

COMMUNITY Notice

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

Draft Response Plan for Pacific Palisades Village Site Available For Public Review & Comment

The Department of Toxic Substances Control (DTSC) invites public comment on a proposed plan to clean up contaminated soil, soil vapor, and groundwater at the Pacific Palisades Village site (Site) located near the intersection of Sunset Boulevard and Swarthmore Avenue in Pacific Palisades. The proposed cleanup plan, called a draft Response Plan describes in detail the environmental investigation activities, sampling activities, sampling results, and the proposed cleanup activities to address soil and groundwater contaminated with tetrachloroethylene (PCE).

There is **no** immediate health risk because the site is fully developed and paved and will remain unchanged in the future. The public is not exposed to any of the contaminants in soil and groundwater. Shallow soil vapor is currently being collected and treated with a Soil Vapor Extraction (SVE) system*.

Why Cleanup Is Necessary

DTSC determined there are contaminants present in soil, soil vapor and groundwater at the site that are above DTSC's protective standards. Thus, DTSC is requiring a cleanup plan be developed and implemented to ensure long term public health and safety. DTSC is responsible to oversee the cleanup actions and ensure work is performed in a manner that does not harm people or the environment.

This fact sheet provides information on:

- Site Location & History
- Environmental Investigation Conducted
- Proposed Cleanup Plan – draft Response Plan
- Safety Measures
- California Environmental Quality Act (CEQA)
- How You Can Participate
- Next Steps
- Where to Find Site Documents
- Who to Contact at DTSC for Information

*SVE system works by creating a vacuum that pulls vapor out of the soil, into a vapor-liquid separator. The contaminated liquid is then collected for offsite disposal.

Public Comment Period



August 25th through September 26th, 2014

A 30-day public comment period is being held to receive public comments on the draft Response Plan and CEQA Negative Declaration. Public comments must be postmarked or e-mailed by **September 26, 2014** and sent to:

Jose Diaz, Project Manager
 Dept. of Toxic Substances Control
 9211 Oakdale Avenue
 Chatsworth, CA 91311-6505
 E-mail: Jose.Diaz@dtsc.ca.gov

Public Meeting Announcement

DTSC is also hosting a public meeting to present the draft Response Plan and receive public comments. Please join us:

Tuesday, September 16th, 2014
6:30 p.m. to 8:30 p.m.

Palisades Charter High School
 Mercer Hall
 15777 Bowdoin Street
 Los Angeles, CA 90272

Site Location and History

The Site is composed of ten irregular shaped lots which include the existing retail plaza called Pacific Palisades Village, and consists of about 52,794 square feet of building area on a 2.77-acre property. Before 1950, the Site was undeveloped land with no structures present, with the exception of a few single-family residences. Between 1950 and 1954, the Site was developed with the existing retail structures and the surrounding area now includes single-family residential developments and commercial developments along Sunset Boulevard and Swarthmore Avenue. Currently, the Site is zoned for commercial, multifamily residential and parking uses.

Environmental Investigation

In 2012, environmental investigations at the Site began as part of due diligence activities required during the consideration of real estate purchases for redevelopment. Previous investigations revealed a historic release of PCE most likely attributable to a dry cleaning establishment that operated at 1045 Swarthmore Avenue from about 1968 to 2000. Elevated levels of PCE are present in soil, soil vapor, and groundwater beneath the Site.

Proposed Cleanup Plan – draft Response Plan

To address soil, soil vapor and groundwater, the draft Response Plan proposes:

Soil- demolition of existing structures (in the areas of most significant impacts), removal of contaminated soil, known as source area soil excavation, followed by transportation and off-site disposal of about 11,000 cubic yards (717 truckloads) of contaminated soil.

Soil Vapor – SVE will also be employed to address the PCE contamination in soil. The SVE systems will be monitored quarterly and reported to DTSC.

Groundwater – Monitored Natural Attenuation (MNA) will be used to address contamination in groundwater and will be monitored for at least 2 years on a quarterly basis. MNA relies on the natural physical, chemical and biological processes to breakdown the contamination in groundwater.

Confirmation sampling will also be conducted for soil, soil vapor, and groundwater to ensure cleanup goals have been met.

Safety Measures

To protect the surrounding community and onsite workers during field activities, the following safety measures will be implemented:

- During excavation activities, soil will be sprayed with water for dust suppression;
- Air monitoring will be conducted to ensure dust remains at safe levels;
- Covering trucks carrying the soil and cleaning tires prior to leaving the site;
- A traffic-monitoring plan will be implemented to minimize traffic congestion in the immediate neighborhood.

California Environmental Quality Act (CEQA)

DTSC is required by CEQA to consider projects that have the potential to impact the environment before approval. To comply with CEQA, DTSC prepared an Initial Study and proposes a Negative Declaration as the proposed project activities will not have a significant negative impact on human health and the environment.

How to Participate and Submit Your Comments

DTSC encourages you to review the draft Response Plan and CEQA Negative Declaration. **The 30-day public comment period for the draft Response Plan and CEQA Negative Declaration begins August 25th and ends September 26th, 2014. All public comments must be postmarked or e-mailed on or before September 26th 2014, and sent to:**

Jose Diaz, Project Manager

Department of Toxic Substances Control

9211 Oakdale Avenue

Chatsworth, CA 91311-6505

Email: Jose.Diaz@dtsc.ca.gov

You are also invited to attend the public meeting on September 16, 2014. Details are on the front page of this Community Notice.

Next Steps

DTSC will evaluate and respond to all public comments received on the draft Response Plan before approval. If approved, the Response Plan activities are anticipated to begin by the end of 2014, and take about 24 months to complete. Work will be conducted between 7:00 am and 5:00 pm during weekdays. No work will be conducted on Saturdays, Sundays or holidays.

Where to Find Project Documents

Copies of the draft Response Plan, CEQA Negative Declaration, and related project documents are available for public review at the following Information Repositories:

Palisades Branch Library

861 Alma Real Drive
Los Angeles, CA 90272-3730
(310) 459-2754

Monday & Wednesday: 10 a.m. to 8 p.m.
Tuesday & Thursday: 12:30 p.m. to 8 p.m.
Friday & Saturday: 10 a.m. to 5:30 p.m.
Sunday: Closed

Department of Toxic Substances Control

Regional Records Office
9211 Oakdale Avenue
Chatsworth, CA 91311-6520
Contact Vivien Tutaan to schedule an appointment
(818) 717-6521
Monday - Friday: 8 a.m. to 5 p.m.

For more information about the Pacific Palisades site, visit www.EnviroStor.dtsc.ca.gov. For more information about our department, please visit our website at www.dtsc.ca.gov.

Who to Contact for More Information

Jose Diaz, Project Manager

9211 Oakdale Avenue
Chatsworth, CA 91311-6505
Email: Jose.Diaz@dtsc.ca.gov
(818) 717-6614

Marcia Rubin, Public Participation Specialist

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
E-mail: Marcia.Rubin@dtsc.ca.gov
(714) 484-5338

Media Inquiries

Sandy Nax, Public Information Officer
Department of Toxic Substances Control
Email: Sandy.Nax@dtsc.ca.gov
(916) 327-6114

All DTSC documents made available to the public can be provided in an alternate format (e.g. Braille, large print, etc.) or in another language as appropriate, and in accordance with state and federal laws. Please contact Marcia Rubin for assistance.

