



October 4, 2023

Governor's Office of Planning & Research

Oct 11 2023

STATE CLEARINGHOUSE

Mr. Alexander Truong
Department of City Planning
City of Los Angeles
200 N. Spring Street, Room 763
Los Angeles, CA 90012

alexander.truong@lacity.org

RE: Response to Comments: Sustainable Communities Environmental Assessment (SCEA) for the 6136 West Manchester Boulevard Project (ENV-2022-6065-SCEA Project) Dated July 26, 2023 (State Clearing House Number 2023070575)
CV 6136 Manchester, LLC
6136 West Manchester Boulevard and 8651 La Tijera Boulevard
Los Angeles, California 90045
Partner Project Number: SM21-345544

Dear Mr Truong,

On behalf of CV 6136 Manchester, LLC and the other owners of the property, Partner Engineering and Science, (Partner) is submitting this letter to the City of Los Angeles Department of City Planning documenting our response to the August 15, 2023 letter from the California Department of Toxic Substances Control (DTSC) to the Department of City Planning, titled "Sustainable Communities Environmental Assessment (SCEA) for the 6136 West Manchester Boulevard Project (ENV-2022-6065-SCEA Project) Dated July 26, 2023 (State Clearing House Number 2023070575)". Specifically, this letter responds to the following DTSC comments:

Comment 1: Based on the preliminary review of your project, documentation of contamination within the project area, and potential for soil vapor as indicated in the Phase I Environmental Site Assessment, DTSC recommends that you submit a Request for Lead Agency Oversight Application to have DTSC conduct oversight for this project.

As documented in the SCEA, Partner performed the above-referenced Phase I Environmental Site Assessment (Phase I) in November 2021 (Appendix G.1, Pages 3 – 954 of the SCEA). The Phase I identified several Recognized Environmental Conditions (RECs) which stem from the known history of the Site which includes operation of a former gas station, underground storage tank (UST) operation and removal, identification of impacted soil beneath USTs, and presence of an off-Site Historical Hazardous Substance Storage Container site which used halogenated organic compounds and had a known history of violations. The RECs indicated the potential for impacts to soil vapor and a potential vapor intrusion risk to building occupants (Appendix G.1, Page 46 of the SCEA).

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Since soil vapor was not previously sampled at the Site, Partner performed a Phase II Subsurface Investigation (Phase II) for the Site, detailed in the "Phase II Subsurface Investigation Report" dated November 10, 2022 (Appendix G.2, Pages 955 – 1307 of the SCEA). The purpose of the Phase II was to further assess the RECs identified in the Phase I and to evaluate whether soil and soil vapor beneath the Site had been impacted by current and/or historical operations at the Site or the adjacent property.

As part of the Phase II, Partner advanced 21 borings to collect soil and soil vapor samples beneath the Site. Borings were located in the areas of concern identified in the Phase I. Soil sample analysis revealed no detections of volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), polychlorinated biphenyls (PCBs), or semi-volatile organic compounds (SVOCs) above their respective laboratory reporting limits or the regulatory screening levels for residential and commercial/industrial land uses (Tables 1 through 7: Appendix G.1, Pages 981 – 988 of the SCEA).

A total of 39 soil vapor samples were collected as part of the Phase II. The DTSC Office of Human and Ecological Risk (HERO) has developed California-Modified RSLs based on a review of 1) Regional Screening Levels (RSL) RSL concentrations, and 2) recent toxicity values. The DTSC regularly updates these toxicity screening levels in documents known as HERO Note 4 (TCE only) and HERO Note 3, which were most recently revised in June 2020 and updated in May 2022. While detected concentrations of soil vapor are not directly comparable to indoor air quality screening levels such as those presented in RSLs or the DTSC's HERO Note 3, the DTSC has issued a series of recommended default attenuation factors (AFs) that can be used to calculate indoor air concentrations from soil vapor data for preliminary screening purposes. This methodology is presented by DTSC in their *Final Vapor Intrusion Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* (DTSC, 2011). More recently, in February 2023, the DTSC issued the Final Draft *Supplemental Guidance: Screening and Evaluating Vapor Intrusion*.

In their published final guidance document from 2011, the DTSC recommends applying a default AF of 0.001 (for current commercial/industrial buildings and future residential) or an AF of 0.0005 (for future commercial/industrial buildings) to maximum detected soil vapor concentrations to calculate representative indoor air concentrations. The DTSC February 2023 Final Draft Supplemental Guidance recommends, as a first step, conducting a screening evaluation of soil vapor data using an AF of 0.03 to calculate representative indoor air concentrations; however, this document further specifies that this initial screening should be followed by more detailed evaluations using multiple lines of evidence to determine an applicable site-specific attenuation factor.

In accordance with the DTSC's February 2023 Final Draft Supplemental Guidance, Partner initially evaluated the soil gas data using the 0.03 AF to establish that sufficient soil gas delineation has been performed, and subsequently multiple lines of evidence were used to establish the appropriate site-specific attenuation factors for future building use at the Site as follows: the Site will be redeveloped with a new building that will include at least one (and up to three) levels of ventilated subterranean parking beneath the entire footprint of the Site (an acceptable form of vapor intrusion mitigation in accordance with DTSC 2011 Vapor Intrusion Mitigation Advisory), which will include excavation and removal of soil where soil vapor impacts were identified; in addition, the at-grade level of the future building will consist of commercial occupancy,

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with a limited amount of live/work residential space at the south-east and northwest portions of the Site. VOCs were not detected above regulatory screening levels beneath the planned at-grade live/work residential space or in the immediate vicinity. Accordingly, in consideration of these Site- and building-specific lines of evidence, attenuation factors for the future building use were identified as 0.001 for residential land uses and 0.0005 for commercial/industrial land uses, respectively in accordance with the protocol established in DTSC's February 2023 Final Draft Supplemental Guidance, page 9 for Vapor Attenuation Factors, Alternatives for Screening (Appendix G.1, Pages 971 and 972 of the SCEA). These AFs were then utilized to develop residential and commercial/industrial soil gas screening levels (SGSLs) for each identified contaminant.

The primary contaminants of concern in soil gas were PCE, benzene, toluene, ethylbenzene, and xylenes (BTEX). No VOCs were detected at concentrations exceeding their respective future residential or commercial/industrial SGSLs at the Site.

PCE was detected in 20 of the 39 soil gas samples above the laboratory reporting limit but did not exceed the future residential or commercial/industrial SGSLs at the Site. Ethylbenzene, m&p-xylene, and o-xylene were elevated in one soil gas sample (SVP10-15') relative to the other 38 of the samples on-Site but did not exceed their respective future residential or commercial/industrial SGSLs. This sample (SVP10-15') was located near the former 10,000-gallon carbon steel UST in the northwestern corner of the Site (Figure 6A, Appendix G.1, Page 997 of the SCEA).

Partner concluded that the elevated detection of VOCs in soil gas from boring SVP10 is likely attributed to localized residual impacts from the former UST in the northwest corner of the Site, which has been vertically and laterally delineated based on surrounding samples. Partner also concluded that due to the relatively low concentrations of VOCs detected in soil gas throughout the Site, along with a development plan that includes excavation and removal of soil where vapor impacts were identified, and the construction of at least one level of ventilated subterranean parking across the entire footprint of the Site (Figure 7, Appendix G.1, Page 1001 of the SCEA), subsurface impacts do not appear to present vapor intrusion risks for the current commercial use or the proposed residential/commercial uses at-grade and at upper levels of the Site.

Comment 2: If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to [DTSC's 2001 Information Advisory Clean Imported Fill Material](#) webpage.

While importation of soil is not anticipated for the Project, as described in the published SCEA and based on the results of the Phase II, Partner recommended that a Soil Management Plan (SMP) be prepared and implemented during earthwork redevelopment activities in case soil impacts are encountered during grading and excavation activities (Appendix G.1, Page 974 of the SCEA). As part of this SMP, any on-site contaminated soils, including soils that could potentially be imported to the Site, would be assessed to confirm that they are handled in compliance with all applicable regulatory guidance.

After reviewing DTSC's August 15, 2023 comment letter as well as the documents provided in the SCEA,

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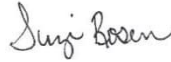
Partner maintains the opinion that no further investigation is necessary at this time. Using the DTSC's guidance documents, Partner demonstrated that subsurface soil vapor impacts are minimal and that the current commercial occupants and future commercial and residential occupants are not at risk for vapor intrusion. Furthermore, while importation of soil is not anticipated for the Project, all on-site soils would be handled in accordance with applicable SMP requirements. Therefore, Partner does not believe that DTSC or other agency oversight is necessary for this Site. Please call us at (800) 419-4923 if you have any questions regarding the information contained within this letter.

Sincerely,

Partner Engineering and Science, Inc.



David Horrell, PG
Project Manager



Suzi Rosen, PG, CHg
Principle and Managing Director – Environmental Solutions

