CALIFORNIA COASTAL COMMISSION

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Filed: 8/06/01
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Staff: MS-LB
Staff Report: 12/19/01
Hearing Date: January 8-11, 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 cleaners 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, agency approvals 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. Assumption of Risk, Waiver of Liability and Indemnity

A. By acceptance of this permit, the applicants acknowledge and agree: (i) that the site may be subject to hazards from potential soil and/or ground water contamination; (ii) to assume the risks to the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicants' entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

2. Regional Water Quality Control Board and/or County Approval

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide to the Executive Director a copy of a permit issued by the Regional Water Quality Control Board and/or Los Angeles County Fire Department, or letter of permission, or evidence that no permit or permission is required. The applicant shall inform the Executive Director of any changes (including any remediation measures) to the project required by the Regional Water Quality Control Board and/or local agency. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is required.

3. 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 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 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 (400 Diamond Street – 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, request for a coastal development permit is being considered by the Coastal Commission. 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 ground water 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/or cleaned up. On November 9, 2001, the applicant offered to do further testing of the project site and is communicating with the County Fire department as to their requirements (Exhibit 5). Special Conditions 1 and 2 have been required to ensure that the applicant and the appropriate agency deal with the issues discussed herein.

B. Soil and/or Ground Water 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 property are raised. According to the Commission's water quality staff, evidence of tetrachloroethene ("PCE") 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. Because the applicant proposes to build three residences on this site, there are potential health risks involved with developing a potentially contaminated site. As mentioned above, the applicant and public agencies have been made aware of the potential risks involved. Due to the potential risks of soil contamination, Special Condition No. 1 requires an assumption of risk and the recordation of a deed restriction so that all future landowners are made aware of the site, its history and its potential problems.

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. The Commission requires that agency approval is obtained prior to issuance of a permit to ensure that measures are taken to protect the public and the environment from toxic sediments that may otherwise be able to wash away into the drainage systems or groundwater. 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, because the excavation is not described in the application, the applicant would need to return to the Commission for an amendment to the permit before undertaking any subsurface work that the Regional Board may require. Special Condition No. 2 requires that agency approval is obtained prior to issuance of the coastal development permit and the condition requires that any other development that is needed be reported to the Coastal Commission via an amendment request to permit No. 5-01-236. Only as conditioned does the Commission find the proposed development consistent with Sections 30253 of the Coastal Act.

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 ground water 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 No. 3, 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.

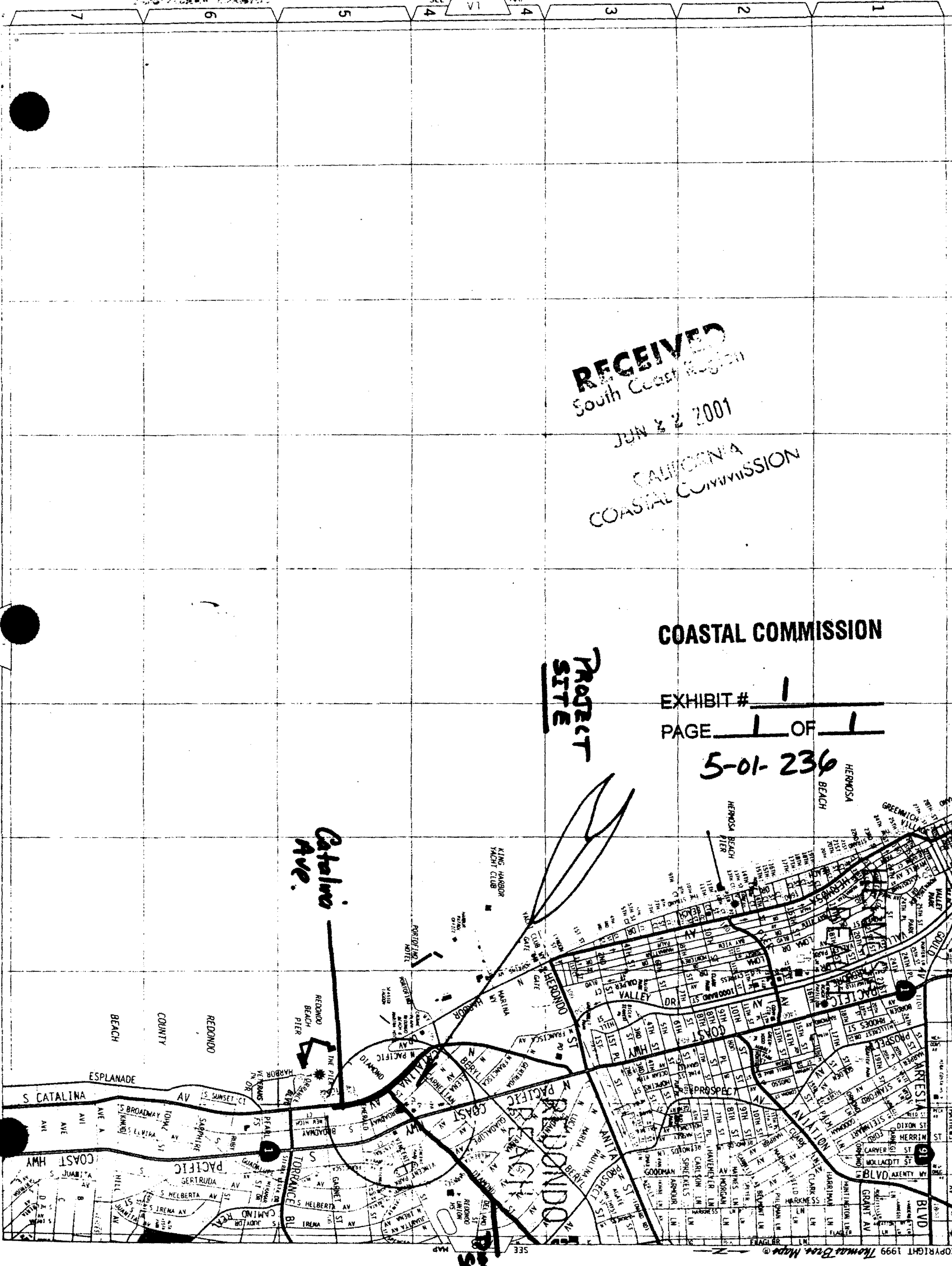
Redondo Beach has a certified Land Use Plan, but does not have a certified Local Implementation Plan (LIP). The project site is located in a designated "R-3 Low-Density Multiple Family Residential" area in the certified LUP (Redondo Beach LCP Amendment No. RDB-MAJ-1-1). The proposed project, as conditioned, 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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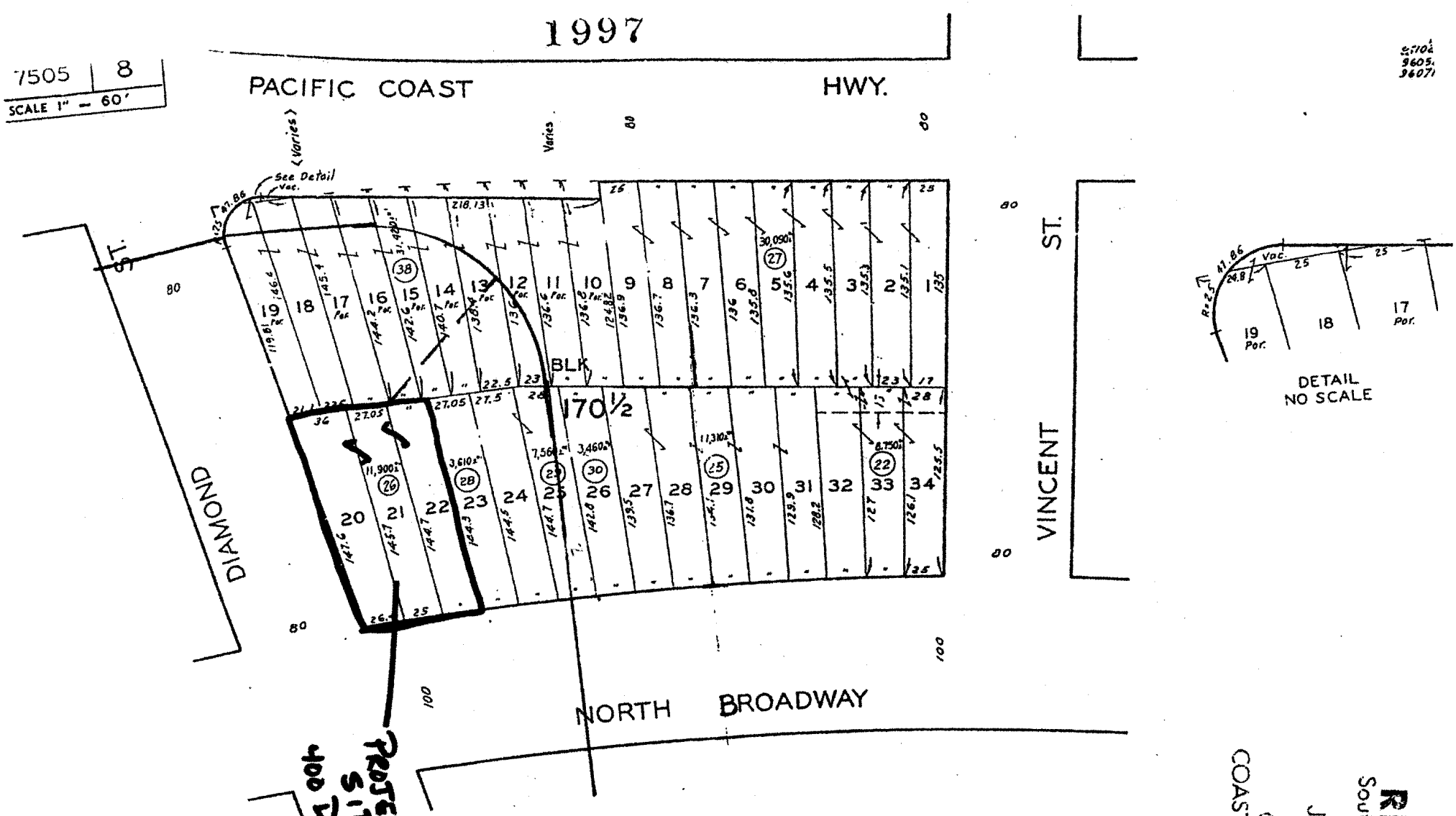

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8/28/00

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 of 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 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.

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 8021for 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.

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	0.30

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'	287	ND
B-8 @ 3'	ND	ND
B-8 @ 6'	153	ND
B-8 @ 10'	33.5	ND

("ND" in the table 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, it's 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 (#715R) 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 Parisian 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 know to request deed restrictions on former dry cleaner properties for the above mentioned uses.

7.0 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) 433-3198. Thank you.

Jeff Findl

Jeff Findl
CA Registered Geologist # 5464
Environmental Geoscience Services

File: s:\my files\dry cleaner.wpd

REGISTERED GEOLOGIST JEFF D. FINDL No 5464 Exp 3-02 STATE OF CALIFORNIA

STATE OF CALIFORNIA—THE RESOURCES AGENCY GRAY DAVIS, GOVERNOR

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

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

COASTAL COMMISSION

EXHIBIT # 4
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5-01-236

SUBTEC
SUBDIVISION TECHNICAL SERVICES
5147 WEST ROSECRANS AVENUE, HAWTHORNE, CA 90250 (310) 644-3668

VIA FAX (562) 590-5084

November 9, 2001

TO: Melissa Stickney

FROM: Cheryl Vargo

RE: 400 Diamond St., Redondo Beach
Application Number: 5-01-236

Melissa, per our conversation today, please be advised that the applicant would like to postpone the hearing for this case until January 2002.

The property owner is attempting to have some further testing done on the soils and is communicating with the County Fire Department as to their requirements. We hope that by January we will have further information for you.

Thank you.

SUBTEC

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

TO: Melissa Stickney

DATE: Dec. 13, 2001

RE: 400 Diamond
5-01-236

WE ARE TRANSMITTING:

____AT YOUR REQUEST
____FOR YOUR REVIEW/INFORMATION
____FOR YOUR EXECUTION

VIA:

____MAIL
____MESSENGER
____TO BE PICKED UP
FAX (562) 590-5084

QUANTITY	DESCRIPTION
1 pg	Memo acknowledged by David Coury

REMARKS

Melissa, I will mail you the copy with Coury's original signature. Also, additional soils testing is being done currently in compliance with County Fire Dept. standards. We should have it complete before we go to the Commission. I will keep you posted.

BY Cheryl Vargo

CC

COASTAL COMMISSION

EXHIBIT # 6
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5-01-236

SUBTEC
SUBDIVISION TECHNICAL SERVICES
5147 WEST ROSECRANS AVENUE, HAWTHORNE, CA 90250 (310) 644-3668

VIA FAX 318-8520

December 20, 2001

TO: Jeff Barnes

FROM: Cheryl Vargo

RE: 400 Diamond Street

Jeff, per our conversation, the Coastal Commission is looking for a statement from the Seller that he is aware of the application pending with the Coastal for the proposed development on the subject property.

Please have David Coury sign the statement below and return it to me as soon as you can.

Thank you.

TO: California Coastal Commission

RE: Case No. 5-01-236

TO: Melissa Stickney

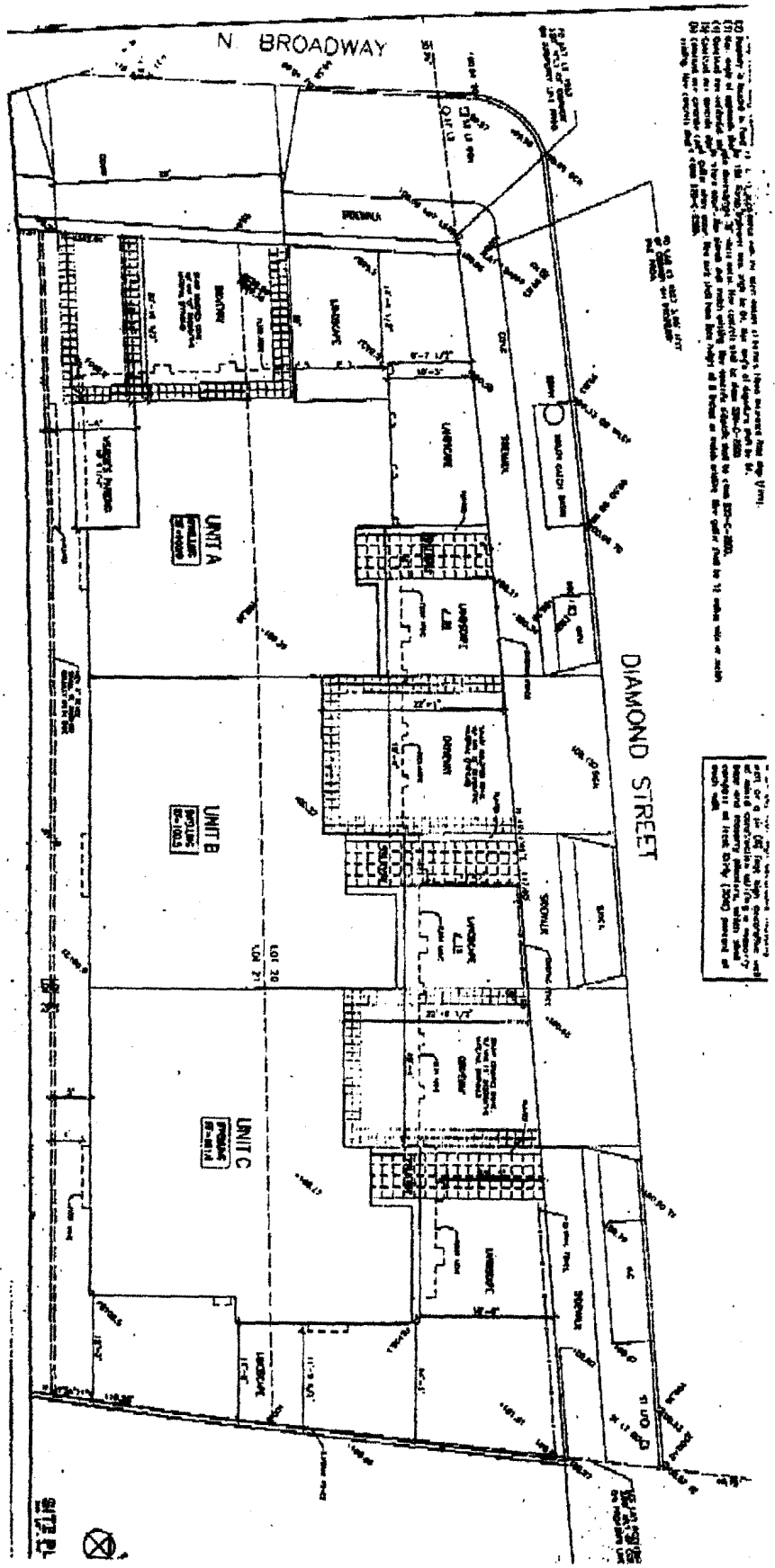
Please be advised that I am aware of the development application filed by Monte Williams of Pacific Real Estate Ventures Inc. for 400 Diamond Street. We are currently in escrow on the property which should close very soon.

BY: David Coury
David Coury

DATED: 12/11/01

COASTAL COMMISSION

EXHIBIT # 6
PAGE 2 OF 2
5-01-236



COASTAL COMMISSION

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