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Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
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Edmund G. Brown Jr.
Governor

August 18, 2016

Via Electronic Mail Only

Mr. Robert C. Hancock,
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SOIL CONFIRMATION SAMPLING REPORT, PACIFIC PALISADES VILLAGE,
PACIFIC PALISADES

Dear Mr. Hancock,

The Department of Toxic Substances Control (DTSC) reviewed the *Soil Confirmation Sampling Report*, (Sampling Report) (Tetra Tech BAS [Tetra Tech], August 9, 2016) for the Pacific Palisades Village (Site). DTSC received a request from Palisades Village Co., LLC staff on behalf of the City of Los Angeles, Department of Public Works to evaluate soil confirmation sampling data to determine if soil excavated from the Site during redevelopment activities could be used as unrestricted fill material on a City property.

The Site is composed of three clusters of properties located north of Swarthmore Avenue (1025-1051 Swarthmore Avenue, and 1055 Monument Street), south of Swarthmore Avenue (1012-1038 Swarthmore Avenue), and fronting Sunset Boulevard (15229 -15247 West Sunset Boulevard). Previous Site investigations identified releases of volatile organic compounds (VOC), primarily tetrachloroethylene (PCE) to soil and groundwater. The VOCs were attributable to the dry cleaning establishment that operated at 1045 Swarthmore Avenue property from 1968 to 2000.

On October 9th, 2014, DTSC approved the Response Plan (Tetra Tech BAS, October 7, 2014) that proposed to clean up the Site through soil excavation and off-site soil disposal to address areas of greatest PCE contamination coupled with operation of soil vapor extraction system(s) to remove soil vapor and groundwater in-situ bio-enhancement and monitoring.

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On September 17, 2015, DTSC approved the Soil Excavation and Disposal Completion Report that documented excavation and offsite disposal of VOC contaminated soil for the properties located north of Swarthmore Avenue. Remedial excavations began on February 18, 2015 and were completed on June 26, 2015. A total of 23,203 tons of soil were disposed of as non-hazardous waste. DTSC determined that soil excavations and off-site soil disposal to address the areas of greatest PCE contamination, as proposed in the Response Plan, are complete. A vapor extraction system was operated to remove residual VOC in soil gas.

Soil confirmatory samples were collected in July 2016 to provide evidence that impacts to the Site have been successfully remediated at the properties south of Swarthmore Avenue. The soil confirmatory samples were analyzed for VOCs by EPA Method 8260B, Total Petroleum Hydrocarbons – Carbon Chain (TPH-cc) by EPA Method 8015M, Title 22 Metals by EPA Method 6010B/7471A, Semi-Volatile Organic Compounds (SVOCs) by EPA Method 8270C, Polychlorinated Biphenyls (PCBs) by EPA Method 8082, and Asbestos by OSHA ID 191 in accordance with the DTSC *Information Advisory Clean Imported Fill Material* (October 2001) guidance document.

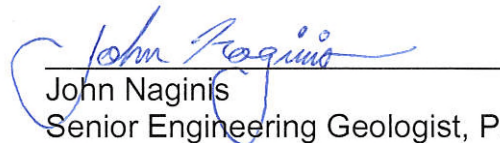
VOCs or TPH-cc were not detected at or above applicable regulatory levels. Metals were reported to be within California Background Ranges. SVOCs, PCBs, and Asbestos results were non-detect. Tetra Tech recommended that the soil at the properties south of Swarthmore Avenue be classified for unrestricted re-use as fill material. Based on the information provided, DTSC concurs with the Sampling Report findings and hereby approves use of the soil from the properties south of Swarthmore for unrestricted use.

Should you have any questions, please contact Mr. John Naginis at (818) 717-6626 or via electronic mail at John.Naginis@dtsc.ca.gov or me at (818) 717-6614 or email at Jose.Diaz@dtsc.ca.gov.

Sincerely,



Jose Diaz
Senior Scientist



John Naginis
Senior Engineering Geologist, P.G.

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