Contact us/sign up:
www.harborgatewaynorth.org
P.O. Box 3723, Gardena, CA 90247
310-768-3853 office
hgnnc@sbcglobal.net

PLANNING AND LAND USE COMMITTEE
Thursday January 25, 2024 at 6:30 pm

Held via Zoom meeting online or by telephone
Zoom web link for this meeting is **https://us02web.zoom.us/j/86204703866**

Dial 1-669-900-6833 to join the meeting and then enter **webinar ID 862 0470 3866** and **press #** (**press *9 to request to speak, *6 to unmute yourself**)

Committee Members

Keith Pitts, Chair	**Craig Kusunoki**	**Micah Silver**
Rosalie Preston, Vice Chair	**Arvie Powell**	**Angela Springs**
Majenni Nixon, Secretary	**Janeshia Robinson**	**Luetta Watson**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte nosotros al (310) 768-3853 o por correo electrónico hgnnc@sbcglobal.net para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board must **dial 1-669-900-6833**, and **enter 862 0470 3866** and then **press #** to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

AGENDA

1) Welcome/call to order/roll call (quorum is 5 members)

2) General public comment on non-agenda items that are within the Neighborhood Council's subject matter jurisdiction. Each speaker will be allowed 2 minutes per speaker-press *9 to request to speak, *6 to unmute yourself

3) Approval of minutes from November 30, 2023, meeting **Vote**

4) Presentation by the LA Regional Water Quality Board on the status of Pacific Electricord groundwater contamination and clean up plan for the property at 747 W. Redondo Beach Blvd. (SCP No. 1180B Site ID No. 2040198)

5) Reports on other planning and land use issues
   a) Harbor LA Community Plans Update public hearing on February 8 - City Planning Commission at City Hall

b) Update on opening of the Weingart Willows
c) Impact of oil drilling from the Garner J1 well, 809 W. 126th Street
d) Demolitions at 11840 S. Central Avenue/E. 119th Street and tenant evictions
e) 15810 S. Vermont Avenue small lot homes
f) Status of Arco gas station, 854 W. El Segundo Blvd.
g) NCPlanCheck presentation on Processes and Procedures
h) Other Planning and Land Use issues

6) Announcements

Adjournment - next meeting date February 22 via Zoom

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas -
Neighborhood Council agendas are posted for public review as follows:

- 135th Street School, 801 W. 135th Street, Gardena, CA 90247
- www.harborgatewaynorth.org
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

Notice to Paid Representatives -
If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Comment
Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the Board.

SB 411 Updates:

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a

disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.
The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.
Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.
(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph , to provide public comment until that timed public comment period has elapsed.
(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.
(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

Public Access of Records -

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at Harbor Gateway North Neighborhood Council office 205, 555 W. Redondo Beach Blvd., at our website: www.harborgatewaynorth.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact our Secretary at (310) 768-3853 or email at: hgnnc@sbcglobal.net

Reconsideration and Grievance Process -

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.harborgatewaynorth.org

Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
555 W. Redondo Beach Blvd. – Room 185
November 30, 2023

Present: Keith Pitts (Chair), Rosalie Preston (Vice Chair), Majenni Nixon (Secretary), Arvie Powell and Micah Silver

1) Welcome/call to order/roll call: Committee Chair Keith Pitts called the meeting to order at 6:43 pm followed by roll call, which determined that a quorum was present.

2) General public comment on non-agenda items that are within the Neighborhood Council's subject matter jurisdiction: None.

3) Approval of minutes from October 26, 2023, meeting: It was moved by Rosalie Preston, seconded by Arvie Powell, and passed 5-0-0 to approve the minutes as submitted.

4) Presentation by SoLA Impact on their application for SoLA Broadway, 252 W. Imperial Highway, 5-story mixed use apartment building, with 166 units and 85 parking spaces, DIR-2022-5982-TOC-SPR-RDP-HCA; ENV-2022-5983-EAF in District 7:
A PowerPoint presentation was made by Aydin Akbarut (Development Manager) and Lauren Olivier (Associate Director, Development). SoLA Impact is a group of social impact real estate funds, including the Black Impact Fund. Their Black Impact Fund receives more than 13% of the profit from the rents of their apartment buildings. One of their goals is to create generational wealth for their renters by providing pathways to saving for a down payment and home ownership of a SoLA Impact townhome. They focus on preserving, rehabbing, and building high quality workforce and affordable housing in low income, black and brown communities. They have incorporated suggestions that HGNNC has made on their previous two projects at 11630 S. Main Street and 110-112 W. Imperial Highway for their third project at 252 W. Imperial Highway. SoLA currently owns and manages more than 1,500 units in South LA.

Site overview:

- L-Shaped lot, including the current vacant lot used to sell Christmas trees at 252 W. Imperial Highway (Imperial/Broadway, plus two parcels to the south which have empty industrial buildings on them. Close to the Metro C Line. Per City guidelines, zero (0) parking spaces are required for this site, but 85 parking spaces will be provided.
- 166 new units (more than 27% "affordable" or approximately 44-45 units)
- 84,073 SF, 85 parking spots, 110 bike parking spots, 13,109 SF open space (i.e. private patios, 5,085 SF courtyard and 7,816 rooftop)
- 25% of parking will be "EV Ready," 9 stalls ready on day 1, plus street parking.
- Everytable (fresh food option) on the ground floor is being negotiated for the one retail space.
- Hoping to have solar panels at this site as well as Blue Cars car share program.
- Traditional irrigation for the planters and also permavoid (egg crates w/ tubes) to collect rainwater.

Rosalie Preston noted that the HGNNC had just realized that the Letter of Determination had already been issued on September 15, 2023, and asked why SoLA Impact had not been able to

make their presentation earlier, since the Planning and Land Use Committee had been asking for months and SoLA Impact had kept saying that they were not ready. Aydin said that the plans still need to be revised for the Department of City Planning, but Rosalie said that the dela in the presentation had prevented the Neighborhood Council from submitting a comment letter to the assigned City Planner.

5) Reports on other planning and land use issues

a) Re-opening of Arco gas station, 854 W. El Segundo Blvd. No major updates since last PLU Committee meeting. No re-opening date yet.

b) LA Regional Water Quality Control Board presentation now set for January 25th 2024: The Board will finally discuss the ground water contamination under the Vermont Avenue/Redondo Beach Blvd. lot, with background on the issue, status of the ground water monitoring wells on the northeast side, plus two new wells next to Farmer Boys and also just north of 154th Street in the alley next to the 110 freeway southbound on-ramp. Previously Pacific Electric Cord used harmful solvents which soaked into the groundwater. They are no longer in business so the responsible party for clean up is now APA 3 Ltd., which is based in Torrance, and was the property owner at the time when the groundwater contamination was first noticed in 2006.

c) Other Planning and Land Use issues: None.

6) Announcements:

Next meeting date to be set on January 25, 2024, at 6:30pm via Zoom (virtual meeting).

Meeting adjourned at 8:21 pm

Minutes taken by Majenni Nixon, Secretary

November 7, 2023

Mr. Scott Putnam
APA III Ltd.
c/o Real Property Resources, Inc.
2780 Skypark Dr., Suite 400
Torrance, CA 90505

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO.: 7019 2280 0000 3772 3137

SUBJECT: REVIEW OF SOIL VAPOR SAMPLING AND VAPOR INTRUSION EVALUATION, PURSUANT TO CALIFORNIA WATER CODE SECTION 13267 ORDER

SITE: FORMER PACIFIC ELECTRICORD, 747 W. REDONDO BEACH BLVD., LOS ANGELES CALIFORNIA (SCP NO. 1180B SITE ID NO. 2040198)

Dear Mr. Putnam:

California Regional Water Quality Control Board, Los Angeles Region (Los Angeles Water Board) staff reviewed the *Results of Additional Soil Vapor Sampling and Vapor Intrusion Evaluation* (Evaluation) dated July 17, 2023, submitted by Waterstone Environmental, Inc. (Waterstone) on your behalf for the referenced site (Site).

SUMMARY OF THE EVALUATION

The Evaluation provides the following information:

1. Soil vapor sampling was performed at 10 on-site dual-nested soil vapor probes previously installed in 2020 to depths of approximately 4-6 and 10-12 feet below ground surface (ft bgs). This work was performed in response to the Los Angeles Water Board's October 1, 2021, requirement to perform an additional round of sampling prior to future site redevelopment.

2. On May 24-25, 2023, 20 primary and two duplicate soil vapor samples were collected from the 10 dual-nested probes. Samples were analyzed on-site at a mobile laboratory for volatile organic compounds (VOCs) using United States Environmental Protection Agency (USEPA) Method 8260B.

3. The results of the May 2023 soil vapor sampling are summarized as follows:

    a. Tetrachloroethene (PCE) was detected in 19 of 20 probes at concentrations ranging from 35 to 5,200 micrograms per cubic meter ($\mu g/m^3$).

b. Other VOCs detected include trichloroethene (TCE) in 11 probes up to 830 µg/m^3, cis-1,2-dichloroethene (DCE) in 4 probes up to 1,200 µg/m^3, 1,1-DCE in 3 probes up to 180 µg/m^3, trans-1,2-DCE in 1 probe at 71 µg/m^3, vinyl chloride in 2 probes up to 250 µg/m^3, and benzene in 1 probe at 32 µg/m^3.

c. Data from May 2023 were determined to be generally consistent with data collected from the same probes in 2020 and 2021. The general pattern was that the highest VOC concentrations were identified in the western part of the Site and higher concentrations in the deeper (i.e., 10-12 ft bgs) samples.

4. Data were compared against California Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office (HERO) Note 3 screening levels and USEPA regional screening levels using attenuation factors (AFs) of 0.03 and 0.0005. Based on this comparison:

   a. For the AF of 0.03, eight samples exceeded a 1E-05 cancer risk for PCE and 1 sample exceeded the hazard quotient (HQ) of 1 for TCE and cis-1,2-DCE. Using the maximum detected concentrations for each compound, the cumulative cancer risk was estimated at 1E-04 and the cumulative hazard index (HI) was estimated at 4.8.

   b. For the AF of 0.0005, two samples exceeded a 1E-06 cancer risk for PCE and no samples exceeded a HQ of 1. On a cumulative basis, cancer risk was estimated as 2E-6 and the HI as 0.08.

5. Waterstone indicated that Prologis, Inc. (Prologis) plans to develop the Site as a 315,000 square-foot slab-on-grade commercial warehouse building. Waterstone stated that a vapor intrusion mitigation system (VIMS) is planned and provided a list of potential design features including a below-slab impermeable membrane, passive venting, cut-off barriers or seals for conduits, and monitoring probes. The existing building pads are expected to be demolished and the Site graded by removing and/or recompacting the upper 3-5 feet of soil under a soil management plan (SMP).

6. Waterstone concluded that no further evaluation of soil vapor at the Site was necessary and requested approval to abandon the 10 soil vapor probes.

LOS ANGELES WATER BOARD RESPONSE

Based on a review of the Evaluation and the case files, the Los Angeles Water Board provides the following responses:

1. As the soil vapor probes are in portions of the Site within the redevelopment footprint, your request to abandon the soil vapor probes is approved. Soil vapor probes are to be abandoned in accordance with the July 2015 *Advisory - Active Soil Gas Investigations* prepared by the California DTSC and Regional Water Quality Control Boards. A report documenting the abandonment of these soil vapor probes is due to the Los Angeles Water Board no later than **January 31, 2024**.

2. Neither soil vapor data collected from the 10 existing soil vapor probes between 2020-2023 nor historical soil vapor data from 2006 delineate the lateral or vertical extent of VOCs in soil vapor at, and potentially extending off, the Site. For example, deeper soil vapor data collected in 2006 identified concentrations of PCE up to 16,000 µg/m^3 extending to the approximate depth of groundwater beneath the source area of the former emulsion tank. However, these deeper soil vapor probes were only located in the immediate vicinity of the source area and did not delineate the extent of this deeper VOC contamination.

   The Los Angeles Water Board also reviewed soil and soil vapor data collected by SCS Engineering on behalf of Prologis summarized in the November 8, 2016, *Phase II Soil and Soil Vapor Investigation Report, Walmart Chapman Site* (Phase II Report) included as an appendix to the Draft Environmental Impacts Report for the redevelopment project at the Site. The Phase II Report data identified multiple samples at a depth of 5 ft bgs with PCE concentrations exceeding those detected in the 2020-2023 sampling events. The Phase II Report includes the highest detection of PCE in soil vapor (21,000 µg/m^3) at the Site. Additionally, soil data from multiple borings at the Site identified PCE in soil up to a concentration of 461 micrograms per kilogram (µg/kg) outside of the former emulsion tank source area. These data demonstrate that elevated VOC concentrations in soil vapor are found in the shallow subsurface, not solely at depth, and that VOC contamination in shallow soil was not fully addressed by historical site remediation. These Phase II Report data were not summarized or considered in the Evaluation.

   The Los Angeles Water Board does not concur with the Evaluation's conclusion that no further soil vapor investigation is warranted at the Site. You are required to submit a work plan for delineation of VOC contamination in soil and soil vapor at the Site to the Los Angeles Water Board for review and approval no later than **December 29, 2023**.

3. VOC contamination in groundwater originating from the Site extends to the southeast beneath nearby commercial and residential properties. No soil vapor or indoor air data have been collected from these off-Site areas overlying the Site-related groundwater plumes. The February 2023 *Final Draft Supplemental Guidance: Screening and Evaluation of Vapor Intrusion* prepared by the California DTSC and State Water Quality Control Board presents a standardized approach for estimating vapor intrusion risk from VOCs in groundwater. Following these procedures, groundwater data from the July 15, 2023, *2023 First Semiannual Results of Groundwater Monitoring* predict unacceptable potential risk to off-Site receptors from groundwater-sourced vapor intrusion:

   a. Downgradient edge of the Site (well PE-MW5A): predicted indoor air concentrations of PCE and TCE exceed their DTSC HERO Note 3 residential and commercial screening levels.

   b. Off-site residential area (well PE-MW6A): predicted indoor air concentrations of PCE exceed its DTSC HERO Note 3 residential screening level.

You are required to submit a work plan for an off-Site soil vapor investigation and vapor intrusion risk assessment to the Los Angeles Water Board for review and approval no later than **January 8, 2024**.

4. Remediation of Site contamination has been limited to soil excavation within the source area near the former emulsion tank. Data from 2006 compared against data from 2020-2023 for collocated probes demonstrate that concentrations of PCE and other VOCs in soil vapor have not meaningfully diminished over this 15+ year timeframe. You are requested to prepare an Interim Remedial Action Plan (IRAP) for the evaluation of on-Site remedial alternatives to address VOC contamination in soil and soil vapor in the vicinity of the source area of the former emulsion tank. The Los Angeles Water Board requests this IRAP be submitted for review and approval no later than **January 31, 2024.**

5. The Evaluation includes discussion of an SMP and VIMS as components of future redevelopment to control potential human exposure to Site contamination. Note that, to date, neither an SMP nor VIMS design documentation have been provided to the Los Angeles Water Board for review and/or comments. Such documents would need to be reviewed and approved by the Los Angeles Water Board before being implemented.

The above due dates for submittal of the technical reports (vapor probe abandonment report, work plan for on-site VOC delineation, and work plan for off-site vapor intrusion assessment) constitute an amendment to the reporting schedules specified in the California Water Code (CWC) section 13267 Order originally dated November 13, 2008. All other aspects of the Order originally dated November 13, 2008, and the amendments thereto, remain in full force and effect. Pursuant to section 13268 of the CWC, failure to submit the required technical reports by the specified due dates may result in civil liability administratively imposed by the Los Angeles Water Board in an amount up to one thousand dollars ($1,000) for each day each technical report is not received.

If you have any questions regarding this letter, please contact Mr. Jeffrey Thompson, Engineering Geologist, at (213) 576-6800 or via email at jeffrey.thompson@waterboards.ca.gov **or contact Mr. Joshua Cwikla, Site Cleanup Program Unit I Supervisor, at (213) 576-6735 or via email at** joshua.cwikla@waterboards.ca.gov**.**

Sincerely,

_____
for Susana Arredondo
Executive Officer

cc: Jeff O'Keefe, State Water Resources Control Board, Division of Drinking Water
Gareth Howell, Los Angeles Department of Water and Power

Joseph Liles, Water Replenishment District of Southern California
Frank Mushmell (Offsite property owner representative)
Howard Chapman, Redondo Beach Boulevard 110 Freeway LA Partnership LTD
Sarah Kelly, Nickerson Insurance, Inc.
Scott Schiff, Soukup & Schiff, LLP
Mark Shifflet, Waterstone Environmental Inc.
Miguel Vazquez/Rosalie Preston/Keith Pitts, Harbor Gateway North Neighborhood Council

November 7, 2023

Mr. Scott Putnam
APA III Ltd.
c/o Real Property Resources, Inc.
2780 Skypark Dr., Suite 400
Torrance, CA 90505

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO.: 7019 2280 0000 3772 3144

SUBJECT: REVIEW OF MULTIPLE GROUNDWATER-RELATED REPORTS, PURSUANT TO CALIFORNIA WATER CODE SECTION 13267 ORDER

SITE: FORMER PACIFIC ELECTRICORD, 747 W. REDONDO BEACH BLVD., LOS ANGELES CALIFORNIA (SCP NO. 1180B SITE ID NO. 2040198)

Dear Mr. Putnam:

California Regional Water Quality Control Board, Los Angeles Region (Los Angeles Water Board) staff reviewed the *Results of Groundwater Monitoring Well Installations* (Installation Report) dated July 17, 2023 and the *2023 First Semiannual Results of Groundwater Monitoring* (Monitoring Report) dated July 15, 2023, each submitted by Waterstone Environmental, Inc. (Waterstone) on your behalf for the referenced site (Site). Based on the recommendations of the Installation Report, Los Angeles Water Board staff also reviewed the *Second Revised Remedial Action Plan for Groundwater* (GW RAP) dated June 30, 2016 prepared by Waterstone on your behalf for the Site.

SUMMARY OF THE INSTALLATION REPORT

The Installation Report provides the following information:

1. Between January 10-12, 2023, two multi-depth monitoring wells (PE-MW7A/B/C/D and PE-MW8A/B/C/D) were installed. Well PE-MW7 is located approximately 50 feet to the west of the Site and well PE-MW8 is located approximately 500 feet to the east of the Site. Screen intervals for these multi-depth wells are summarized below:

    a. A interval wells: 22-47 feet below ground surface (ft bgs)

    b. B interval wells: 60-65 ft bgs.

    c. C interval wells: 80-85 ft bgs.

    d. D interval wells: 100-105 ft bgs.

2. On January 23, 2023, the new wells were gauged and sampled using low-flow purging and sampling protocols. Samples were analyzed at an off-site laboratory for volatile organic compounds (VOCs) using United States Environmental Protection Agency (USEPA) Method 8260B. Sample results are summarized as follows:

    a. Well PE-MW7 was found to contain tetrachloroethene (PCE) in the A and B intervals at a maximum concentration of 1.1 micrograms per liter (µg/L). Other VOCs detected included benzene in the B interval at a concentration of 0.59 µg/L and toluene in the D interval at a concentration of 0.61 µg/L. No other VOCs were detected.

    b. Well PE-MW8 was found to contain PCE at each depth interval to a maximum concentration of 3.7 µg/L, trichloroethene (TCE) in the A, B, and D intervals at a maximum concentration of 1.4 µg/L, and cis-1,2-dichloroethene (DCE) in the A and B intervals at a maximum concentration of 4.8 µg/L. Other VOCs detected include chloroform in the A, B, and D intervals at a maximum concentration of 0.60 µg/L, bromodichloromethane in the A interval at a concentration of 0.53 µg/L, and dibromochloromethane at a concentration of 0.67 µg/L. No other VOCs were detected.

3. Based on these results, the Installation Report provided the following conclusions and recommendations:

    a. Wells PE-MW7 and PE-MW8 delineated the PCE and TCE groundwater plumes to levels below their respective maximum contaminant levels (MCLs). No additional well installations for delineation or monitoring were recommended.

    b. Groundwater concentrations of PCE and TCE have been monitored for 17 years and demonstrate continuous and steady downward trends. Only four locations exceed MCLs for PCE and/or TCE and no other MCLs for VOCs are exceeded. The presence of TCE and cis-1,2-DCE demonstrate that natural attenuation is occurring.

    c. The new wells will be monitored semiannually with the other groundwater monitoring program wells. If monitoring confirms these results, Waterstone will request a reduction in sampling frequency.[1]

    d. Waterstone requested that the Los Angeles Water Board approve the GW RAP which proposed monitored natural attenuation (MNA) to address groundwater contamination.

    e. You and Waterstone requested that the Los Angeles Water Board facilitate redevelopment of the Site by Prologis, Inc., including by approving the destruction

[1] Note that the specific wells requested for destruction were identified in the Monitoring Report as described later in this correspondence.

of one or more existing groundwater monitoring wells potentially within the footprint of the redevelopment.[1]

SUMMARY OF THE MONITORING REPORT

1. On June 13-15, 2023, groundwater monitoring was performed at the Site. All Site wells, including the newly installed multi-depth wells PE-MW7 and PE-MW8, were gauged and sampled as part of this first semiannual monitoring event.

2. Groundwater was found to flow to the southeast beneath the Site at a gradient of approximately 0.002 ft/ft, consistent with previous flow measurements. Groundwater elevations increased by an average of 1.55 ft since the preceding (December 2022) monitoring event. This higher groundwater elevation was attributed to winter rainfall.

3. Groundwater sampling was conducted using low flow purging and sampling protocols. A total of 21 groundwater samples (20 primary and one duplicate[2]) were analyzed at an off-site laboratory for VOCs by USEPA Method 8260B. In addition, seven wells were analyzed for natural attenuation parameters including dissolved gases by method RSK-175, nitrate and sulfate by USEPA Method 300.0, manganese and iron by USEPA Method 200.7, and ferrous iron by Standard Method (SM) 3500. Sample results are summarized as follows:

   a. PCE was identified in seventeen wells up to a maximum concentration of 65 µg/L with five wells containing PCE exceeding its MCL of 5 µg/L.

   b. TCE was identified in ten wells up to a maximum concentration of 15 µg/L with three wells containing TCE exceeding its MCL of 5 µg/L.

   c. Cis-1,2-DCE was identified in six wells up to a maximum concentration of 4.8 µg/L.

   d. Other VOCs detected included 1,2-dichloroethane in two wells at a maximum concentration of 1.3 µg/L and chloroform in four wells at a maximum concentration of 1.3 µg/L.

   e. Monitoring results are stated to be generally consistent with recent sampling events.

   f. Dissolved oxygen (DO) and oxidation reduction potential (ORP) values increased compared to December 2022, a change attributed in the Monitoring Report to the infiltration of winter rains.

   g. Natural attenuation of PCE was concluded to be occurring as:

      i. PCE concentrations have reduced compared to their historical maximum concentrations of 85 µg/L (PE-MW4) and 110 µg/L (grab sample PE-MW2-HP).

[2] See Los Angeles Water Board comment #4 regarding the number of duplicate samples collected.

ii. PCE degradation ("daughter") products TCE and cis-1,2-DCE are present in groundwater.

4. Based on these results, the Monitoring Report recommended the following:

   a. Destruction of wells PE-MW2 and PE-MW5A/B/C/D as these wells are located within the footprint of the Site redevelopment project and cannot reasonably be protected from damage.

   b. Modification of the groundwater sampling frequency for Site wells as follows:

      i. Well PE-MW3: suspend sampling until closure is requested, at which time confirmation sampling would be performed at this well. The only detection of VOCs over the history of sampling at this well was PCE at the reporting limit of 0.50 µg/L in June 2023.

      ii. Well PE-MW6A: reduce sampling frequency to annual. This well has not been found to contain PCE exceeding the MCL for more than 10 years.

   c. Maintain the current semiannual sampling frequencies for wells PE-MW4 and PE-MW6B and the current annual sampling frequencies for wells PE-MW1, and PE-MW6C/D.

   d. Conduct two more rounds of semiannual sampling on wells PE-MW7A/B/C/D and PE-MW8A/B/C/D and, if VOC concentrations are below their respective MCLs in each event, automatically transition these wells to an annual sampling frequency.

SUMMARY OF THE GW RAP

1. The GW RAP provided general Site-related information including a site history, regulatory history, geological and hydrogeological information, identification of local production wells proximate to the Site, and a summary of previous groundwater investigations.

2. The GW RAP proposed remedial action objectives (RAOs) for groundwater equal to each contaminant's respective MCL. The GW RAP stated that MCLs were identified as RAOs based on economic and technological considerations.

3. The area of contamination in groundwater was estimated to have a maximum length of 1,600 feet, maximum width of 350 feet, and an average thickness of 25 feet. Based on an average PCE concentration of 27 µg/L, the total mass of PCE within the groundwater plume was estimated to be 2.95 pounds.

4. Remedial technologies were screened for their ability to address dissolved phase concentrations of PCE and TCE in groundwater to identify a cost-effective remedial alternative able to achieve RAOs in a reasonable timeframe. The alternative evaluation considered the following nine evaluation criteria based on requirements of

the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA):

a. Overall protection of human health and the environment.

b. Compliance with applicable or relevant and appropriate requirements (ARARs).

c. Long-term effectiveness and permanence.

d. Reduction of toxicity, mobility, and volume.

e. Short-term effectiveness.

f. Implementability.

g. Cost.

h. State (support agency) acceptance.

i. Community acceptance.

5. Four remedial alternatives were evaluated in the GW RAP:

   a. No action.

   b. Groundwater extraction and treatment ("pump-and-treat").

   c. Enhanced bioremediation and/or in-situ chemical oxidation.

   d. MNA.

6. Based on the remedial alternatives analysis, MNA was recommended. Additional details regarding the proposed implementation of MNA included:

   a. The timeframe for MNA to achieve MCLs was estimated using the *BIOSCREEN* spreadsheet model and linear regression analysis of concentration trends on a well-by-well basis. This timeframe was estimated to be 4-14 years (linear regression analysis) or 24 years (*BIOSCREEN* modeling incorporating biodegradation).[3]

   b. The MNA monitoring network was proposed to be established after one additional round of sampling of all program wells.

[3] Note that the GW RAP is inconsistent as to the exact timeframe projected for MNA to achieve RAOs. For example, Section 5.4.1 describes the remedial timeframe as 8-10 years with 27 years as a worst-case scenario, whereas Section 9.0 describes the remedial timeframe as 4-14 years.

c. An interim remedial milestone was proposed to be evaluated for two years following the implementation of MNA. If either of the following contingency "triggers" were identified, contingency plans were proposed to be implemented:

   i. Trigger 1: significant increase in contaminant concentrations in one or more wells indicating that plume size and concentration is significantly increasing.

   ii. Trigger 2: Significant stagnation in the predicted decreasing trend which indicates that the time to achieve RAOs will be delayed.

d. Sequential contingency actions to address contamination where MNA is not expected to achieve RAOs over a reasonable timeframe were proposed to include:

   i. Conducting confirmation sampling.

   ii. Conducting additional investigations and/or monitoring.

   iii. Installing new wells.

   iv. Evaluating active remediation via targeted injection and/or in-situ treatment using liquid activated carbon, chemical oxidation additive, or chemical reduction additives via a RAP addendum.

e. Sequential contingency actions in case a water supply well is installed within the footprint of the groundwater plume were proposed to include:

   i. Conducting additional investigations.

   ii. Working with the water purveyor to relocate the well or blend water.

   iii. Performing in-situ remediation and/or containment in the vicinity of the water supply well.

   iv. Providing wellhead treatment using granulated activated carbon (GAC).

   v. Providing an alternative source of water.

LOS ANGELES WATER BOARD RESPONSE

Based on a review of the Installation Report, Monitoring Report, GW RAP, and the case files, the Los Angeles Water Board provides the following responses:

Groundwater Monitoring Program

1. Per the September 30, 2013 *Response to Request for Groundwater Closure* amendment to the California Water Code (CWC) section 13267 Order originally dated November 13, 2008 (2013 Monitoring Requirements), the first semiannual monitoring period is specified as May of each year. Groundwater sampling reported in the Monitoring Report was conducted in June 2023, and thus was not in compliance with

the 2013 Monitoring Requirements. Future monitoring events must be conducted in accordance with all requirements. If circumstances arise that hinder maintaining compliance, the Los Angeles Water Board must be notified in writing as early as possible but, in all cases, in advance of noncompliance.

2. Section 4.0 of the Monitoring Report states that the next round of groundwater monitoring will be performed in September 2023 and the corresponding report will be submitted in July 2023. The Los Angeles Water Board believes the July 2023 date is a typographical error. For clarity, per the 2013 Monitoring Requirements, the second semiannual groundwater monitoring report is due on or before January 15 of the following year (e.g., January 15, 2024, for the next groundwater monitoring report). Additionally, note that the 2013 Monitoring Requirements specify that the second semiannual event be performed in November.

3. The Monitoring Report text and tables only describe a single duplicate sample (DUP-1 collected from well PE-MW1) but the laboratory reports and chains of custody included in the appendices of the Monitoring Report include an apparent second duplicate sample (DUP-2 collected on June 14, 2023). No sample collection time is listed on the chain of custody and the Los Angeles Water Board was not able to determine the well from which this apparent duplicate sample was collected. You are required to submit an addendum to the Monitoring Report describing sample DUP-2 and providing updated tables and/or figures as appropriate to the Los Angeles Water Board for review and approval no later than **December 7, 2023.**

4. Based on the data presented in the Monitoring Report, if not for the Site redevelopment, wells PE-MW2 and PE-MW5A/B/C/D would continue to be required components of the Site groundwater monitoring program. Your request to abandon wells PE-MW2 and PE-MW5A/B/C/D to facilitate Site redevelopment is approved on the condition that these wells be replaced following redevelopment in locations appropriate to provide similar data as the current monitoring wells. You are required to submit a work plan for well abandonment and replacement to the Los Angeles Water Board for review and approval no later than **January 8, 2023**.

5. After reviewing the request for modification to the groundwater sampling program, the request is partially approved as described below:

    a. The consistent southeasterly groundwater flow direction observed at the Site and the history of non-detect or near-reporting limit VOC concentrations at well PE-MW3 provide a suitable basis for the suspension of analytical sampling of this well until closure-related confirmation sampling. However, the location of this well provides an important control point for groundwater elevation and groundwater flow direction measurement, particularly with wells PE-MW2 and PE-MW5 planned to be temporarily removed from the program to facilitate Site redevelopment. Beginning with the second semiannual 2023 event, PE-MW3 must be gauged on a semiannual basis at least until such time that replacement wells for PE-MW2 and PE-MW5 are installed. Additionally, if groundwater flow changes to a direction that

suggests potential migration of contaminants from Site groundwater plumes towards PE-MW3, the analytical sampling at PE-MW3 shall be resumed.

b. Well PE-MW6A provides the only downgradient delineation point for PCE and TCE in the uppermost groundwater interval. Additionally, this well is the only monitoring well location providing data reflective of concentrations of VOCs in uppermost groundwater in the residential area downgradient of the Site. A reduction in sampling frequency for this well is not warranted at this time and is not approved.

c. Although the first two rounds of sampling from wells PE-MW7A/B/C/D and PE-MW8A/B/C/D have not identified VOCs above their respective MCLs in groundwater, predetermining a potential change in monitoring frequency based off two data points per well is premature and is not approved.

d. To provide scheduling flexibility in light of the planned Site redevelopment, semiannual groundwater monitoring at the Site shall continue under the following amended schedule:

Monitoring Period	**Report Due Date**
April – June	July 15th
October – December	January 15th

Proposed Groundwater Remedial Action

6. The GW RAP states that the original May 15, 2015 *Remedial Action Plan for Groundwater* identified MCLs as the RAO based on economic and technological considerations, but review of that document did not identify any discussion of the technological and/or economic feasibility of attaining alternative cleanup goals to background. As an example, this type of evaluation could include a comparative analysis of the feasibility, cost, timeframe, etc. of remedial technologies to achieve background compared against multiple potential alternative cleanup goals.

   Under California State Water Resources Control Board Resolution No. 92-49 *Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304* (Resolution 92-49), MCLs are the least stringent cleanup goal consistent with the designated beneficial uses of groundwater beneath the Site. In the absence of a technical and economic analysis of the feasibility in attaining alternative cleanup goals, the appropriate RAO for groundwater remediation at the Site is background, which is essentially zero for anthropogenic chlorinated VOCs such as those discharged from the Site.

7. The GW RAP only evaluates remedial alternatives on a standalone basis for their ability to address the entirety of the groundwater contaminant plume. The result of this narrow view of remedial design is that the analysis of the pump-and-treat and enhanced bioremediation/in-situ treatment remedial alternatives (i.e., the “active” remedies) are biased to be highly unfavorable options driven by the size and off-site nature of the groundwater contamination. By limiting the analysis of active remediation

to scopes which are clearly inconsistent with the presence of streets, utilities, and residential structures overlying the off-Site groundwater plumes, the GW RAP inappropriately determines that these active remedial options have poor compliance with ARARs, poor to very poor implementability, poor state acceptance, poor to very poor community acceptance, and higher costs relative to the no action and MNA alternatives. In other words, the GW RAP evaluates active remedial technologies based on hypothetical designs which are intentionally incompatible with the Site conditions, and then uses this flawed evaluation to reject all potential applications of these technologies as not feasible for Site remediation.

As an example of standard remedial approaches which were not considered, the GW RAP does not evaluate remedial action to cleanup and abate residual contamination beneath the source area of the Site (i.e., source reduction) or remedial action to prevent off-Site migration of contamination (i.e., containment). The active remedial alternatives screened out in the GW RAP are expected to be more favorably evaluated when designed for source reduction and/or containment rather than plume-wide remediation. The fact that source reduction or containment are feasible remedial alternatives is implicitly acknowledged in the contingency measures discussed in the GW RAP, which include injection-based remediation or plume containment through installation of a permeable reactive barrier.

The evaluation of remedial alternatives provided in the GW RAP is skewed towards favoring low-cost passive remediation and thus does not provide an adequate comparison of potential remedial alternatives for addressing contamination at and originating from the Site. The GW RAP must fairly compare remedial alternatives on the basis that the remedy will be implemented in a manner which meets professional standards.

8. The Los Angeles Water Board does not approve MNA as the groundwater remedial action for the Site as proposed by the GW RAP. Based on current Site conditions, the Los Angeles Water Board does not believe that MNA has a high likelihood of achieving water quality objectives consistent with the designated beneficial uses of groundwater beneath the Site in a reasonable timeframe for the following reasons:

    a. Geochemical data presented in the Monitoring Report beginning in 2007 (DO, ORP, pH) and 2014 (dissolved gases, cation, and anion laboratory analyses) do not support the conclusion that natural attenuation of PCE is occurring. For example, the USEPA's September 1998 *Technical Protocol for Evaluating Natural Attenuation of Chlorinated Solvents in Ground Water* (USEPA Chlorinated NA Guidance) provides a scoring rubric to screen geochemical data for indications of natural attenuation of chlorinated solvents.[4] Applying this rubric to individual samples and well averages, the geochemical conditions fell within the "inadequate evidence" or "limited evidence" categories for anaerobic biodegradation (via

[4] Note that the geochemical ranges for DO and ORP conditions favorable to natural attenuation of chlorinated compounds is provided as part of the Monitoring Report. Although the source(s) of these ranges are not cited, the ranges presented are consistent with those provided in the USEPA Chlorinated NA Guidance.

reductive dechlorination) of chlorinated VOCs. Key factors demonstrating geochemical conditions not conducive to anaerobic biodegradation include:

i. ORP and DO reflect primarily aerobic conditions in groundwater beneath and near the Site.

ii. The concentrations of geochemical indicators of anaerobic conditions (including sulfate, nitrate, and ferrous iron) are not consistent with those expected in an aquifer where anaerobic degradation is occurring.

iii. Although TCE and cis-1,2-DCE are likely daughter products of PCE degradation, there is a consistent absence of vinyl chloride, ethene, ethane, and methane in groundwater suggesting that, at best, sequential reductive dechlorination of PCE has stalled at cis-1,2-DCE.

b. The approaches used to evaluate the contaminant attenuation rates and expected timeframe for MNA to achieve RAOs are flawed, leading to an overestimate of attenuation rates. This determination is based upon:

i. Monitoring wells which did not demonstrate a declining trend in contaminant concentration were excluded from the linear regression (attenuation rate) analysis and were not discussed. Wells without declining trends that were excluded from analysis include PE-MW5 (downgradient edge of the Site) and PE-MW6 (the downgradient-most off-Site well). By only evaluating wells with a declining trend for attenuation rates and using those rates to reflect the behavior of the overall groundwater plumes, the GW RAP overestimated the expected efficacy of MNA as a remedial alternative.

ii. The solute half-life for PCE used in the *BIOSCREEN* modeling was stated to be based upon the linear regression analysis of well concentrations. The above issue of excluding non-decreasing trends notwithstanding, this approach further incorrectly overestimated the attenuation rate of PCE. A half-life derived from data will represent that total degradation rate from all processes (physical, biological, and/or chemical). In contrast, the *BIOSCREEN* model implementation of the half-life is specific to that reflective of biological and/or chemical processes, as physical attenuation is estimated through the integrated Domenico model for plume advection and dispersion.[5] As such, the approach used in the first-order decay *BIOSCREEN* model runs presented in the GW RAP "double count" physical attenuation, and thus are not reliable for decision-making.

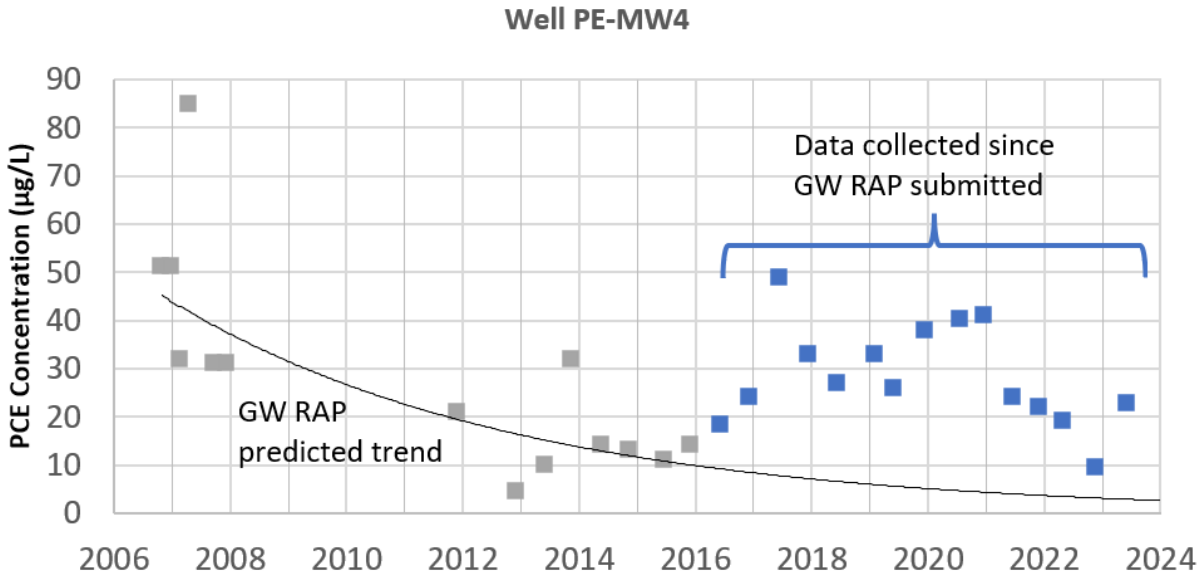
c. Since the submittal of the GW RAP, there are approximately seven and a half years of additional groundwater monitoring data available to assess the

[5] For more information, see, for example, USEPA (1996) *BIOSCREEN Natural Attenuation Decision Support System, User's Manual Version 1.3,* EPA/600/R-96-087 and Newell et al., (2002), *USEPA Ground Water Issue: Calculation and Use of First-Order Rate Constants for Monitored Natural Attenuation Studies*, EPA/540/S-02/500. These documents are publicly available online at no cost.

representativeness of the MNA modeling presented in the GW RAP. These more recent data do not validate the MNA modeling, and instead demonstrate that PCE and TCE concentrations have largely stagnated in groundwater, in many cases at concentrations exceeding their respective MCLs. Given that stagnation of contaminant attenuation is one of the triggers for contingent actions proposed in the GW RAP, additional response actions other than MNA are warranted and consistent with the proposed approach.

9. As an example, concentrations in well MW-4, located beneath the source area of the former emulsion tank, have persisted beyond the predictions presented in the GW RAP based on the well-specific linear regression analysis (see figure below). Additionally, the relative concentration of PCE compared to daughter products TCE and cis-1,2-DCE has increased over time, opposite the expected pattern for PCE undergoing natural attenuation via reductive dechlorination.

Figure 1 – Data from Well PE-MW4 Representing Groundwater Beneath the Source Area (Former Emulsion Tank)



In addition to demonstrating that natural attenuation is not occurring at the rates estimated in the GW RAP, the persistence of PCE contamination beneath the source area demonstrates the likely presence of residual source area contamination which is acting as an ongoing source of contamination to groundwater.

10. The Los Angeles Water Board requests that the GW RAP be revised to address the above comments. The revised GW RAP is due no later than **January 31, 2024.**

Groundwater Delineation

11. Based on the current and historical groundwater data provided in the Monitoring Report, the downgradient extent of groundwater contamination has not been

delineated.[6] You are required to submit a work plan to complete the delineation of groundwater contamination originating from the Site to the Los Angeles Water Board for review and approval no later than **January 8, 2024**.

The above due dates for submittal of technical reports (addendum to the Monitoring Report and work plan for groundwater delineation) constitute an amendment to the reporting schedules specified in the California Water Code (CWC) section 13267 Order originally dated November 13, 2008. All other aspects of the Order originally dated November 13, 2008, and the amendments thereto, remain in full force and effect. Pursuant to section 13268 of the CWC, failure to submit the required technical reports by the specified due dates may result in civil liability administratively imposed by the Los Angeles Water Board in an amount up to one thousand dollars ($1,000) for each day each technical report is not received.

If you have any questions regarding this letter, please contact Mr. Jeffrey Thompson, Engineering Geologist, at (213) 576-6800 or via email at jeffrey.thompson@waterboards.ca.gov **or contact Mr. Joshua Cwikla, Site Cleanup Program Unit I Supervisor, at (213) 576-6735 or via email at** joshua.cwikla@waterboards.ca.gov**.**

Sincerely,

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for Susana Arredondo
Executive Officer

cc: Jeff O'Keefe, State Water Resources Control Board, Division of Drinking Water
Gareth Howell, Los Angeles Department of Water and Power
Joseph Liles, Water Replenishment District of Southern California
Frank Mushmell (Offsite property owner representative)
Howard Chapman, Redondo Beach Boulevard 110 Freeway LA Partnership LTD
Sarah Kelly, Nickerson Insurance, Inc.
Scott Schiff, Soukup & Schiff, LLP
Mark Shifflet, Waterstone Environmental Inc.
Miguel Vazquez/Rosalie Preston/Keith Pitts, Harbor Gateway North Neighborhood Council

[6] The Los Angeles Water Board acknowledges that its August 14, 2019 *Response to a Work Plan for Groundwater Monitoring Well Installation* did not require the installation of a well further downgradient of PE-MW6 at that time. However, the basis of that determination was the apparent declining concentration trends in well PE-MW6. As PCE concentrations in well PE-MW6B have not continued the declining trend observed in 2019 and have stabilized at around 20-25 µg/L (i.e., 4 to 5 times the MCL for PCE), additional delineation is now warranted.