do you have any specific concerns about this Site?  
☐ Yes ☐ No  
If yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. We want to tell you more about this Site. What is the best way to provide you information?  
☐ E-Mail Only  
☐ Santa Monica-Malibu Unified School District (SMUSD) Website  
☐ Department of Toxic Substances Control (DTSC) Website  
☐ Social Media – Facebook, Twitter, etc.  
☐ Community Workshops  
☐ Newspaper – What newspaper(s) do you read? \_\_\_\_\_  
☐ US Postal Mail – Printed material and/or letters.

5. If you would like to receive information about the Site, please complete the information below.  
Choose the box below to show if you want to be added, removed, or just update your current information.

☐ Add me to Mailing List ☐ Update my information ☐ Remove me for the Mailing List

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail address: \_\_\_\_\_

→ → → Please continue on the backside → → →

Cal/EPA DTSC State of California



# Summary of Community Survey Responses

- 39 surveys received as of April 30

Interest Level in Site			
High	Moderate	Low	N/A
29	7	2	1

Familiar with EPA's PCBs in Caulk Fact Sheet?		
Yes	No	N/A
17	20	2

Familiar with BMPs?		
Yes	No	N/A
15	21	3

BMP Frequency				
As Often As Possible	Daily	Weekly-Monthly	1-3 Times Per Year	Not specified
2	4	2	4	27

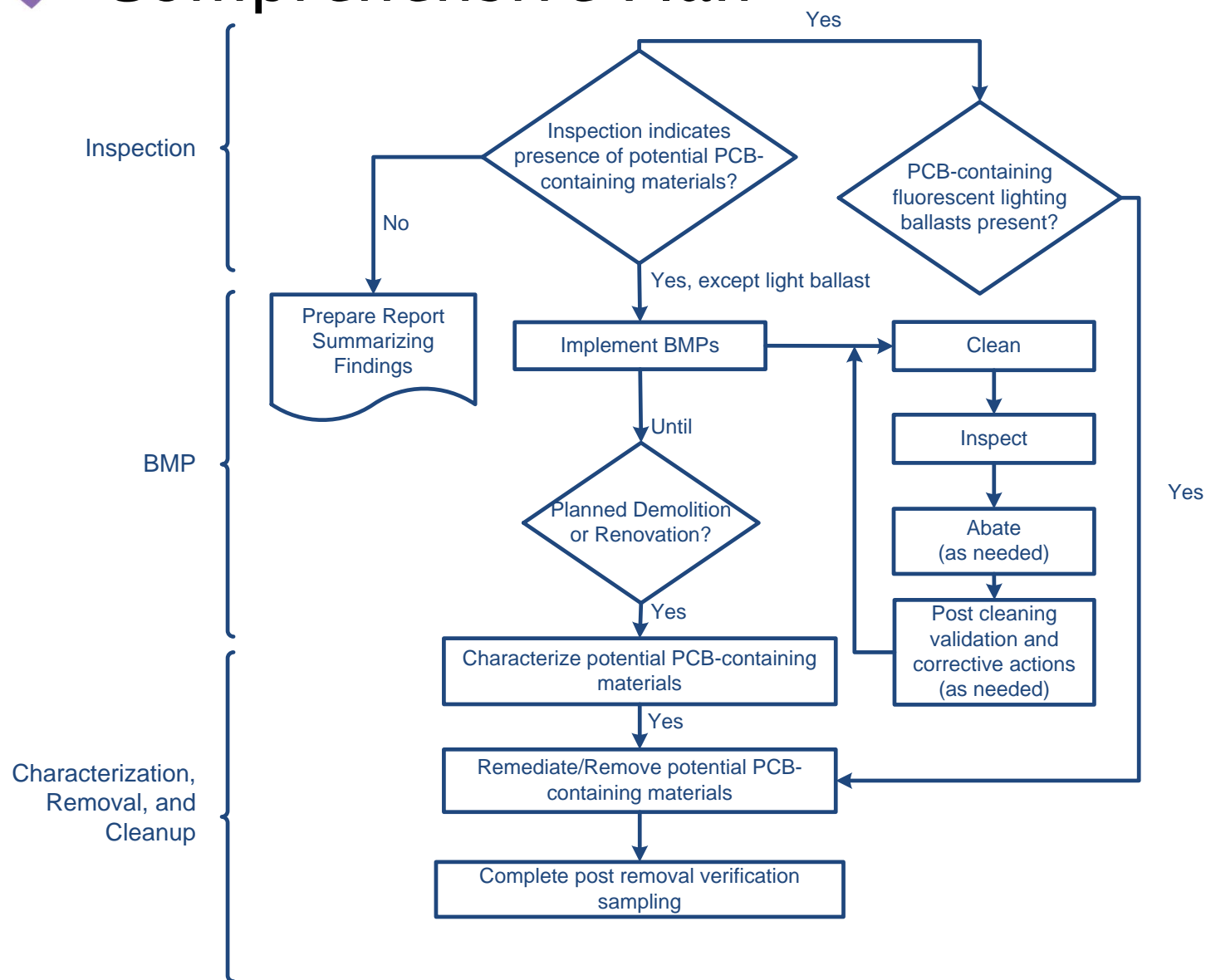
- Concerns included
  - Perception of lack of urgency and money spent on testing and cleaning to date
  - Total transparency
  - Poor/no ventilation, dirty environment, maintenance
  - Windows open during testing in some rooms
  - No BMP implemented yet
  - Two parents said the issue has been handled fine



# Draft Comprehensive Plan



# Overall Approach for Draft Comprehensive Plan





# PCB-Related Building Materials Inspection Plan

- Objectives
  - Evaluate the potential presence of PCB-containing materials in school buildings
  - Prepare inventories to document the types, quantities, locations, and conditions of potential PCB-containing materials
  - Identify current or future activities which could potentially impact the conditions of potential PCB-containing materials
  - Identify appropriate next steps



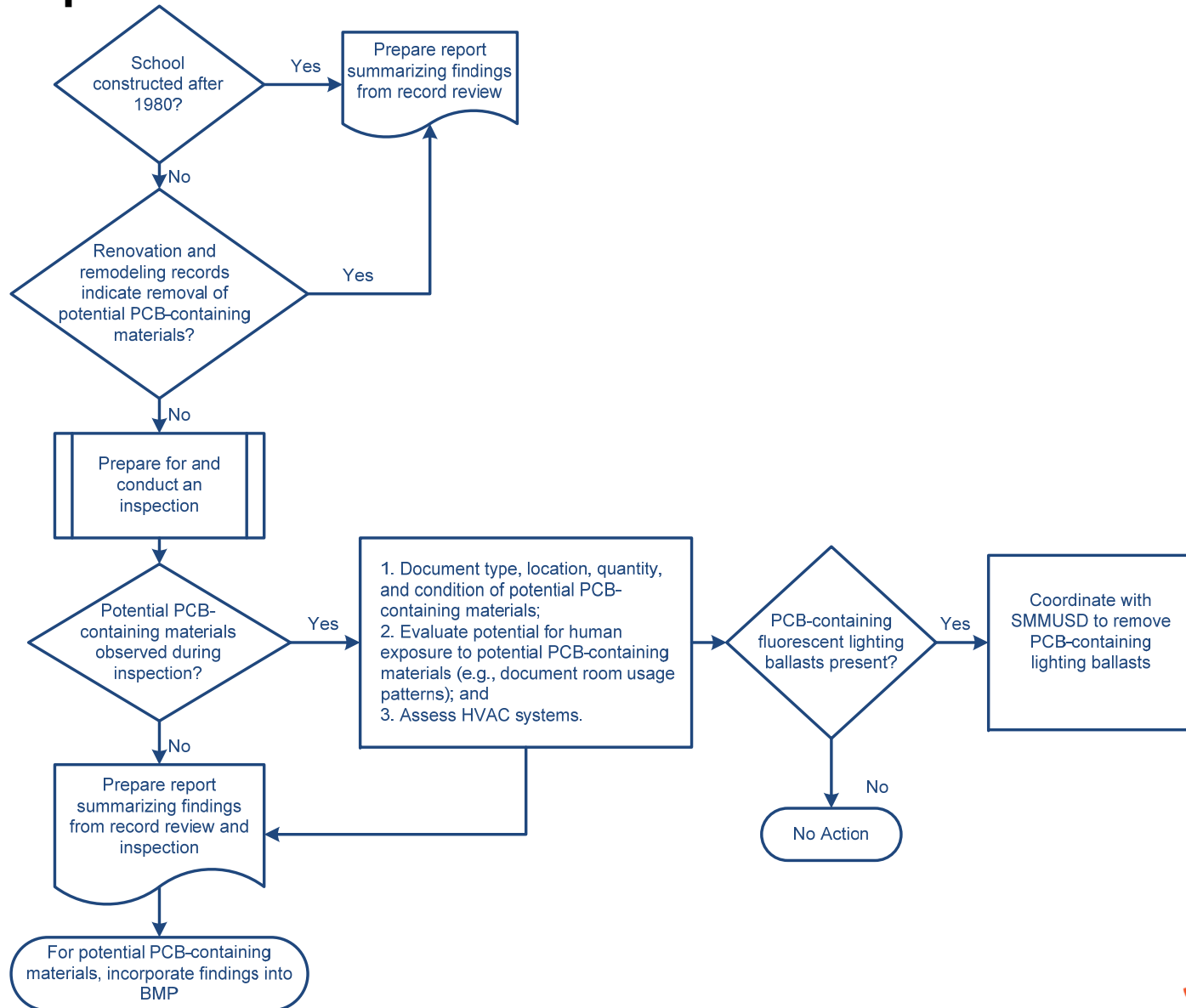
# PCB-Related Building Materials Inspection Plan

- Identifies Responsible Parties
- Elements of inspection
  - Pre-inspection activities (e.g., screening analysis, review of background information, notification of interested parties, preparation for the inspection)
  - Inspection (e.g., opening conference, onsite inspection, closing conference)
  - Post-inspection activities (e.g., preparation of report summarizing findings and recommendations)
    - Option for testing based on findings





# PCB-Related Building Materials Inspection Plan





# PCB Best Management Practices (BMP) Plan

- Objectives
  - Establish procedures to appropriately manage PCB-containing building materials potentially present in the schools of SMMUSD
  - Minimize exposures potentially encountered by students and school teachers and staff prior to the PCB-containing materials being removed
- Applicability
  - Applicable for the school buildings within SMMUSD that were built or renovated prior to 1981 using results of Building Inspections

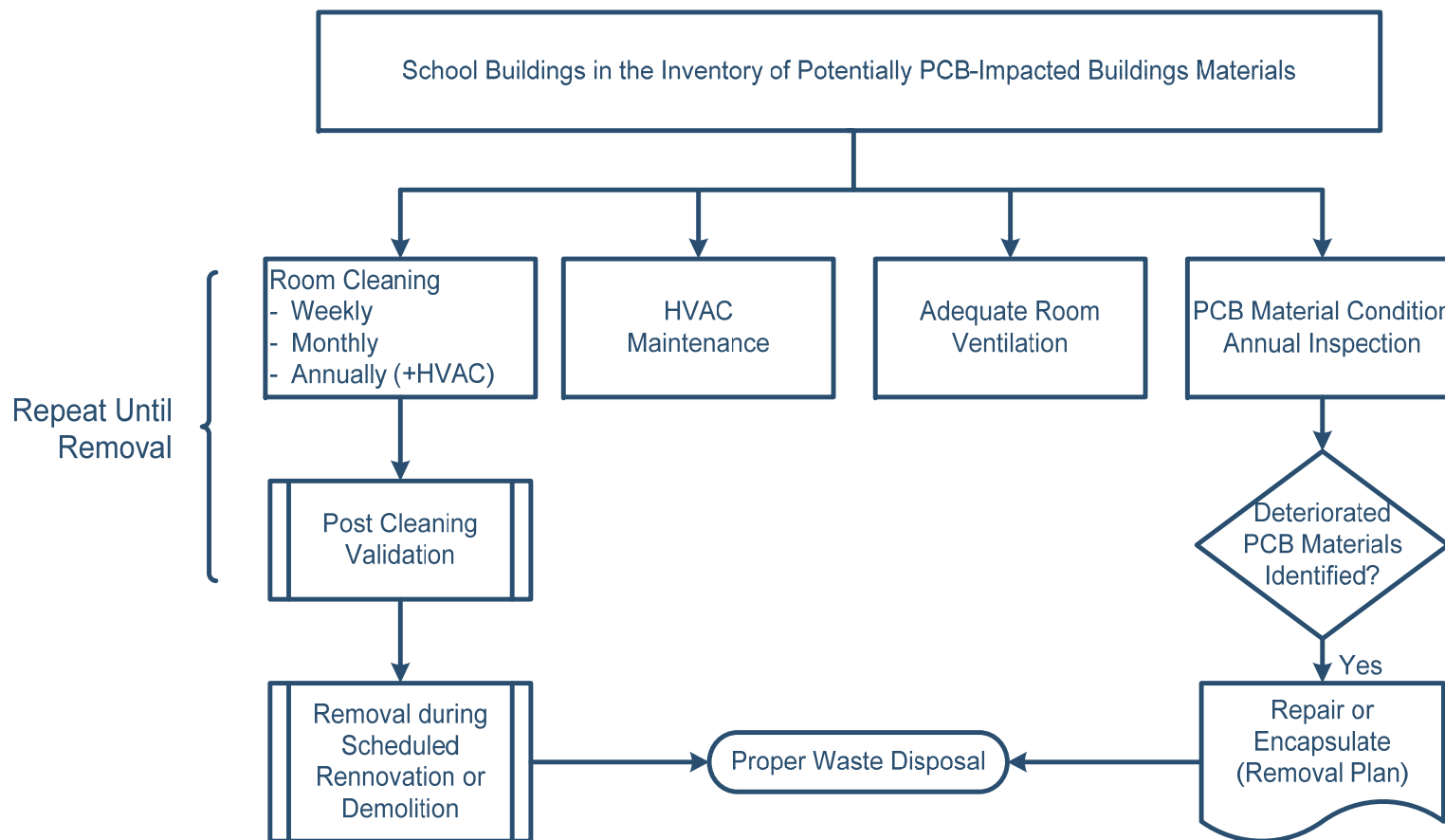


# PCB Best Management Practices (BMP) Plan

- Identifies Responsible Parties
- Elements of BMP plan
  - Cleaning – routine and annual (including training)
  - Potential PCB material inspections (including training)
  - Abatement options for deteriorated materials
  - Post cleaning validation and corrective actions



# PCB Best Management Practices (BMP) Plan





# Characterization, Removal and Cleanup Plan

- Objectives
  - Establish general procedures for characterizing, removing, cleaning up, and disposing of PCB containing building materials per USEPA requirements
  - Based on the results of characterization sampling, remediate specific areas (as appropriate, based on the concentrations of PCBs)

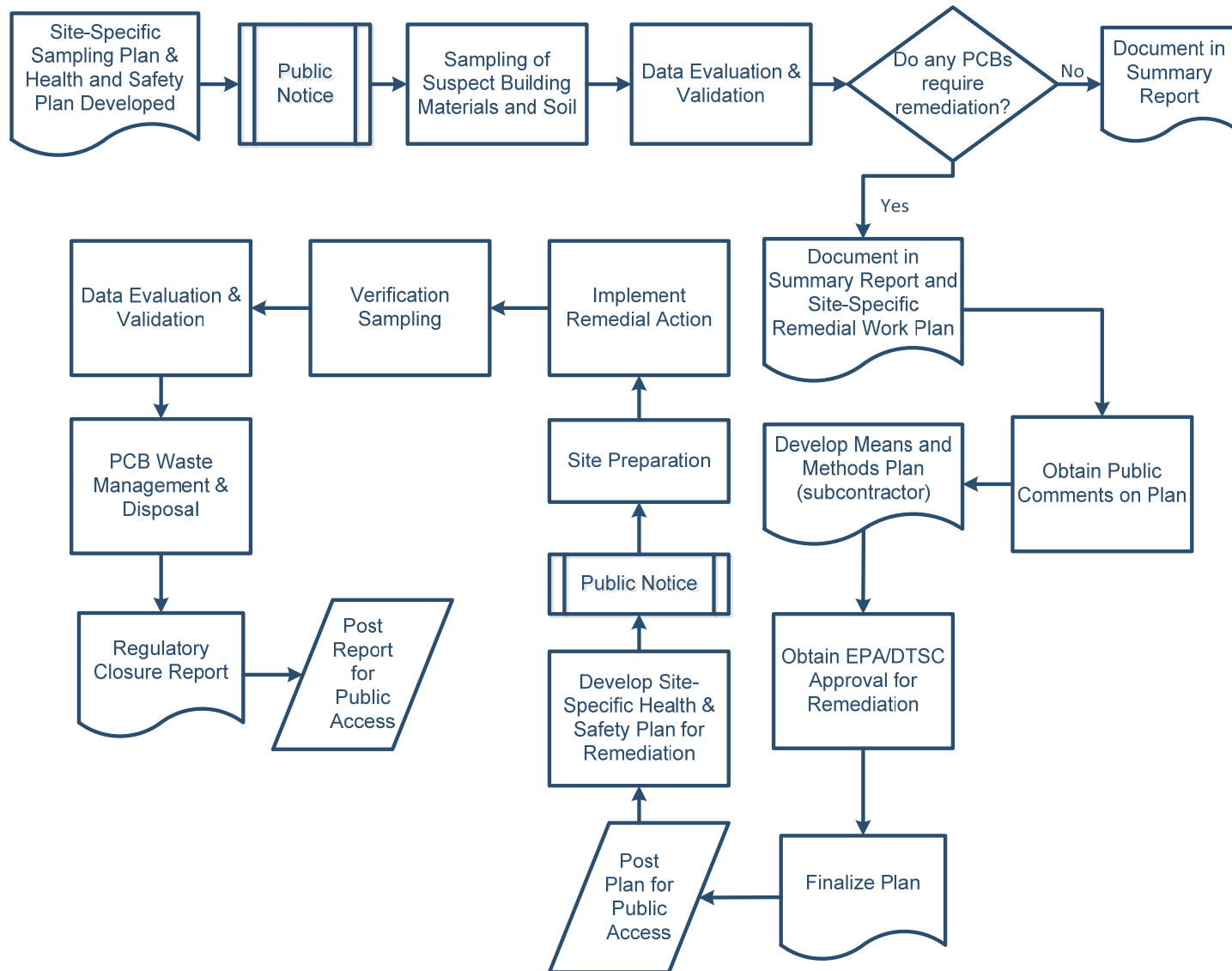


# Characterization, Removal and Cleanup Plan

- Identifies Responsible Parties
- Elements of Characterization, Removal and Cleanup Plan
  - Health and Safety Plan
  - Sampling procedures for building materials and soil
  - Characterization summary report
  - Site-specific PCB remediation plan
  - Post removal verification sampling
  - Post remediation report
  - Quality Assurance and Quality Control



# Characterization, Removal and Cleanup Plan





# Items Specific to Malibu High School and Cabrillo Elementary School





## USEPA Request #1:

1. Removal of all caulk with known concentrations above 50 ppm PCBs in the library and in Blue Building Rooms 1, 5, and 8. Even though air concentrations are below our health based guidelines, the cleanup plan should include post caulk removal air sampling as well as wipe sampling around the areas where caulk was removed.

- ENVIRON to coordinate with the District on specific schedule for the planned demolition of Great White Building (including library) and renovation of Blue Building
- Estimated start date is 9 to 12 months after receiving Coastal Commission approval
- Renovation of Blue Building to include caulk removal in Rooms 1, 5, and 8 as well as other rooms in the Blue Building
- Characterization, Removal and Cleanup Plan approach outlined in Draft Comprehensive Plan will be followed during removal
- Until planned demolition and renovations of the buildings, BMPs will be implemented for these areas at MHS



## USEPA Request #2

2. Mitigation or removal of any caulk that is deteriorating in pre-1979 structures at Malibu High School/Middle School. After mitigation or removal of any caulk, the windowsills and adjacent areas should be thoroughly cleaned.

- After USEPA approves Draft Comprehensive Plan, ENVIRON to initiate building inspection for MHS campus and Elementary School
- Inventory of Potentially PCB-Impacted Materials to be created and these materials to be managed in place following BMPs until the next planned renovation/demolition
- Deteriorating caulk will be repaired and/or encapsulated
- Windowsills and adjacent areas will be thoroughly cleaned and then managed in place
- Deteriorating caulking materials will be removed at a future time in conjunction with scheduled demolition/renovation



## USEPA Request #3:

3. Development of an air sampling plan for EPA approval that, at a minimum, ensures that all rooms in pre-1979 structures at the school will be sampled. It is acceptable for the District to conduct PCB Aroclor analysis in lieu of the PCB congener analysis the District previously conducted.

- After USEPA approves Draft Comprehensive Plan, District will start implementing BMPs in pre-1981 structures on the MHS and Cabrillo campuses identified during inspection
- ENVIRON to generate an Inventory of Potentially PCB-Impacted Materials and these materials to be managed in place following BMPs until the next planned renovation/demolition
- Air sampling will be conducted in representative rooms containing potentially PCB-containing materials, which are regularly occupied, and after the first annual BMP cleaning or caulk repair
- Depending on results, additional sampling could be conducted

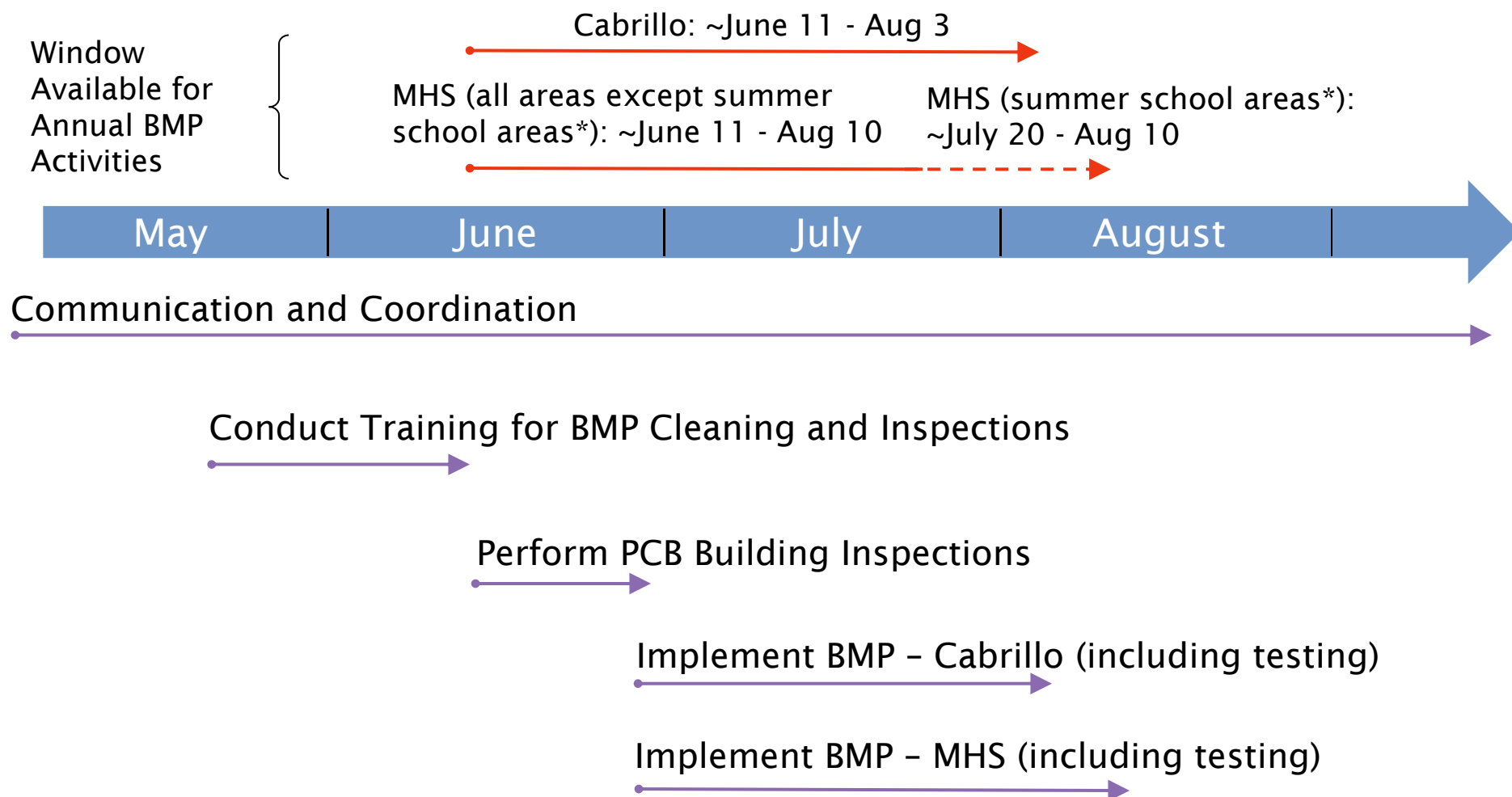


## Next Steps

- EPA's comments on Draft Plan
- Board and Public Input/Comments on Draft Plan
- Revised Draft Plan for EPA approval
- Finalize Plan
- Timeline for MHS and Cabrillo



# Estimated Timeline for PCB-Related Activities at Cabrillo and MHS



\*Note: MHS summer school areas are expected to include: Hammerhead (600s) building, Angel (500s) building, and Chemistry Lab (Room 102).



Thank you