

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Staff Report: 02/13/01  
Hearing Date: March 5-8, 2002  
Commission Action:

**STAFF REPORT: REGULAR CALENDAR****APPLICATION NUMBER:** 5-01-236**APPLICANT:** Pacific Real Estate Ventures, Inc.**AGENT:** Cheryl Vargo**PROJECT LOCATION:** 400 Diamond St., Redondo Beach (Los Angeles County)**PROJECT DESCRIPTION:**

Demolition of an existing 2,400 square-foot dry cleaner's, including the excavation of contaminated soils, and construction of a two-story, 29'3" high, (as measured from the centerline of frontage road), three-unit condominium. The total floor area is 6,624 square feet. Seven parking spaces are proposed (Two on-site spaces per unit and one additional guest space).

Lot Area	8,319 square feet
Building Coverage	3,501 square feet
Pavement Coverage	2,131 square feet
Landscape Coverage	2,687 square feet
Parking Spaces	7
Zoning	R3
Plan Designation	Low – Multi-Family Residential
Ht above centerline of frontage road	29 feet, 3 inches

**LOCAL APPROVALS RECEIVED:**

1. Approval in Concept, Redondo Beach Planning Commission, June 21, 2001
2. Redondo Beach LCP Amendment No. RDB-MAJ-1-1

**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Redondo Beach Land Use Plan

**SUMMARY OF STAFF RECOMMENDATION:**

Staff is recommending that the Commission grant a coastal development permit for the proposed development with special conditions relating to public hazard and water quality best management practices.

**STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application with special conditions:

**MOTION:**     *I move that the Commission approve Coastal Development Permit No. 5-01-236 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**II.     STANDARD CONDITIONS:**

1.     Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. SPECIAL CONDITIONS

#### 1. Conformance of Plans to Recommendations and Requirements

- A) All final plans for soil excavation shall meet or exceed all recommendations and requirements contained in Site Assessment Report dated January 16, 2002 prepared by Environmental Geoscience Services and the recommendations and requirements of the Los Angeles County Fire Department letter dated February 7, 2002, to the extent that they are consistent with the conditions imposed by the Commission.
- B) The permittees shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment of this coastal development permit unless the Executive Director determines that no amendment is required.

#### 2. Future Development

This coastal development permit 5-01-236 approves only the development, as expressly described and conditioned herein, at the project site located at 400 Diamond Street in the City of Redondo Beach. Any future development, including but not limited to, a change in the finished floor elevation or any change in the approved final plans of the development shall require an amendment to this permit from the Coastal Commission or a new coastal development permit unless the Executive Director determines that no amendment or new coastal development permit is necessary.

3. Location of Debris Disposal Site

The applicant shall dispose of all demolition and construction debris resulting from the proposed project at an appropriate location outside the coastal zone. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

4. Erosion and Drainage Control

**A. Prior to Issuance of the Coastal Development Permit**, the applicant shall submit, for review and approval of the Executive Director, a plan for erosion and drainage control.

1) Erosion and Drainage Control Plan

- (a) The erosion control plan shall demonstrate that during and after construction, erosion and sedimentation shall be minimized to the maximum extent practicable to avoid all adverse impacts to the coastal zone and receiving waters. Best Management Practices (BMPs) shall be designed to achieve these goals.
- (b) The erosion control plan shall include, at a minimum, the following components:
  - 1. During construction BMPs shall include, where applicable, temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, close and stabilize open trenches as soon as possible and/or any other appropriate erosion and sediment control practices necessary to achieve the erosion and sedimentation goals.
  - 2. A narrative report describing all temporary run-off and erosion control measures to be used during construction and permanent measures to minimize runoff from the project site.
  - 3. A site plan showing the location of all temporary erosion control measures.
  - 4. A schedule for installation and removal of the temporary erosion control measures.
  - 5. A written review and approval of all erosion and drainage control measures by the applicant's engineer and/or geologist.
  - 6. For any proposed and approved grading or trenching pursuant to this permit, a written agreement indicating where all excavated material will be disposed and acknowledgement that any construction debris disposed within the coastal zone requires a separate coastal development permit.
  - 7. Any contaminated sediments or material or underground storage tanks discovered during construction or at any time in the life of the

project shall be reported to the Regional Water Quality Control Board, Department of Toxic Substances Control, Los Angeles County Fire Department or the appropriate regulatory agency and disposed of consistent with all applicable rules.

- (c) The permanent site drainage control plan shall demonstrate that:
  - 1. To the maximum extent practicable, maintain post-development peak runoff rate and average volume at levels that are similar to pre-development levels.
  - 2. To the maximum extent practicable, minimize the pollutant load in storm water and nuisance flow runoff from the site.
- (d) The drainage control plan shall include, at a minimum, the following Best Management Practices to achieve the aforementioned components:
  - 1. Site plans and a written description of site drainage and all polluted runoff control BMPs.
  - 2. A schedule for monitoring and maintenance of the BMPs.
  - 3. Direct all rooftop drainage to landscaped planters or vegetated areas that are designed to infiltrate runoff. Energy dissipaters shall be installed at downspouts to prevent erosion.
  - 4. Direct all sheet flow over impervious surfaces to a vegetated area or a BMP designed to treat, infiltrate, or filter runoff. Minimize impervious surfaces to the maximum extent practicable by employing BMPs like porous pavements, rooftop catch basins, or expand the landscaped area. Consider structural BMPs such as cisterns, driveway dry-wells to treat and infiltrate runoff.
  - 5. The applicant shall plant low water use non-invasive plants and shall limit irrigation.
- (e) These erosion and drainage control measures shall be required to be in place and operational on the project site such that the goals stated in Section (C) are carried out and maintained throughout the development process to minimize erosion and sediment from the runoff waters during construction. All sediment shall be retained on-site unless removed to an appropriately approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (f) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils, and cut and fill slopes with geotextiles and/or mats, sand bag barriers, and/or silt fencing; and include temporary drains and swales and sediment basins. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

#### **IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

##### **A. Project Description and History:**

The proposed project consists of the demolition of an existing dry cleaner's including the excavation of contaminated soils and construction of a 3-unit, two-story, 29-feet, three inch high, condominium with a total floor area of 6,624 square feet. The project site is situated on an 8,319 square-foot lot that is located at the corner of North Broadway and Diamond Street in Redondo Beach. The site is approximately 1,300 feet inland of the Redondo Beach Harbor Complex (Exhibit 1). Diamond Street runs perpendicular to Catalina Avenue, which is the first public street parallel and inland to the sea. The proposed project has received an approval in concept from the City of Redondo Beach.

On September 11, 2001, the California Coastal Commission granted approval as submitted of an amendment request by the City of Redondo Beach to amend it's certified Land Use Plan to change the land use designation of lots 20,21, and 22, Block 1701/2, Townsite of Redondo Beach (the subject project site-- Exhibit 2) from Mixed Use, commercial and residential to R-3 Low-Density multi-family residential.

The proposed three-unit condominium is consistent with the land use of a low-density multi-family residential as designated by the City of Redondo Beach certified Land Use Plan. The project complies with development standards of the certified LUP for maximum height and adequate parking. The proposed building height is less than the permitted maximum 30 feet. Two enclosed parking spaces per unit with an additional visitor parking space will be provided, which exceeds the required six (2 per unit). The proposed project is not located between the sea and the first public road. The project site is located on Diamond Street, which provides access to Catalina Avenue, the first public street inland from Redondo Beach.

The applicant is proposing to build a 3-unit residential building on land that has been occupied by a dry cleaner's that has been in business, according to a geological report (Environmental Geoscience Services, 8/28/00), for approximately 94 years (Exhibit 3, P.1). Following the City Planning Commission's Approval in Concept of the proposed development, the Coastal Commission is considering the request for a coastal development permit. Upon review by the Commission's Water Quality staff, questions about under ground storage tanks and concerns of dry cleaning chemical contamination of soils and groundwater have been raised. The applicant, the Regional Water Quality

Control Board, and the Department of Toxic Substances Control were notified on October 4, 2001 via U.S. Mail about the potential risks that the Commission staff believes may be involved with this project site (Exhibit 4).

The Coastal Commission does not have the authority to require a risk assessment or a site investigation at this point. However, the Commission is concerned that there could be significant threats to public health and the environment associated with the former facility if it is not properly evaluated and cleaned up. On November 9, 2001, the applicant offered to have further testing done of the project site and is communicating with the regulating agency, the Los Angeles County Fire Department, as to their requirements. On January 7, 2002 the applicant chose to postpone the scheduled hearing for the project pending results from further testing (Exhibit 5). On January 29, 2002 the Coastal Commission received a second soils report from Environmental Geoscience Services dated January 16, 2002 (Exhibit 6). On February 7, 2002, the Coastal Commission received a copy of a letter from the L.A. County Fire Department in response to the January 16, 2002 soils report for the project site (Exhibit 8). On February 8, 2002, the applicant modified the project description to include contaminated soil excavations following demolition of the existing dry cleaner's (Exhibit 9). Special Condition 1 has been required to ensure that the applicant conforms to the recommendations in the soils report from Environmental Geoscience Services dated January 16, 2002 and L.A. County Fire Department's determinations (Exhibit 8).

#### **B. Soil and/or Groundwater Contamination**

Section 30253 of the Coastal Act states in part:

*New Development shall:*

*(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*

The proposed project is located on a flat, stable lot in an urbanized, developed area in downtown Redondo Beach. The development is generally safe, structurally stable and has minimized geologic risks. However, upon reviewing the preliminary report, written by Environmental Geosciences Services on August 28, 2000, issues of soil contamination on the project site are raised. According to the Commission's water quality staff, evidence of tetrachloroethene (also known as PCE or perchloroethene or "perc") and its derivatives in the soil indicates that a release of chemicals has occurred on site (Exhibit 3, P. 1-8). These man-made substances are known to pose risks to human health. According to the second soils report dated January 16, 2002, there was no detection of contaminants such as tetrachloroethene (PCE) based on three additional borings that were done. However, Environmental Geoscience Services state:

*The assessment of the vertical extent of the PCE-impacted soil has been completed in the three specific areas of investigation. The lateral extent of the PCE-impacted soil has not been fully assessed. If it becomes necessary to further assess the lateral extent of the PCE-impacted soil around the dry cleaning machine*

*or boiler room floor drain, this task would be prudent to wait until the existing building has been demolished, providing improved access to the subsurface...*

*The total volume of PCE-impacted soil with concentrations above the clean-up screening value has not been estimated. The full lateral extent of the PCE impacted soil would need to be assessed before this volume can be calculated. Additional soil sampling in the future will be needed to define the lateral extent of any PCE-impacted soil above site specific clean-up levels. The highest concentration of PCE-impacted soil detected to date is 282 ppb from soil sample B-7 @ 10'. (Exhibit 6, P.10-11)*

Staff note: soil sample B-7 was from a boring reported on in the August, 2000 report (Exhibit 3, P. 5 & P. 7).

The report goes on to say that there may be other untested areas on the property where undiscovered PCE-impacted soil or hydrocarbon-impacted soil exists. Environmental Geoscience Services recommends that the County Fire Department review the report and offer their judgments. The Fire Department did respond to the report in a letter and stated:

*The contamination detected on the project site does not pose a public health threat for the current use. However, PCE concentrations (maximum concentration detected = 282 ppb) exceed the screening level of 31.5 ppb...and therefore may represent a potential threat to groundwater resources. It is strongly recommended that when the property use changes and/or redeveloped (as proposed), that all contaminated soil be excavated to below the above-screening level and legally disposed of.<sup>1</sup>*

Because the applicant proposes to demolish the dry cleaner's and build three residences ("redevelop") on this site, excavations are necessary in order to eliminate the potential health risks involved. The applicant proposes to follow the direction of the L.A. County Fire Department and excavate all contaminated soils pursuant to L.A. County Fire Department standards. Special Condition 1 ensures that the applicant conforms to the proposal and to the recommendations of the L.A. County Fire Department. Special Condition 2 requires that any future development that is not expressly described and conditioned herein shall require an amendment to this permit from the Coastal Commission or a new coastal development permit unless the Executive Director determines that an amendment or new coastal development permit is not necessary. Additionally, Special Condition 3 is added to make sure that the excavated soils are properly disposed. Only as conditioned does the Commission find the proposed development consistent with the development policies of the Coastal Act.

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<sup>1</sup> *Parisian Cleaners, 400 Diamond Street, Redondo Beach, CA 90277 (SMU File #01-510) – Review Letter of the "Report of Additional Site Assessment" dated January 16, 2002. L.A. County Fire Department, February 7, 2002 (Exhibit 8).*



**C. Erosion and Drainage Control**

Section 30230 of the Coastal Act states:

*Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.*

Section 30231 of the Coastal Act states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of groundwater supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

Section 30230 of the Coastal Act states that marine resources shall be maintained, enhanced and restored when possible. Section 30231 of the Coastal Act states that the biological productivity of coastal waters, streams, wetlands, estuaries and lakes shall also be maintained, enhanced and restored when possible. The Commission staff's principal concern here is runoff from the project site during construction. Runoff will flow into the City of Redondo Beach's storm drain system and will ultimately drain into the Pacific Ocean. Polluted runoff negatively affects both marine resources and the public's ability to access and enjoy coastal resources. Therefore, to lessen the potential for pollutants to enter the storm drain system at the subject site, the Commission imposes Special Condition 4, related to water quality during and following construction. By implementing the condition, the project will be in compliance with Sections 30230 and 30231 of the Coastal Act.

**D. Local Coastal Program**

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program, which conforms with Chapter 3 policies of the Coastal Act:

- (a) Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3

(commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a Coastal Development Permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

Redondo Beach has a certified Land Use Plan, but does not have a certified Local Implementation Plan (LIP). The project site is located in a designated "R-3 Low-Density Multiple Family Residential" area in the certified LUP (Redondo Beach LCP Amendment No. RDB-MAJ-1-1). The proposed project, as conditioned, is consistent with the development and water quality policies of the current certified LUP, allowing the development of multiple residences. Therefore, approval of this project as conditioned would not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

**E. California Environmental Quality Act**

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect, which the activity may have on the environment.

The proposed project has been conditioned for consistency with the marine resource protection policies of the Coastal Act and development policies of the Coastal Act. The proposed development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. There are no other feasible alternatives or mitigation measures available which will lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.

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 100122 & 100123  
 CIVIL ENGINEERING  
 CALIFORNIA COMMISSION

PROJECT  
 SITE

Catalina  
 Ave.

REDONDO  
 BEACH

Diamond St  
 763

COASTAL COMMISSION  
 5-01-236

EXHIBIT # 1  
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HERMOSA  
 BEACH

HERMOSA  
 BEACH  
 PIER

KING HARBOR  
 YACHT CLUB

PORTERLAND  
 HOTEL

REDONDO  
 BEACH  
 PIER

REDONDO

COUNTY

BEACH

ESPLANADE

S CATALINA

AVE A

AVE B

AVE C

AVE D

AVE E

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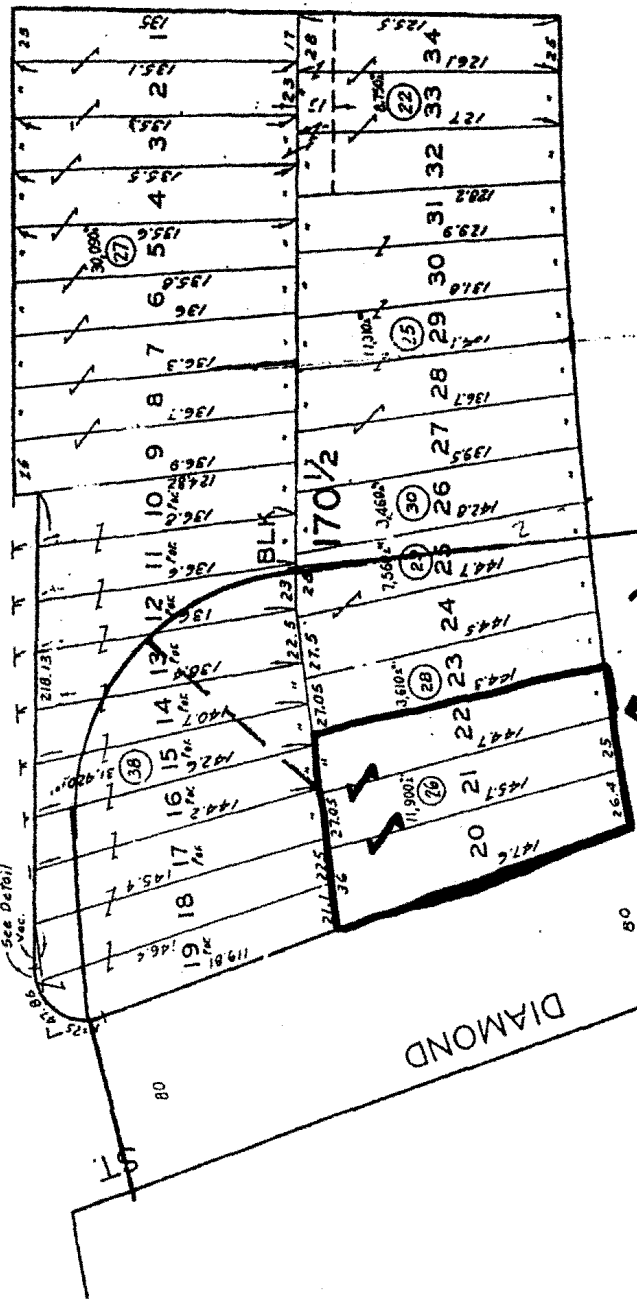
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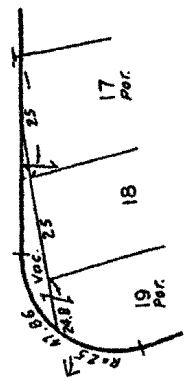
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NORTH BROADWAY

DIAMOND



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CALIFORNIA  
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5-01-236

TOWNSITE OF REDONDO BEACH

M.R. 39-1-17

COASTAL COMMISSION  
5-01-236

EXHIBIT # 2  
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CODE 8055

FOR P. ASSMT. SEE: 1722-8

8/28/00

David Coury  
Parisian Cleaners  
400 Diamond St.  
Redondo Beach, CA 90277

SUBJECT: SITE ASSESSMENT REPORT  
PARISIAN CLEANERS  
Redondo Beach, CA

## 1.0 INTRODUCTION

On 8/10/00, Environmental Geoscience Services performed soil sampling at Parisian Cleaners which is located at 400 Diamond St., Redondo Beach, CA. Soil borings were advanced in four different areas of the property including the immediate area of a dry cleaning machine, near a floor drain located in the southeast part of the building, in the area of a former stoddard solvent tank and in the area of a former gasoline tank area. Both former tanks were located in the exterior yard.

This investigation was requested by the property / business owner in order to investigate the subsurface soil for potential environmental concerns associated with tetrachloroethene use and petroleum hydrocarbon use. No regulatory agencies were involved with this project. This site assessment was performed as part of a due diligence effort leading towards the possible sale of the subject property.

A site map showing the location of the dry cleaning machine and the borings is included in the Appendix along with a site vicinity map which shows the business location relative to the neighboring area.

The dry cleaner has reportedly been in business at this location since 1907. The property includes three lots of more or less rectangular shape. The property owner performed research at the Redondo Beach Fire Dept. to attempt to locate any permit records for the former underground storage tanks (USTs) at the site. No records were found. Therefore the size of the tanks, precise locations, and the installation / removal histories are undocumented. The tanks were metal.

## 2.0 FIELD PROCEDURES

Field work took place on 8/10/00. Both a truck-mounted geoprobe rig and a hand-auger were used to advance the soil borings. The geoprobe company was Strongarm Environmental Field Services. The geoprobe did the work at borings B-1 to B-5. An AMS core sampler with a hammer apparatus was used to collect the soil samples from borings B-6, B-7 and B-8. The core sampler, which holds two - 2" diameter brass tubes was placed on the bottom of the boring, then physically pounded into the subsurface with a slide hammer to obtain an undisturbed soil sample. Drilling refusal was encountered in boring B-6 (two attempts) at 4' below surface.

The concrete slab within the dry cleaner was cored with a 4" diameter coring bit prior to soil sampling. The slab was 8" thick at B-7 and 12" thick at B-8. This concrete slab thickness is greater than the average 4" to 5" observed at dry cleaning businesses.

The soil samples were contained in clean brass tubes or acetate liners. Teflon and plastic end-caps were used to seal the ends of the sample containers. Each soil sample was labeled and placed in a chilled ice chest for transport to the analytical laboratory. All rods, augers and sampling equipment were cleaned with detergent and double-rinsed in tap water between usages. Removed soil cuttings were used to backfill the hand auger borings. The geoprobe did not generate soil cuttings. The locations that were cored were resurfaced with concrete.

Subsurface obstructions (pieces of asphalt debris) were encountered at 4' in the two different attempts to collect soil samples in the floor drain area (B-6). Overall, a total of twenty eight (28) soil samples were collected and analyzed at the laboratory.

## 3.0 SOIL AND GROUNDWATER

The soil at the site was composed of brown to grayish brown silt, silty sand, and sand. The maximum depth of boring was 20'. The sand consisted of unconsolidated fine to medium grained material. None of the soil samples exhibited observable chemical odors or chemical staining. No groundwater was encountered in the soil borings. Boring logs are included in the Appendix.

The Los Angeles County Department of Public Works (DPW) was contacted to research the depth to groundwater in the vicinity of the subject site. The closest data that the DPW could offer was from a well located approximately 1/4 mile southeast of the site on the NE corner of PCH and Emerald St. This well (#715B) was last measured on 4/22/99 and exhibited a groundwater level of 54.6' below well casing (top of casing elevation @ 65' above sea level). A second well was located approximately 1/2 mile southeast of the site on the NE corner of PCH and Garnet St. This well (#715B) was last measured on 4/22/99 and exhibited a groundwater level of 76.9' below well casing (top of casing elevation @ 87' above sea level). The site vicinity map shows the locations of the intersection mentioned above.

#### 4.0 LABORATORY ANALYSES

The soil samples collected in the vicinity of the dry cleaning machine and the floor drain were analyzed for halogenated organic compounds (EPA 8010). Tetrachloroethene, which is used in the dry cleaning process was a chemical of primary concern to this investigation. The laboratory analysis was performed by EPA test method 8010 which includes many of the common industrial solvents such as tetrachloroethene (also known as PCB or perchloroethene or "perc"), trichloroethene (TCE), dichloroethene (DCE), carbon tetrachloride, vinyl chloride and methylene chloride and others.

Tetrachloroethene (PCB) which has been entrained in the soil for an extended period of time can chemically break down forming several second generation compounds. Byproducts of this degradation process can include trichloroethene (TCB), dichloroethene (DCE), dichloroethane (DCA), or vinyl chloride.

The soil samples collected in the area of the former stoddard solvent tank were analyzed for EPA 8015 (total petroleum hydrocarbons for stoddard solvent). The soil samples collected in the area of the former gasoline tank were analyzed for EPA 8015 (total petroleum hydrocarbons for gasoline) along with EPA 8021 for benzene, toluene, ethylbenzene, xylene and MTBE which are constituents of gasoline. A different chemical standard was used for each of the EPA 8015 analyses when the lab calibrated their instruments.

The laboratory which performed the soil sample analyses was RCH Research and Environmental Laboratory (Rancho Dominguez, CA), a California certified laboratory. Table 1, 2 and 3 list summaries of the laboratory results. Copies of the laboratory report sheets, chain of custody document and laboratory quality control data are included in the Appendix.

COASTAL COMMISSION

8000-99/-R15 (R15: 1982/10/50)

5-01-236

EXHIBIT # 3  
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**Table 1 - LABORATORY ANALYSES RESULTS**  
**Gasoline Tank Area**

B-1 @ 5'	ND	ND	ND	ND	ND	ND
B-1 @ 10'	ND	ND	ND	ND	ND	ND
B-1 @ 15'	ND	ND	ND	ND	ND	ND
B-1 @ 20'	ND	ND	ND	ND	ND	ND
B-2 @ 5'	ND	ND	ND	ND	ND	ND
B-2 @ 10'	ND	ND	ND	ND	ND	ND
B-2 @ 15'	ND	ND	ND	ND	ND	ND
B-2 @ 20'	ND	ND	ND	ND	ND	ND

ND - means non-detect at detection limit shown

**Table 2 - LABORATORY ANALYSES SUMMARY**  
**Former Stoddard Solvent Tank Area**

B-3 @ 5'	0.14
B-3 @ 10'	0.09
B-3 @ 15'	0.05
B-3 @ 20'	ND
B-2 @ 5'	0.12
B-2 @ 10'	ND
B-2 @ 15'	ND
B-2 @ 20'	ND

("ND" in the table means non-detect).



Table 3 - LABORATORY ANALYSES SUMMARY  
Dry Cleaning Machine and Floor Drain Areas

B-5 @ 3'	281	ND
B-5 @ 6'	80.9	ND
B-5 @ 10'	ND	ND
B-5 @ 15'	ND	ND
B-6 @ 3'	217	ND
B-6 @ 4'	170	ND
B-7 @ 3'	8.4	ND
B-7 @ 6'	ND	ND
B-7 @ 10'	283	ND
B-8 @ 3'	ND	ND
B-8 @ 6'	153	ND
B-8 @ 10'	33.5	ND

("ND" is the value means non-detect).

### 5.0 CONCLUSIONS

- A total of eight (8) soil borings were advanced at Parisian Cleaners. Twenty-eight (28) soil samples were analyzed. The soil samples were variously analyzed by EPA 8010 (halogenated volatile compounds), EPA 8015 (stoddard solvent) and EPA 8015/8021 (gasoline, BTEX + MTBE). Borings were located near the dry cleaning machine, a floor drain and two former USTs. The underlying soil at the site was composed of silt, silty sand and sand (max. investigation depth 20'). No chemical odors or soil staining were observed in any of the soil samples.
- Two borings (B-1 and B-2) were advanced in the general area of a former gasoline tank. No permit records were found by the property owner at the Redondo Beach Fire Dept. The dry cleaner business was started in 1907, likely before record keeping began for underground storage tanks. Neither the size of the former gasoline tank, the precise location, nor the specific installation / removal history were documented. The two soil borings in this area were advanced to 20' below ground surface with soil samples collected at 5', 10', 15' and 20' in each boring. All eight (8) soil samples were non-detect (ND)

for gasoline, benzene, toluene, ethylbenzene, xylene (BTEX compounds) and the octane booster MTBE.

- Two borings (B-3 and B-4) were advanced in the general area of a former Stoddard solvent tank. Stoddard solvent had been the chemical forerunner of PCE in the dry cleaning process. Neither the size of the tank, its precise location, nor the installation / removal history were documented as no permit records were found by the property owner at the Redondo Beach Fire Dept. As mentioned above, the tank was likely installed before record keeping began for underground storage tanks in the area. The two soil borings in this area were advanced to 20' with soil samples collected at 5', 10', 15' and 20' in each boring. Four (4) of the eight soil samples were non-detect (ND) for Stoddard solvent while the remaining four (4) soil samples exhibited insignificant concentrations between 0.05 ppm and 0.14 ppm. Both of the 20' soil samples in B-3 and B-4 were non-detect.

*(Though the lab analyses for Stoddard solvent and gasoline were described in terms of parts per million [ppm or mg/kg], the halogenated volatile organic compound data [specifically PCE] will be described in terms of parts per billion [ppb or ug/kg] which is 1,000 fold smaller. Apologies for any confusion, but this is the way the lab reports the data).*

- Three borings (B-5, B-7 and B-8) were advanced along the front, back and east side of the dry cleaning machine. Concentrations of PCE were detected in eight (8) out of twelve soil samples analyzed. Boring B-5 was advanced behind the dry cleaning machine (see site map) with the geoprobe at a 15% slant-angle to a total depth of 15'. The 10' and 15' soil samples were non-detect (ND) while the soil samples collected at 3' and 6' exhibited 281 ppb PCE and 80.9 ppb PCE, respectively. Boring B-7 soil samples exhibited concentrations of PCE of 8.4 ppb @ 3', non-detect @ 6' and 282 ppb PCE @ 10'. Boring B-8 soil samples were non-detect @ 3', 153 ppb @ 6' and 33.5 ppb PCE @ 10'. The highest PCE concentration observed during this investigation was 282 ppb.
- A unsuccessful boring (no boring #) and a partially successful boring (B-6) were advanced to a depth of 4' with a hand-auger in the vicinity of the floor drain before each encountered refusal due to an unknown subsurface obstruction. Soil samples collected at 3' and 4' in boring B-6 exhibited 217 ppb and 170 ppb PCE. No deeper soil samples were obtainable using a hand-auger. The truck-mounted geoprobe could not maneuver close enough to the investigation area due to space constraints.
- No other EPA 8010 compounds other than PCE were detected at the dry cleaner.
- The Los Angeles County Department of Public Works (DPW) was contacted to research the depth to groundwater in the vicinity of the subject site. The closest data that the DPW could offer was from a well located approximately 1/4 mile southeast of the site on the NE corner of PCH and Emerald St. This well (#715B) was last measured on 4/22/99 and exhibited a groundwater level of 54.6' below well casing (top of casing elevation @ 65' above sea level). A second well was located approximately 1/2 mile

southeast of the site on the NE corner of PCH and Garnet St. This well (#715B) was last measured on 4/21/00 and exhibited a groundwater level of 76.9' below well casing (top of casing elevation @ 87' above sea level).

#### 6.0 RECOMMENDATIONS

The soil samples from the former gasoline tank area and the former stoddard tank area exhibited TPH (total petroleum hydrocarbons) analyses ranging from non-detect to 0.14 ppm. A minimum clean-up concentration of 100 ppm TPH would typically apply to former gasoline and stoddard solvent UST areas. The locations of the former tanks were approximately determined by David Coury (property owner) based upon his best recall. No permit documents associated with these tanks were found at the Redondo Beach Fire Dept. Assuming that the tank location information was accurate, there were no environmental concerns revealed at either former tank area investigated.

Concentration of PCE ranging between 8.4 ppb and 282 ppb were observed in the soil samples at the site. The Regional Water Quality Control Board (RWQCB, Los Angeles, CA) is the primary regulatory body setting clean-up standards for industrial chemicals and solvents in this geographic area. No single number exists as a guideline for volatile organic compounds in the soil zone, though PCE concentrations above 1,000 ppb often require remediation. This agency reviews each site on a case-by-case basis. Primary factors affecting project evaluations depend upon what the concentrations for any particular chemical compound might be; whether a site is situated near a public groundwater supply well or not; what is the vertical distance to the groundwater at the site; does the local groundwater have a beneficial use; and what types of soil are at a site.

Additional definition of the vertical extent of the PCE would be beneficial in the areas of boring B-6 which twice met with drilling refusal at four feet, and boring B-7 which exhibited a concentration of 282 ppb PCE at 10'.

Though concentrations of PCE up to 282 ppb were detected at Partisan Cleaners, the concentrations observed at the site would likely not warrant soil clean-up if this happened to be a site under the oversight of the RWQCB. This statement assumes that no greater PCE concentrations exist elsewhere on the property. The RWQCB possibly could be sensitive to particular future business uses for the property if it involved a day care center or a restaurant. The RWQCB has been known to request deed restrictions on former dry cleaner properties for the above mentioned uses.

**CALIFORNIA COASTAL COMMISSION**

45 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE AND TDD (415) 904-5200  
FAX (415) 904-5400



Monte Williams, President  
Pacific Real Estate Ventures, Inc  
1213 Highland Avenue  
Manhattan Beach, CA 90266

**FILE COPY**

October 4, 2001

Dear Mr. Williams:

Thank you for sending us the site assessments report for 400 Diamond Avenue, Redondo Beach, listed as Application number 5-01-236. Upon reviewing the preliminary report, written by Environmental Geosciences Services on August 28, 2000, the staff of the Coastal Commission is concerned about the soil contamination on this property. Evidence of tetrachloroethene ("PCE") and its derivatives in the soil indicates that a release of chemicals has occurred on site. These substances are known to pose risks to human health. Because you propose to build three residences on this site, we believe you should be made aware that there are potential health risks involved with developing a potentially contaminated site.

The Coastal Commission staff strongly recommends that you immediately undertake more thorough investigation of on-site soil and possible groundwater contamination. The study prepared for the applicant by Environmental Geosciences Services does not sufficiently investigate the nature and extent of contaminants in the soil and groundwater, nor are its conclusions regarding potential human health threats to future residents warranted or appropriate. More thorough studies might include: 1) an analysis of site history to more diligently determine locations of possible underground storage tanks or historic chemical use, storage or disposal areas; 2) a geophysical survey to search for underground storage tanks; 3) a thorough soil investigation and, if necessary, soil vapor analysis; 4) an evaluation of possible groundwater contamination; 5) a human health risk assessment for residential development, based on the results of an expanded site investigation. Any additional site investigation should be developed in consultation with an appropriate regulatory agency.

Coastal Commission staff strongly recommends the applicant contact Tina Diaz at the Department of Toxic Substances Control ("DTSC") at (818) 551-2862. The DTSC has a voluntary clean-up program that assists property owners in assessing and cleaning known or potentially contaminated properties, including dry cleaners facilities. Or, contact Rebecca Chou of the Los Angeles Regional Water Quality Control Board at (213) 576-6733, for assistance in this matter. Ms. Chou is part of the Regional Board's Spills, Leaks, Investigations, and Cleanup Unit, which deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and

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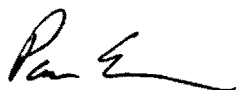
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the Well Investigation Program, and deals with all types of pollutants and all environments. Upon confirming that an unauthorized discharge is polluting or threatens to pollute regional waterbodies, including groundwater, the Regional Board oversees site investigation and corrective action.

While the Coastal Commission cannot require the remediation of any soil and/or groundwater contamination in this case, it is the responsibility of the Commission to assess the permissibility of proposed development based on the policies and standards of the Coastal Act. Without knowing what mitigation measures the DTSC and/or the Regional Water Board may require in this case, the staff will not be able to report the extent of the development to the Commission. If, for example, remediation required by other agencies requires grading or excavation, and the excavation is not described in the application, you would need to return to the Commission for an amendment to the permit before undertaking any subsurface work that the Regional Board may require.

Please contact Melissa Stickney at (562) 590-5071 or if you have any questions concerning coastal permit procedures or Janna Shackeroff at 415 904-5200 with questions concerning water quality agencies.

Sincerely,



Pam Emerson  
Coastal Programs Analyst Supervisor

cc: Cheryl Vargo, Subtec  
Tina Diaz, DTSC  
Rebecca Chou, LARWQCB  
William Meeker, City of Redondo Beach  
Steve Huang, City of Redondo Beach

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# SUBTEC

SUBDIVISION TECHNICAL SERVICES

5147 WEST ROSECRANS AVENUE, HAWTHORNE, CA 90250 (310) 644-3668

VIA FAX (562) 590-5084

Jan. 7, 2001

TO: Melissa Stickney

FROM: Cheryl Vargo

RE: Case No. 5-01-236  
400 Diamond

**RECEIVED**  
South Coast Region

JAN 10 2002

CALIFORNIA  
COASTAL COMMISSION

Melissa, please be advised that the applicant would like to continue the hearing for the above case to the Commission's meeting in February 2002 as we would prefer to resolve the "soils" issues before we go to hearing on this project.

Additional testing has been completed and the report should be ready in a couple of days. The work has been conducted pursuant to standards set forth by the County Fire Department.

Thank you for your consideration of our request.

*Cheryl Vargo*

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**ENVIRONMENTAL GEOSCIENCE SERVICES**  
**110 Pine Ave., #660, Long Beach, CA 90802**  
**(562) 435-3198**

1/16/02

David Coury  
Parisian Cleaners  
400 Diamond St.  
Redondo Beach, CA 90277

**SUBJECT: REPORT OF ADDITIONAL SITE ASSESSMENT**  
**PARISIAN CLEANERS**  
**Redondo Beach, CA**

**1.0 INTRODUCTION**

Environmental Geoscience Services (EGS) is pleased to present this Report of Additional Site Assessment at Parisian Cleaners which is located at 400 Diamond St., Redondo Beach, CA.

A site assessment performed by EGS in August 2000 identified relatively low concentrations of tetrachloroethene (PCE) and stoddard solvent in the subsurface. The property owner submitted this report to the County of Los Angeles, Fire Department (Kim Clark at 323-890-4114). In a letter dated 11/6/01, the Fire Department requested the submission of a workplan for additional subsurface investigation. A Workplan for Additional Site Assessment (dated 12/3/01) was prepared by EGS on behalf of the property owner. The Fire Department conditionally approved the workplan in a letter dated 12/10/01.

The objective of this investigation was to drill three (3) borings in order to obtain soil samples which, when analyzed, would potentially demonstrate the presence of at least 20' of non-impacted soil beneath three suspect areas of the property (dry cleaning machine, floor drain, and former stoddard solvent tank area). The scope of work was designed to assess the vertical extent of PCE-impacted soil, but not necessarily the lateral extent of any PCE-impacted soil. Additionally, a second project objective was to investigate the depth to groundwater at the subject property.

Parisian Cleaners is an active dry cleaning facility which utilizes tetrachloroethene (PCE) in its daily operations and temporarily stores spent dry cleaning fluid and waste water generated by the dry cleaning machine. The dry cleaning business has reportedly been in operation at this location since 1907. During its introductory period of operations, the business utilized stoddard solvent in the garment cleaning process. At an undocumented date, the business purchased a dry cleaning machine which utilized PCE rather than stoddard solvent.

A site map showing the location of the dry cleaning machine and the borings is included in the

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Appendix along with a site vicinity map which shows the business location relative to the neighboring area.

## 2.0 BACKGROUND

**Site Description:** The site includes 3 lots which are developed with a one story building which houses the dry cleaning business. The property owner (David Coury) has personal knowledge that there has been two underground storage tanks (USTs) at the site. One tank stored stoddard solvent (for dry cleaning fluid) and another tank stored gasoline (for vehicle refueling).

The property owner's intention is to sell the property. As part of an anticipated property transaction, David Coury performed a file review at the Redondo Beach Fire Department to obtain any permits documenting the former underground storage tanks (USTs) at the site. No records were found at the Fire Dept. A stoddard solvent tank and a gasoline tank (for vehicle fueling) had been installed at the site (information provided by owner). The volume of the tanks, precise locations, and the installation / removal histories are undocumented. The tanks were reportedly composed of single-wall steel construction. No records of fuel dispenser placement or an associated distribution pipeline were available from the file review or the personal memory of the owner. The gasoline was dispensed with a hand operated pump.

**Physical Setting:** The dry cleaning business is situated in a commercial / residential area. The Pacific Ocean is located approx. 1/4 mi. west. The property owner's intention is to sell the property. After the property has been sold, the existing, original one story building will likely be demolished and a new residential structure will likely be constructed.

**Background - Site Assessment Report prepared by EGS (dated 8/28/00):** On 8/10/00, Environmental Geoscience Services performed a preliminary site assessment at Parisian Cleaners. Overall, a total of twenty-eight (28) soil samples were collected and analyzed from eight (8) soil borings. Both a truck-mounted geoprobe rig and a hand-auger were used to advance the soil borings. The geoprobe performed the sampling at borings B-1 to B-5. An AMS core sampler with a slide-hammer apparatus was used to collect the soil samples from hand-auger borings B-6, B-7 and B-8.

The concrete slab was cored with a 4" diameter coring bit prior to soil sampling within the dry cleaner interior. The slab was 8" thick at B-7 and 12" thick at B-8. Subsurface obstructions (pieces of asphalt debris) were encountered at 4' in two separate attempts to collect soil samples in the floor drain area (B-6).

Soil at the site was composed of brown to grayish brown silt, silty sand, and sand. The sand consisted of unconsolidated fine to medium grained material. The maximum depth of boring for this initial investigation was 20' (in the former UST areas). None of the soil samples exhibited observable chemical odors or chemical staining. No groundwater was encountered in the soil borings to 20' bgs.

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The soil samples collected in the vicinity of the dry cleaning machine and the floor drain were analyzed for halogenated organic compounds in accordance with EPA Method 8010. Samples collected in the area of the former stoddard solvent tank were analyzed in accordance with EPA Method 8015 (total petroleum hydrocarbons for stoddard solvent). The soil samples collected in the area of the former gasoline tank were analyzed in accordance with EPA Method 8015 (total petroleum hydrocarbons for gasoline) and EPA Method 8021 for benzene, toluene, ethylbenzene, xylene and MTBE, which are constituents of gasoline. A stoddard solvent or gasoline chemical standard was used for each of the two EPA Method 8015 analyses when the lab calibrated their instruments.

Two borings (B-1 and B-2) were advanced in the general area of a former gasoline tank. The two soil borings in this area were advanced to 20' below ground surface with soil samples collected at 5', 10', 15' and 20' in each boring. All eight (8) soil samples were non-detect (ND) for gasoline, benzene, toluene, ethylbenzene, xylene (BTEX compounds) and the octane booster MTBE.

Two borings (B-3 and B-4) were advanced in the general area of a former stoddard solvent tank. The two soil borings in this area were advanced to 20' with soil samples collected at 5', 10', 15' and 20' in each boring. Four (4) of the eight soil samples were non-detect (ND) for stoddard solvent while the remaining four (4) soil samples exhibited concentrations between 0.05 ppm and 0.14 ppm. Both of the 20' soil samples in B-3 and B-4 were non-detect.

Three borings (B-5, B-7 and B-8) were advanced along the front, back and east side of the dry cleaning machine. Concentrations of PCE were detected in eight (8) out of twelve soil samples analyzed. Boring B-5 was advanced behind the dry cleaning machine (see site map) with the geoprobe at a 15% slant-angle to a total depth of 15'. The 10' and 15' soil samples were non-detect (ND) while the soil samples collected at 3' and 6' exhibited 281 ppb PCE and 80.9 ppb PCE, respectively. Boring B-7 soil samples exhibited concentrations of PCE of 8.4 ppb @ 3', non-detect @ 6' and 282 ppb PCE @ 10'. Boring B-8 soil samples were non-detect (ND) @ 3', 153 ppb @ 6' and 33.5 ppb PCE @ 10'. The highest PCE concentration observed during this investigation was 282 ppb. The analytical results for the initial site assessment are listed in Tables 1, 2 and 3.

An unsuccessful boring (no boring # given) and a partially successful boring (B-6) were advanced to a depth of 4' with a hand-auger in the vicinity of the floor drain before each encountered refusal due to an unknown subsurface obstruction. Soil samples collected at 3' and 4' in boring B-6 exhibited 217 ppb and 170 ppb PCE. Deeper soil samples were not obtainable using a hand-auger due to auger refusal. The truck-mounted geoprobe could not maneuver close enough to the investigation area due to space constraints. Other EPA Method 8010 compounds, aside from PCE, were not detected at the dry cleaner.

The Los Angeles County Department of Public Works (DPW) was contacted to research the depth to groundwater in the vicinity of the subject site. The closest data that the DPW could offer was from a well located approximately 1/4 mile southeast of the site on the NE corner of PCH and Emerald St. This well (#715B) was last measured on 4/22/99 with a groundwater level of 54.6' below well casing (top of casing elevation @ 65' above sea level). A second well was located approximately 1/2 mile

southeast of the site on the NE corner of PCH and Garnet St. This well (#715B) was last measured on 4/22/99 with a groundwater level of 76.9' below well casing (top of casing elevation @ 87' above sea level). The site vicinity map shows the locations of the intersection mentioned above.

## SUMMARY OF LABORATORY DATA FROM 8/10/00 INVESTIGATION

**Table 1 - LABORATORY ANALYSES (8/10/00)**  
**Gasoline Tank Area**

SOIL SAMPLE #	TPH (Gas) (ppm)	Benzene (ppm)	Toluene (ppm)	Ethylbenzene (ppm)	Xylene (ppm)	MTBE (ppm)
B-1 @ 5'	ND	ND	ND	ND	ND	ND
B-1 @ 10'	ND	ND	ND	ND	ND	ND
B-1 @ 15'	ND	ND	ND	ND	ND	ND
B-1 @ 20'	ND	ND	ND	ND	ND	ND
B-2 @ 5'	ND	ND	ND	ND	ND	ND
B-2 @ 10'	ND	ND	ND	ND	ND	ND
B-2 @ 15'	ND	ND	ND	ND	ND	ND
B-2 @ 20'	ND	ND	ND	ND	ND	.120
DETECTION LIMITS	.5 ppm	.005 ppm	.005 ppm	.005 ppm	.010 ppm	.005 ppm

ND - means non-detect at detection limit shown

**Table 2 - LABORATORY ANALYSES (8/10/00)**  
**Former Stoddard Solvent Tank Area**

SOIL SAMPLE #	STODDARD Solvent (ppm)
B-3 @ 5'	0.14
B-3 @ 10'	0.09
B-3 @ 15'	0.05
B-3 @ 20'	ND
B-2 @ 5'	0.12
B-2 @ 10'	ND
B-2 @ 15'	ND
B-2 @ 20'	ND
DETECTION LIMITS	1.0 ppm

**Table 3 - LABORATORY ANALYSES (8/10/00)**  
**Dry Cleaning Machine and Floor Drain Areas**

SOIL SAMPLE	ED-10 Tetrachloroethene (ppb)	Chloroethene-10 Compounds (ppb)
B-5 @ 3'	281	ND
B-5 @ 6'	80.9	ND
B-5 @ 10'	ND	ND
B-5 @ 15'	ND	ND
B-6 @ 3'	217	ND
B-6 @ 4'	170	ND
B-7 @ 3'	8.4	ND
B-7 @ 6'	ND	ND
B-7 @ 10'	282	ND
B-8 @ 3'	ND	ND
B-8 @ 6'	153	ND
B-8 @ 10'	33.5	ND
DETECTION LIMITS	5 ppb	1.0 ppb

(\*ND\* in the table means non-detect).

Workplan for Additional Site Assessment (12/3/01): EGS prepared a workplan to advance three (3) borings with a hollow-auger rig at the site. This Workplan was approved by the County of LA Fire Department in a letter dated 12/10/01.

### 3.0 FIELD WORK AND PROCEDURES

On 1/2/02 Environmental Geoscience Services advanced three (3) soil borings at Parisian Cleaners. The borings were advanced with a hollow-auger rig (Jet Drilling) to depths of 50', 50' and 63' below surface. The soil sample collected from a depth of 60' in boring B-11 encountered groundwater.

Soil samples were collected at 5' intervals from each boring. A total of 32 soil samples were collected. The soil samples were collected in brass tubes which were contained in a split spoon sampler and driven into the soil by a hammer apparatus on the drilling rig. Each soil sample was labeled, covered with teflon sheets and plastic end-caps, then placed in a chilled ice chest for transport to the laboratory. To prevent cross contamination, the soil sampler was washed in detergent and double rinsed between usage.

The drilling rig's mast was slanted 15 degrees (from vertical) in order to penetrate boring B-9 to a

**COASTAL COMMISSION**

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position beneath the dry cleaning machine (see site map). Due to the loose, unconsolidated nature of the soil in the subsurface, the slant boring deviated from 15 degrees. As a result, the hammer / soil sampler on the drilling rig experienced difficulty retrieving the samples beyond 30' deep. Though the boring (B-11) which was proposed to be drilled near the boiler room floor drain was also earmarked to be a slant boring, the driller suggested that he should not angle his mast at this location. Therefore, the boring (B-11) advanced by the boiler room floor drain was drilled vertically. The driller positioned his drilling rig as close as he could to the boiler room floor drain. The lateral distance from the boiler room floor drain to boring B-11 was 6', which is as close as the drill rig could maneuver. The soil boring advanced in the former stoddard solvent tank area (B-10) was drilled in a normal vertical manner, as proposed. Drilling refusal was encountered in boring B-11 at 63' due to the obstructing presence of smooth, flat pebbles and cobbles from 58' to 63'.

The geologist examined each soil sample and describe them on boring log forms in accordance with United Soil Classification methods. The three boring logs are included in the Appendix.

The soil cuttings from the borings were contained in 55-gallon drums. After sampling, the borings were backfilled with bentonite grout and resurfaced with asphalt. Each boring location is shown on the site map (Appendix).

#### 4.0 SOIL AND GROUNDWATER

The soil at the site was composed of brown to grayish brown silt, silty sand, and sand. The maximum depth of boring was 63'. The sand consisted of unconsolidated fine to medium grained material. None of the soil samples exhibited observable chemical odors or chemical staining. Groundwater was encountered in soil boring B-11 within the 60' deep soil sample which was composed of smooth, flat pebbles and cobbles. Boring logs are included in the Appendix.

Previously, the Los Angeles County Department of Public Works (DPW) was contacted to research the depth to groundwater in the vicinity of the subject site. The closest data that the DPW had was from a well located approximately 1/4 mile southeast of the site on the NE corner of PCH and Emerald St. This well (#715B) was last measured on 4/22/99 and exhibited a groundwater level of 54.6' below well casing (top of casing elevation @ 65' above sea level). A second well was located approximately 1/2 mile southeast of the site on the NE corner of PCH and Garnet St. This well (#715B) was last measured on 4/22/99 and exhibited a groundwater level of 76.9' below well casing (top of casing elevation @ 87' above sea level). The site vicinity map shows the locations of the intersection mentioned above.

#### 5.0 LABORATORY ANALYSES

A total of 32 soil samples were analyzed. The soil samples collected from the former stoddard solvent tank area (10 samples) were analyzed for stoddard solvent (TPH) by EPA Method 8015. The soil

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samples collected from beneath the dry cleaning machine and beneath the boiler room floor drain (22 samples) were analyzed for halogenated volatile organic compounds by EPA Method 8010.

Tetrachloroethene, which is used in the dry cleaning process was a chemical of primary concern to this investigation. The laboratory analysis was performed by EPA Method 8010 which includes many of the common industrial solvents such as tetrachloroethene (also known as PCE or perchloroethene or "perc"), trichloroethene (TCE), dichloroethene (DCE), carbon tetrachloride, vinyl chloride and methylene chloride and others.

Tetrachloroethene (PCE) which has been entrained in the soil for an extended period of time can chemically break down forming several second generation compounds. Byproducts of this degradation process can include trichloroethene (TCE), dichloroethene (DCE), dichloroethane (DCA), or vinyl chloride.

A stoddard solvent chemical standard was used to calibrate the laboratory instrument for the EPA 8015 analyses.

The laboratory which performed the soil sample analyses was RCH Research and Environmental Laboratory (Rancho Dominguez, CA), a California certified laboratory. Table 4, 5 and 6 include summaries of the laboratory results. Copies of the laboratory report sheets, chain of custody document and laboratory quality control data are included in the Appendix.

**Table 4- LABORATORY ANALYSES (1/2/02)**  
**Boring B-9 (slant) - Dry Cleaning Machine Area**

SOIL SAMPLE	EPA 8010 Halogenated Volatile Organic Compounds (ppb)
B-9 @ 5'	ND
B-9 @ 10'	ND
B-9 @ 15'	ND
B-9 @ 20'	ND
B-9 @ 25'	ND
B-9 @ 30'	ND
B-9 @ 35'	ND
B-9 @ 40'	ND
B-9 @ 45'	ND
B-9 @ 50'	ND
DETECTION LIMITS	100 ppb

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**Table 5 - LABORATORY ANALYSES (1/2/02)**  
**Former Stoddard Solvent Tank Area**

SOIL SAMPLE	EPA 8015 Stoddard Solvent (ppb)
B-10 @ 5'	ND
B-10 @ 10'	ND
B-10 @ 15'	ND
B-10 @ 20'	ND
B-10 @ 25'	ND
B-10 @ 30'	ND
B-10 @ 35'	ND
B-10 @ 40'	ND
B-10 @ 45'	ND
B-10 @ 50'	ND
DETECTION LIMITS	1.5 ppb

**Table 6 - LABORATORY ANALYSES (1/2/02)**  
**Boiler Room Floor Drain Area**

SOIL SAMPLE	EPA 8010 Halogenated Volatile Organic Compounds (ppb)
B-11 @ 5'	ND
B-11 @ 10'	ND
B-11 @ 15'	ND
B-11 @ 20'	ND
B-11 @ 25'	ND
B-11 @ 30'	ND
B-11 @ 35'	ND
B-11 @ 40'	ND
B-11 @ 45'	ND
B-11 @ 50'	ND
B-11 @ 55'	ND
B-11 @ 60'	ND
DETECTION LIMITS	0.5 ppb

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## 6.0 CONCLUSIONS

- A total of three (3) soil borings were advanced at Parisian Cleaners using a hollow-auger rig. Boring B-9 (slant 15 degrees from vertical) was advanced in the area of the dry-cleaning machine. Boring B-10 was advanced in the area of a former stoddard solvent UST, and boring B-11 was advanced in the area of a floor drain. A total of twenty-two soil samples were analyzed by EPA Method 8010 (halogenated volatile organic compounds). Ten (10) soil samples were analyzed for EPA Method 8015 (stoddard solvent). The underlying soil at the site was composed of silt, silty sand, sand, and a gravel layer (max. investigation depth 63'). Groundwater was encountered at 60 feet below surface in boring B-11. The gravel was composed of smooth, flat-shaped pebbles and cobbles which caused the drilling rig to shake considerably. No chemical odors or soil staining were observed in any of the soil samples collected during this investigation.
- Boring B-9 was advanced at a 15 degree angle in the vicinity of the dry cleaning machine. A total of 10 soil samples were collected from this 50' deep boring. All soil samples were non-detect for tetrachloroethene and other EPA Method 8010 compounds.
- Boring B-10 was advanced (vertically) in the area of the former stoddard solvent tank. Stoddard solvent had been the chemical forerunner of PCE in the dry cleaning process. Neither the size of the tank, it's precise location, nor the installation / removal history were documented as no permit records were located by the property owner at the Redondo Beach Fire Dept. The tank was likely installed before record keeping began for underground storage tanks in the area. A total of ten soil samples were collected at 5-foot intervals from 5' to 50' below surface. All soil samples were non-detect (ND) for stoddard solvent.
- Boring B-11 was advanced (vertically) in the area of the boiler room floor drain. A total of 12 soil samples were collected from this 63' deep boring. The deepest sample collected was from a depth of 60' below surface. This soil sample was wet, indicating the uppermost presence of groundwater. All of the soil samples, including the wet soil sample collected at 60' were non-detect for tetrachloroethene and other EPA Method 8010 compounds.
- Groundwater was encountered in soil sample B-11 @ 60'. The split spoon sampler, which was used by the drilling rig to collect this sample was entirely wet upon retrieval, indicating that groundwater had been encountered. Drilling refusal was encountered at 63' due to the obstructing presence of smooth, flat pebbles and cobbles from about 58' to 63'. The "wet" soil sample collected at 60' below surface in boring B-11 was non-detect for all EPA 8010 compounds. Analysis of this sample indirectly suggests that groundwater at this site was not impacted in the area of boring B-11.

## 7.0 RECOMMENDATIONS

The County of LA Fire Department is the primary regulatory body overseeing this case. The Regional Water Quality Control Board (RWQCB, Los Angeles, CA) is the secondary agency setting regulatory guidelines for volatile organic compounds in the soil. These agencies review each site on a case-by-case basis. Primary factors affecting project evaluations depend upon the concentrations for any particular chemical compounds, if a site is located near a public groundwater supply well, the vertical distance to the groundwater at the site, the beneficial use of the local groundwater, and the types of soil that exist in the subsurface.

The assessment of the vertical extent of the PCE-impacted soil has been completed in the three specific areas of investigation. The lateral extent of the PCE-impacted soil has not been fully assessed. If it becomes necessary to further assess the lateral extent of the PCE-impacted soil around the dry cleaning machine or boiler room floor drain, this task would be prudent to wait until the existing building has been demolished, providing improved access to the subsurface.

The County of LA Fire Dept. utilizes the RWQCB's Table 5-1 (March, 1996) to determine the clean-up screening concentrations of PCE in the soil. This table (included in the Appendix) utilizes information concerning the depth to groundwater, the interval between the deepest occurrence of volatile organic compounds (bottom of the PCE impacted soil) and the top of the groundwater, and the type of soil encountered between groundwater and the base of the contamination. None of these parameters were fully known until the recent field work was completed. The calculations to assess the maximum allowable concentrations of PCE in the soil are as follows:

**Table - 7 Clean-Up Screening Concentrations (RWQCB Table 5.0)**

STEP 1 - Drinking water standard for PCE: = 5 ppb (Max. Contaminant Limits - MCL, State of CA)
STEP 2 - Top of groundwater = Approx. 60' below surface (encountered in boring B-11 @ 60')
STEP 3 - Deepest occurrence of PCE (base of PCE-impacted soil): Boring B-7 @ 10' (282 ppb PCE) Estimate shall be 10' below surface.
STEP 4 - Interval between top of groundwater and base of PCE-impacted soil: 60'-10'=50'
STEP 5 - Soil types encountered = 2/3 Sand and 1/3 Silt
STEP 6 - From Table 5.0: Attenuation Factor (AF) for soil (composition 2/3 sand and 1/3 silt) situated 50' above groundwater. (Calculation): (2/3) Sand (50' interval with est. 5 AF) + (1/3) Silt (50' interval with est. 9 AF) = [66.7% x 5] + [33.3% x 9] = 6.3 AF (average attenuation factor)
STEP 7 - Average Attenuation Factor (6.3) multiplied by the MCL for PCE (5 ppb) = 31.5 ppb
<b>Estimated Clean-up Screening Concentration = 31.5 ppb PCE</b>

The total volume of PCE-impacted soil with concentrations above the clean-up screening value has not been estimated. The full lateral extent of the PCE impacted soil would need to be assessed before this volume can be calculated. Additional soil sampling in the future will be needed to define the lateral



extent of any PCE-impacted soil above site specific clean-up levels. The highest concentration of PCE-impacted soil detected to date is 282 ppb from soil sample B-7 @ 10'.

EGS advanced a limited number of soil borings at this site. The borings advanced in the former UST areas were placed in those locations because the property owner, to the best of his recollection, stated that the former USTs resided at those particular locations. There may be other untested areas on the property where undiscovered PCE-impacted soil or hydrocarbon-impacted soil exists.

It is not known if the groundwater at the site is designated for beneficial use. Based upon the RWQCB Table 5.0, the clean-up level at the subject site is 31.5 ppb for PCE-impacted soil. EGS requests that the County Fire Department review this report and offer their judgements on this matter.

## 8.0 LIMITATIONS

The professional services were performed using the degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar locations. The findings in this report are based on field observations and analytical results provided by an independent laboratory. Interpretations of the subsurface conditions at the site for the purpose of this investigation are made from a limited number of available data points. Subsurface conditions may vary away from these data points. No other warranty, expressed or implied is made as to the professional conclusions or recommendations contained in this report.

\* \* \* \* \*

Environmental Geoscience Services is pleased to be of service to Parisian Cleaners. If any questions arise concerning this project, please contact Jeff Findl at (562) 435-3198. Thank you.

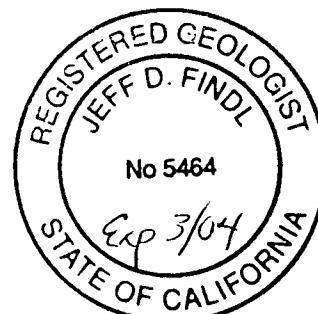
*Jeff Findl*

Jeff Findl

CA Registered Geologist # 5464

Environmental Geoscience Services

File: c:\myfile\Parisian Cleaners SAR.wpd



COASTAL COMMISSION

5-01-236

EXHIBIT # 6

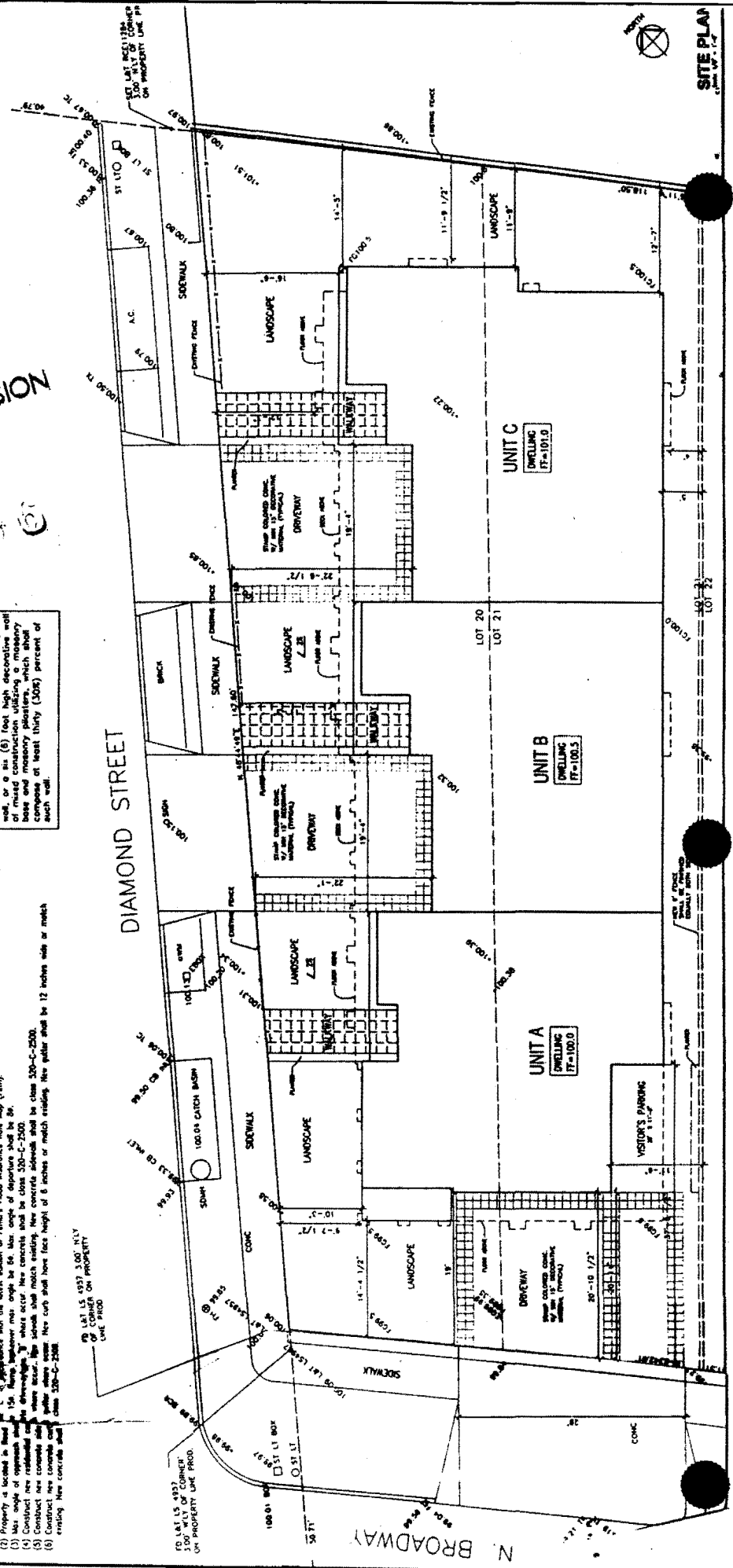
PAGE 11 OF 11

CALIFORNIA  
COASTAL COMMISSION

21. *See* *supra* note 21.

TO LET LS 4937 300' NLY  
OF CORNER ON PROPERTY  
LINE PROD

EXHIBIT # 7  
PAGE 1 OF 1



**COUNTY OF LOS ANGELES****FIRE DEPARTMENT**

1320 North Eastern Avenue  
Los Angeles California 90063-3294

**P. MICHAEL FREEMAN**  
FIRE CHIEF  
FORBSTER & FIRE WARDEN

Refer reply to  
Health Hazardous Materials Division  
5425 Rickoverbank Rd.  
Commerce CA 90040-3027

February 7, 2002

David Coury  
400 Diamond Street  
Redondo Beach, CA 90277

Dear Mr. Coury:

**SUBJECT: PARISIAN CLEANERS, 400 DIAMOND STREET, REDONDO BEACH, CA 90277  
(SMU FILE #01-510)**

This Department has completed a review of the "Report of Additional Site Assessment", dated January 16, 2002, submitted by your consultant, Environmental Geoscience Services. Based on information provided in the report and with the provision that the information was accurate and representative of existing conditions, we concur with your consultant that the known tetrachlorethene (PCE), contamination detected on the subject site does not pose a public health threat for the current use. However, PCE concentrations (maximum concentration detected = 282 ppb) exceed the screening level of 31.5 ppb, which was calculated using the Regional Water Quality Control Board's (RWQCB), "Interim Site Assessment and Cleanup Guidebook", and therefore may represent a potential threat to groundwater resources. It is strongly recommended that when the property use changes and/or redeveloped (as proposed), that all contaminated soil be excavated to below the above-calculated screening level and legally disposed of. The Site Mitigation Unit of this Department has no further requirement or restriction relating to this site at this time.

This letter, however, does not relieve you of any liability under the California Health and Safety Code, the State Water Code, or other applicable laws and regulations for past, present or future operations at this site. Nor does it relieve you of responsibility for any additional or unidentified conditions at the site which could threaten public health or the environment.

If you have any questions, please feel free to call Kim Clark at (323) 890-4114.

Very truly yours,

SHAHIN NOURISHAD, SUPERVISOR  
SITE MITIGATION UNIT  
HEALTH HAZARDOUS MATERIALS DIVISION

SN:kc

cc: Jeff Findl, Environmental Geoscience Services  
R. Chou, RWQCB

**COASTAL COMMISSION**

EXHIBIT # 8  
PAGE 1 OF 1

# SUBTEC

SUBDIVISION TECHNICAL SERVICES

5147 WEST ROSECRANS AVENUE, HAWTHORNE, CA 90250 (310) 644-3668

February 8, 2002

TO: Melissa Stickney  
California Coastal Commission

FROM: Cheryl Vargo

RE: 400 Diamond  
5-01-236

Melissa, based on our conversations and the letter from the Fire Department, we are hereby modify our project description as follows:

Demolition of an existing 2,400 square-foot dry cleaners, soils excavation pursuant to LA County Fire Department standards, and construction of a two-story, three-unit condominium.

We understand that this modified description will result in the elimination of the "assumption of risk" condition.

Thanks so much for your assistance on this project.

*Cheryl Vargo*

*Exhibit 9*

COASTAL COMMISSION

EXHIBIT # 9  
PAGE 1 OF 1