



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

March 12, 2020

Mr. Jaydeep Purandare, P.E.
Senior Engineer
Roux Associates, Inc.
5150 East Pacific Coast Highway, Suite 450
Long Beach, California 90804
jpurandare@rouxinc.com

DTSC APPROVAL OF THE FINAL "SITE ASSESSMENT PLAN AND REPORT OF FINDINGS" AND "RESPONSE-TO-COMMENTS" FOR THE LONG BEACH INDUSTRIAL PARK SITE (A.K.A. FORMER OIL OPERATORS SITE) LOCATED AT 3701 PACIFIC PLACE, LONG BEACH, CALIFORNIA (SITE CODE: 401886)

Dear Mr. Purandare:

The Department of Toxic Substances Control (DTSC) has reviewed the revised "Site Assessment Plan and Report of Findings" (Report) and the Response-to-Comments Matrix (RTCs) for the Long Beach Industrial Park (a.k.a. Former Oil Operators) property located at 3701 Pacific Place in Long Beach, California 90806 (Site). The Report of Findings was prepared by Roux Associates, Inc., (Roux) on behalf of Artesia Acquisition Company, LLC. (Artesia). The Report is dated October 14, 2019 and revised, as well as submitted electronically on December 18, 2019.

The 14-acre Site consists of three (3) parcels identified by Los Angeles Assessor's Parcel Numbers 7140-014-019, 7140-014-032, and 7140-014-033. It is surrounded by the 405 freeway from the south, the LA County Flood Control Channel from the west, and the Blue Line from the northeast, beyond which is an elementary school and a residential area. In 1926, the Site was owned by Oil Operators, Inc. and was used as an oil field waste dump. Operations ceased in the mid-1950s. In the 1970s, a partial cleanup/treatment of the Site was conducted, which included removal, treatment, and replacement of a portion of the sump materials. The Site was later developed as a golf practice range facility (reportedly from 1996 to approximately 2016) in which cover soil was brought in to landscape the property. The Site is currently vacant.

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The Report of Findings is a document submitted to DTSC for review and approval to satisfy the requirements of the California Land Reuse and Revitalization Act Agreement (CLRRA), which was signed on October 23, 2019 between DTSC and Artesia. On November 1, 2019, Artesia acquired the Site and has plans to redevelop it for potential future industrial use, which includes a self-storage facility and Recreational Vehicle (RV) parking.

In 2009, a Remedial Investigation Report was completed for the Site. The chemicals of concern (COCs) identified included total petroleum hydrocarbons (TPH), Volatile Organic Compounds (VOCs), semi-VOCs, and heavy metals, such as arsenic, lead, etc., and methane. VOCs and methane levels detected in soil vapor were found to pose a potential vapor intrusion hazard. The COCs were also reported in groundwater at or above the Maximum Contaminant Levels or regulatory threshold for a basin with groundwater designated for beneficial use.

In 2019, Roux conducted a subsurface investigation to assess the current conditions at the Site. The results of the combined on-site investigations and risk evaluation were included in the Report. The Report confirms that the sump material, impacted soils, soil vapor, and cover soils are adequately delineated and characterized, and that the groundwater conditions have not significantly changed since the previous investigation. However, if additional information becomes available requiring further sampling, the Report will need to be revised to include the new information.

Based on our review of the Report, DTSC finds that all comments have been adequately addressed and thus hereby approves the Report as-is. Please submit one hard copy and one electronic copy of the Report with the word "FINAL" printed on the cover page for DTSC's file and to upload onto DTSC's Envirostor database, respectively.

DTSC looks forward to continuing to work with Artesia and Roux to ensure current and future protection of human health and the environment. If you have any questions regarding this letter, please feel free to contact the Project Manager, Rania A. Zabaneh, at (714) 484-5479, or e-mail rania.zabaneh@dtsc.ca.gov. Or, you can contact her Supervisor, Ms. Eileen Mananian at (714) 484-5349 or e-mail eileen.mananian@dtsc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "A. Ed Morelan".

A. Edward Morelan, PG, CEG
Branch Chief
Site Mitigation and Restoration Program

cc: Mr. Chip Brown
Manager
Artesia Acquisition Company, LLC
chip@insitepg.com

Mr. Paul Brown
InSite Property Group
paul@pbbrown.com

Mr. Keith Wetzel
Managing Partner
InSite Property Group
keith@insitepg.com

Mr. Fernando Villa, Esq., Partner
Partner
Allen Matkins Leck Gamble Mallory & Natsis LLP
865 South Figueroa Street, Suite 2800
Los Angeles, California 90017-2543
fvilla@allenmatkins.com

Mr. Mauricio H. Escobar, PG
Principal Geologist
Roux Associates, Inc.
5150 E. Pacific Coast Highway, Suite 450
Long Beach, California 90804
mescobar@rouxinc.com

Dr. Chawn Y. (CY) Jeng, Ph.D.
Staff Toxicologist
Human and Ecological Risk Office
cy.jeng@dtsc.ca.gov

Mr. Theodore Johnson, C.E.G., C.Hg.
Senior Engineering Geologist
Geological Services Branch
theo.johnson@dtsc.ca.gov

Mr. S. Steven Hariri, MS, JD, PE
Senior Hazardous Substances Engineer
Engineering and Special Projects Office
s.steven.hariri@dtsc.ca.gov

