



October 17, 2014

State Water Resources Control Board
Officer of Chief Counsel
Jeanette L. Bashaw, Legal Analyst
P.O. Box 100
Sacramento, CA 95812-0100
Submitted via email "jbashaw@waterboards.ca.gov"

Greetings:

Re: Water Quality Petition
Request for Closure
8225-8229 Topanga Canyon Blvd.
Canoga Park, CA 91304
SCP/SLIC #1091
ID #204B052
Geotracker ID #SLT43722720
CUF Claim #17757

This letter and attachments are submitted as a Water Quality Petition in support of a Request for Closure (RFC) dated July 23, 2014 (see attached email dated July 23, 2014) concerning 8225-8229 Topanga Canyon Blvd., Canoga Park, CA 91304. Consistent with your Water Quality Petition guidance document, the following information is submitted:

1. The petitioner is Eric Schneider, on behalf of Auburndale Properties, Inc. (Auburndale) and/or Sterik Canoga LP. Mr. Schneider's contact information is 4510 East Pacific Coast Highway, Suite 575, Long Beach, CA 90804. The office telephone number is (562) 597-0531. The email address is "eric@aubproperties.com".
2. This petition is submitted in response to inaction by the Los Angeles Regional Water Quality Control Board (RWQCB) failing to award regulatory closure at the referenced Canoga Park property. More specifically, on August 3, 2011 the RWQCB approved implementation of a Final Remedial Action Work Plan (see attached correspondence from that date). Removal of residual PCE contaminated soil was completed in November, 2011 as proposed, including a Final Health Risk Assessment for all contaminants of concern. A Final Soil Remediation Report, Site Conceptual Model, and Regulatory Closure Report by PIC Environmental Services (PIC), that recommended regulatory closure of the site, was submitted to the RWQCB on March 28, 2012. Copies of all relevant reports are available on the Geotracker database. Over the course of the ensuing two and one quarter years, Auburndale and PIC have regularly asked the RWQCB to respond to the March 28, 2012 submissions and issue a No Further Action letter (NFA). Despite all of these requests, and for no apparent reason, the RWQCB has consistently failed to review and/or respond to the March 28, 2012 Closure Report, and Sterik and Auburndale no longer have any reason to believe that the RWQCB will ever take action on the NFA Request.

In attached correspondence dated July 22, 2014. Auburndale requested assistance from the State Water Resources Control Board in Sacramento. By email, Mr. George Lockwood was kind enough to submit a Request for Closure (RFC) to the RWQCB on July 23, 2014 (see attached email documentation). No response to the RFC has been received since July 23, 2014. Consistent with Mr. Lockwood's advice, this Water Quality Petition is submitted after the mandatory 60 days RWQCB response period.

3. The date the Regional Board was requested to act was July 23, 2014.
4. The reasons the inaction (lack of case closure) is inappropriate include a) failure to review and/or respond to the March 28, 2012 Final Report, and b) failure to award regulatory closure in response to successful completion of all closure requirements outlined in RWQCB correspondence dated August 3, 2011.
5. The petitioner is aggrieved due to the inability to refinance and/or sell the subject property until regulatory closure is achieved.
6. The petitioner requests the State Water Resources Control Board award regulatory closure for the Canoga Park property subject only to completion of proper abandonment of all existing monitoring wells.
7. The petitioner has attached all relevant documents except the March 28, 2012 Final Report which is available for review on the Geotracker database.
8. A copy of this petition will be submitted to the Los Angeles Regional Water Board via email concurrently with submission to the State Water Resources Control Board.
9. The petitioner has attached documentation that all relevant issues in the petition were presented to the Regional Water Board repeatedly and appropriately, yet the Regional Board failed to act.

Thank you for prompt consideration and review of this Water Quality Petition.

Respectfully submitted,



Eric Schneider
Director of Real Estate

Attachments

XC: George Lockwood
Curt Charmley
Jeffrey Hu
PIC Environmental Services



July 22, 2014

Mr. George Lockwood
Mr. Kevin Graves
State Water Resources Control Board
Via email "george.lockwood@waterboards.ca.gov"
Via email "kgraves@waterboards.ca.gov"

Mr. Curt Charmley
Mr. Jeffrey Hu
Regional Water Quality Control Board
Via email "ccharmley@waterboards.ca.gov"
Via email "ghu@waterboards.ca.gov"

Re: Prop. Address: 8225-8229 Topanga Canyon Blvd., Canoga Park, CA 91304
SCP/SLIC Number: 1091
ID Number: 204B052
Geotracker ID Number: SLT43722720
CUF Claim Number: 17757

To All:

This letter is submitted to formally request transfer of regulatory oversight from the Los Angeles Regional Water Quality Control Board ("RWQCB") to the State Water Resources Control Board ("SWRCB").

Auburndale Properties, Inc. ("Auburndale") has managed the subject property on behalf of Sterik Canoga, LP (the property owner, and hereinafter, "Sterik") since well prior to 1999. Because of multiple historic contamination concerns, including both dry cleaning solvent ("PCE") and petroleum hydrocarbons released from USTs, the property was assigned to the Site Cleanup Unit (formerly the "SLIC Unit") for regulatory oversight. An approved reimbursement claim submitted to the State Clean-Up Fund also exists concerning historic petroleum hydrocarbon contamination. Since 1999, Auburndale has conducted numerous site assessment and remedial actions and has promptly complied with and paid for regulatory requests for remedial actions, including the payment of oversight fees.

On August 3, 2011, the RWQCB approved implementation of a Final Remedial Action Work Plan (see attached correspondence from that date). Removal of residual PCE contaminated soil was completed in November, 2011 as proposed, including a Final Health Risk Assessment for all contaminants of concern. A Final Soil Remediation Report, Site Conceptual Model, and Regulatory Closure Report by PIC Environmental Services ("PIC") that recommended regulatory closure of the site was submitted to the RWQCB on March 28, 2012, copies of which reports are attached. Over the course of the ensuing two and one quarter years, Auburndale and PIC have regularly asked RWQCB to respond to the March 28, 2012 submissions and issue a No Further Action letter ("NFA"). Despite all of these requests, and for no apparent reason, the RWQCB has consistently failed to review and/or respond to the March 28, 2012 Closure Report, and Sterik and Auburndale no longer have any reason to believe that the RWQCB will ever

Mr. George Lockwood
Mr. Kevin Graves
Mr. Curt Charmley
Mr. Jeffrey Hu
July 22, 2014
Page 2

take action on the NFA request.

Auburndale and Sterik believe that there is no reason to continue to tolerate the callous, dysfunctional "services" offered by the RWQCB, and therefore, transfer of jurisdiction regarding this matter, from the RWQCB to the SWRCB, is requested. These entities are prepared to pursue legal options, among other things, if the SWRCB fails to offer assistance and the RWQCB continues to ignore our request for the issuance of the NFA letter. Please acknowledge receipt and approval of this request.

Your prompt response is expected and appreciated.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Schneider", with a large, stylized flourish at the end.

Eric Schneider
Director of Real Estate

ES/bm
Attachments-as noted
cc: PIC Environmental Services

From: PIC [<mailto:picenv@verizon.net>]

Sent: Wednesday, July 23, 2014 9:37 AM

To: Lockwood, George@Waterboards; Graves, Kevin@Waterboards

Cc: Charmley, Curt@Waterboards; Hu, Jeffrey@Waterboards; 'Eric Schneider'

Subject: 8225-8229 Topanga Canyon Blvd., Canoga Park

7/23/14

Greetings

Please see the 3 attachments.

On behalf of Auburndale Properties,

the attached request for closure and

transfer of regulatory oversight is submitted.

Please advise if you need additional information.

Tim Hersch

PIC Environmental

2619 Sierra Way

La Verne, CA 91750

Phone: 909.593.2427

Fax: 909.593.2105

picenv@verizon.net

PIC

From: Lockwood, George@Waterboards <George.Lockwood@waterboards.ca.gov>
Sent: Wednesday, July 23, 2014 1:42 PM
To: PIC; Graves, Kevin@Waterboards
Cc: Charmley, Curt@Waterboards; Hu, Jeffrey@Waterboards; 'Eric Schneider'; Rong, Yue@Waterboards; Heath, Arthur@Waterboards; McMasters, Steven@Waterboards
Subject: GOLDEN CLEANERS (SLT43722720), 8225 TOPANGA CANYON BLVD, CANOGA PARK, LOS ANGELES COUNTY - RFC
Attachments: E3223 Closure Letter.pdf; E3223 Water Board Letter 8 3 2011.pdf; E3223 Final Closure Report.pdf

7/23/14

Tim Hersch

The State Water Board does not normally provide regulatory oversight for UST cases. With the passage of AB 1701, LOP certification, many LIA and LOP agencies that provided regulatory oversight for petroleum UST cleanups became ineligible to continue and their cases had to be transferred to their respective Regional Water Board. This change affected over 500 cases that needed to be transferred to the Regional Water Boards.

The bulk of the transfer, over 350 cases, were to LA Regional Water Board. The LA Regional Water Board requested help from the State Water Board on the transfer. The State Water Board agreed to take only the 350+ transfer cases and perform a Low-Threat UST Case Closure Policy review triage for all of them before transferring them to the LA Regional Water Board.

This explanation is to help you understand our decision not to grant your request for change of oversight from LA Regional Water Board to State Water Board. Also this case, as you stated in your Request For Closure (RFC) letter, is a Site Cleanup Program case involving chlorinated solvents (ie PCE) and not only petroleum, therefore it is out of the petroleum UST cleanup purview.

We can help you in another way by recognizing these submittals as an RFC. We have upload these documents to GeoTracker as an RFC, which will require the LA Regional Water Board to respond (BTW always upload your correspondence/reports to GeoTracker). If the LA Regional Water Board denies closure or does not respond within 30-days, Auburndale Properties, Inc. may file a petition to the State Water Board to review the denied RFC or failure to respond to Auburndale Properties, Inc.'s RFC. This is called a California Water Code section 13320 petition. Please note that there is a time limit to file your 13320 petition as follows:

- Request for closure

1. 30-days from the date of the LA Regional Water Board's denial letter or
2. If the LA Regional Water Board has failed to respond within 30-days of the RFC submittal, Auburndale Properties, Inc. has 30-days from that date to file a petition (ie if the LA Regional Water Board has not responded to the RFC by 8/22/2014, Auburndale Properties, Inc. has 30-days to file a 13320 petition) instructions to file a 13320 petition below:

Please find your documents and RFC uploaded to GeoTracker at:

http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SLT43722720

Instructions to file a 13320 petition can be found on State Water Board Website link below:

http://www.waterboards.ca.gov/public_notices/petitions/water_quality/wqpetition_instr.shtml

I hope this helps you resolve your issues. If you have questions please call Steven McMasters at 916.341.5518 or email McMasters, Steven@Waterboards Steven.McMasters@waterboards.ca.gov

George W. Lockwood, MSCE, PE-Civil #59556
Chief, UST Cleanup Unit 15-17
State Water Resources Control Board Division of Water Quality
1001 "I" Street
PO Box 2231
Sacramento, CA 95812

7/23/14

Email: George.Lockwood@waterboards.ca.gov
Web: http://www.waterboards.ca.gov/water_issues/programs/ust/

(916) 341-5752 Desk
(916) 341-5808 Fax

Remember: Powerlessness is a learned behavior. People can make a difference where they are. You should be bold in your jobs.

Customer Service Survey: <http://www.calepa.ca.gov/Customer/>

From: PIC [<mailto:picenv@verizon.net>]
Sent: Wednesday, July 23, 2014 9:37 AM
To: Lockwood, George@Waterboards; Graves, Kevin@Waterboards
Cc: Charmley, Curt@Waterboards; Hu, Jeffrey@Waterboards; 'Eric Schneider'
Subject: 8225-8229 Topanga Canyon Blvd., Canoga Park

Greetings
Please see the 3 attachments.
On behalf of Auburndale Properties,
the attached request for closure and
transfer of regulatory oversight is submitted.
Please advise if you need additional information.

7/23/14

Tim Hersch
PIC Environmental
2619 Sierra Way
La Verne, CA 91750
Phone: 909.593.2427
Fax: 909.593.2105
picenv@verizon.net

PIC

From: PIC <picenv@verizon.net>
Sent: Wednesday, July 23, 2014 3:52 PM
To: 'Lockwood, George@Waterboards'
Cc: 'Eric Schneider'
Subject: RE: GOLDEN CLEANERS (SLT43722720), 8225 TOPANGA CANYON BLVD, CANOGA PARK , LOS ANGELES COUNTY - RFC

7/23/14

Will do
Thank you
Tim

From: Lockwood, George@Waterboards [mailto:George.Lockwood@waterboards.ca.gov]
Sent: Wednesday, July 23, 2014 2:24 PM
To: PIC
Subject: RE: GOLDEN CLEANERS (SLT43722720), 8225 TOPANGA CANYON BLVD, CANOGA PARK , LOS ANGELES COUNTY - RFC

Tim, if RFC is denied or 30-days and no response, please submit your petition early. Legal is not forgiving on the time limit

From: PIC [mailto:picenv@verizon.net]
Sent: Wednesday, July 23, 2014 2:06 PM
To: Lockwood, George@Waterboards; Graves, Kevin@Waterboards
Cc: Charmley, Curt@Waterboards; Hu, Jeffrey@Waterboards; 'Eric Schneider'; Rong, Yue@Waterboards; Heath, Arthur@Waterboards; McMasters, Steven@Waterboards
Subject: RE: GOLDEN CLEANERS (SLT43722720), 8225 TOPANGA CANYON BLVD, CANOGA PARK , LOS ANGELES COUNTY - RFC

Mr. Lockwood
Thank you so much for such a timely response and also for helpful guidance on how to proceed. I am sure that Auburndale Properties looks forward to case closure by 8/22/14, but will follow up with a petition, if needed.
Best regards
Tim Hersch

From: Lockwood, George@Waterboards [mailto:George.Lockwood@waterboards.ca.gov]
Sent: Wednesday, July 23, 2014 1:42 PM
To: PIC; Graves, Kevin@Waterboards
Cc: Charmley, Curt@Waterboards; Hu, Jeffrey@Waterboards; 'Eric Schneider'; Rong, Yue@Waterboards; Heath, Arthur@Waterboards; McMasters, Steven@Waterboards
Subject: GOLDEN CLEANERS (SLT43722720), 8225 TOPANGA CANYON BLVD, CANOGA PARK , LOS ANGELES COUNTY - RFC

7/23/14

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ineligible to continue and their cases had to be transferred to their respective Regional Water Board. This change affected over 500 cases that needed to be transferred to the Regional Water Boards.

The bulk of the transfer, over 350 cases, were to LA Regional Water Board. The LA Regional Water Board requested help from the State Water Board on the transfer. The State Water Board agreed to take only the 350+ transfer cases and perform a Low-Threat UST Case Closure Policy review triage for all of them before transferring them to the LA Regional Water Board.

This explanation is to help you understand our decision not to grant your request for change of oversight from LA Regional Water Board to State Water Board. Also this case, as you stated in your Request For Closure (RFC) letter, is a Site Cleanup Program case involving chlorinated solvents (ie PCE) and not only petroleum, therefore it is out of the petroleum UST cleanup purview.

We can help you in another way by recognizing these submittals as an RFC. We have upload these documents to GeoTracker as an RFC, which will require the LA Regional Water Board to respond (BTW always upload your correspondence/reports to GeoTracker). If the LA Regional Water Board denies closure or does not respond within 30-days, Auburndale Properties, Inc. may file a petition to the State Water Board to review the denied RFC or failure to respond to Auburndale Properties, Inc.'s RFC. This is called a California Water Code section 13320 petition. Please note that there is a time limit to file your 13320 petition as follows:

1. 30-days from the date of the LA Regional Water Board's denial letter or
2. If the LA Regional Water Board has failed to respond within 30-days of the RFC submittal, Auburndale Properties, Inc. has 30-days from that date to file a petition (ie if the LA Regional Water Board has not responded to the RFC by 8/22/2014, Auburndale Properties, Inc. has 30-days to file a 13320 petition) instructions to file a 13320 petition below:

Please find your documents and RFC uploaded to GeoTracker at:

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I hope this helps you resolve your issues. If you have questions please call Steven McMasters at 916.341.5518 or email McMasters, Steven@Waterboards Steven.McMasters@waterboards.ca.gov

George W. Lockwood, MSCE, PE-Civil #59556
Chief, UST Cleanup Unit 15-17
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Email: George.Lockwood@waterboards.ca.gov

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(916) 341-5752 Desk

(916) 341-5808 Fax

Remember: Powerlessness is a learned behavior. People can make a difference where they are. You should be bold in your jobs.

7/23/14

PIC

From: Lockwood, George@Waterboards <George.Lockwood@waterboards.ca.gov>
Sent: Saturday, August 23, 2014 5:49 AM
To: PIC
Cc: 'Eric Schneider'
Subject: RE: GOLDEN CLEANERS (SLT43722720), 8225 TOPANGA CANYON BLVD, CANOGA PARK , LOS ANGELES COUNTY - RFC

8/23/14

Tim

I believe your petition to be a "Water Quality Petition." Below are the petitions instructions and page link:

Instructions:

"What are the deadlines for filing a petition?"

Petitions must be **received** by the State Water Board within 30 days of the action or failure to act. An action occurs when a Regional Water Board votes for the action or, in the case of actions by the Executive Officer, when the Executive Officer mails or serves a copy of the action. For petitions for review of a failure to act, the 30-day period commences when the Regional Water Board refuses to act, or 60 days after the request was made, whichever occurs sooner. If the 30th day falls on a Saturday, Sunday, or state holiday, the petition is due the following business day."

Page Link:

http://waterboards.ca.gov/public_notices/petitions/water_quality/wqpetition_instr.shtml

I may have mislead you on the failure to act part of the filing a "Water Quality Petition." The Regional Water Board has 60-days to respond, no response after that you may file a "Water Quality Petition."

George

From: PIC [picenv@verizon.net]
Sent: Friday, August 22, 2014 4:23 PM
To: Lockwood, George@Waterboards
Cc: 'Eric Schneider'
Subject: FW: GOLDEN CLEANERS (SLT43722720), 8225 TOPANGA CANYON BLVD, CANOGA PARK , LOS ANGELES COUNTY - RFC

8/22/14

George

Please see your email of July 23 below.
We have not received any communication from the local Water Board concerning the Canoga Park site.
Aubundale/Sterik intends to submit a petition as recommended by you.
Please advise if there are forms or protocols to prepare the petition.
Thank you much.
Tim Hersch

From: PIC [mailto:picenv@verizon.net]
Sent: Wednesday, July 23, 2014 3:52 PM
To: 'Lockwood, George@Waterboards'
Cc: 'Eric Schneider'



Matthew Rodriguez
Secretary for
Environmental Protection

California Regional Water Quality Control Board Los Angeles Region

320 West Fourth Street, Suite 200, Los Angeles, California 90013
(213) 576-6600 • FAX (213) 576-6640
<http://www.waterboards.ca.gov/losangeles>



Edmund G. Brown Jr.
Governor

August 3, 2011

Mr. Eric Schneider
c/o Auburndale Properties
5670 Wilshire Blvd. Ste. #1470
Los Angeles, CA 90036

SUBJECT: APPROVAL – INTERIM REMEDIAL ACTION PLAN

**CASE/FILE: GOLDEN CLEANERS, 88225-8229 TOPANGA CANYON BOULEVARD,
CANOGA PARK, CALIFORNIA, 91304 (WIP FILE NO. 1091; SITE ID NO.
2040052**

Dear Mr. Schneider:

The Los Angeles Regional Water Quality Control Board (Regional Board) staff have reviewed the *Remedial Action Plan* (RAP) dated April 28, 2011, that was submitted by your consultant, PIC Environmental Services (PIC). Your RAP was submitted to the Regional Board following our correspondence sent to you entitled "Confirmation Site Assessment Report Review Status" dated January 26, 2011 (Attached). A subsequent meeting was held at the Regional Board with you to discuss anticipated interim source removal efforts for the property (Site). As discussed in our meeting, we understand that the proposed work will be implemented through the self-directed process with guidance and oversight provided by the Regional Board staff.

BACKGROUND

The Golden Cleaners facility is located within a commercial retail shopping center. The building that contains the Golden Cleaners facility was reportedly constructed between from 1987 to 1988. During site investigations, it was discovered that a retail gasoline station operated on this property until 1986.

The subject site was used by dry cleaning tenants between 1994 and 1999. Dry cleaning operations were terminated onsite and dry cleaning equipment/solvents were removed from the property in response to the initial discovery of tetrachloroethylene (PCE) contaminated soil in 1999. The property remains occupied as a commercial laundry. Dry cleaning operations resumed onsite in late 2005 using a non-chlorinated solvent. The laundry facility abuts other commercial tenants, including a donut shop to the north and a nail salon to the east (Figure 2. Site Sketch Map). A series of soil investigations were conducted at the Site beginning in 1999. Cleanup efforts have been conducted onsite to remediate PCE release(s) to the soil and groundwater beneath the Site to the extent that nine groundwater monitoring wells were installed.

California Environmental Protection Agency

A review of the investigative data in the "Confirmation Site Assessment Report dated July 8, 2010" indicated that additional cleanup efforts are necessary to further meet Regional Board's cleanup goals for an environmental Site closure.

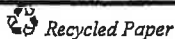
As part of the Regional Board's closure consideration process, a human health risk assessment (HHRA) was developed for the Site by Environmental Health Decisions "Human Health Risk Assessment, Property at Golden Cleaners and Former Gasoline Station, 8825 and 8229 Topanga Canyon Boulevard, Topanga Canyon". The conclusion of your HHRA indicates that the potential cancer risks for the industrial and commercial workers are within a range that is typically considered acceptable for occupational exposure for the proposed land use. Regional Board staff note that shallow PCE soil contamination is present at levels up to 39,000 parts per billion (ppb) in the soil sample collected from SG-24 at 5 feet below ground surface (bgs). These concentrations PCE soil contamination continues to pose a threat to the underlying groundwater quality beneath the Site and thus warrants further cleanup efforts.

PROPOSED SCOPE OF WORK

Your RAP proposes the following tasks:

- Obtain all necessary permits and conduct underground clearance utility service alert notification. Prepare a site specific Health and Safety Plan that includes vapor monitoring using a photoionization detector (PID);
- Remove and dispose of concrete above impacted soil (see proposed excavation area on Figure 2D);
- Excavate PCE contaminated soil in the area of soil boring location SG-24 to an approximate total depth of seven feet. Place contaminated soil in enclosed roll-off bins for subsequent offsite treatment and disposal;
- Collect a minimum of five confirmation soil samples from the bottom and walls of the excavated area to verify successful removal of all significantly PCE contaminated soil. Soil samples will be collected using an excavator bucket then contained within encore sleeves and submitted to a laboratory for analysis. The soil samples will be analyzed for volatiles organic compounds (VOCs) using USEPA Method 8260B;
- Upon the removal of the PCE contaminated soil, the soil will be transported soil to an offsite facility (e.g. US Ecology) to treat PCE impacted soil. Hazardous waste manifests will document transportation and disposal quantities and protocols;
- Submission of a Remedial Action Completion Report that documents procedures and results of proposed actions as well as supervision of proposed actions by a state licensed professional geologist or professional civil engineer; and
- A Site Conceptual Model should be submitted as previously requested by the Regional Board in support of a regulatory closure consideration for the Site.

California Environmental Protection Agency



RAP APPROVAL AND GUIDELINES

Based upon Regional Board file information and the proposed work plan, your RAP is approved with the following comments and additions.

1. Soil Sample Collection – A representative number of soil samples should be collected to support the effectiveness of the removal effort, including but not limited to samples with elevated photoionization detector (PID) readings and at soil intervals where fine grained soil transitions are observed. The soil samples selected for analysis shall be analyzed for VOCs using United States Protection Agency (USEPA) Method 8260B. The soil samples selected for analysis shall be prepared using USEPA Method 5035.
2. Soil Vapor Sampling – Applicable soil vapor sample collection and analysis should be conducted in accordance with the *Advisory for Active Soil Gas Investigations, January 28, 2003*. A copy of this document is provided in the following URL website.

http://www.waterboards.ca.gov/losangeles/water_issues/programs/ust/guidelines/03_0210_schools_advisory_active_soil_gas_investigations.pdf

Applicable soil vapor sample collection and analysis for those soil vapor samples collected at or less than 3 meters bgs shall follow sample collection and analysis protocols in accordance with the *“Interim Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air, dated December 15, 2004, Department of Toxic Substances Control California Environmental Protection Agency*. A copy of this document is provided in the following URL website.

http://www.dtsc.ca.gov/assessingrisk/upload/herd_pol_eval_subsurface_vapor_intrusion_interim_final.pdf

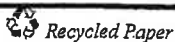
3. Investigation Report - You should prepare and submit an Investigation Report (Investigation Report) to document and summarize the field activities and findings of the completed work. The investigation Report summarizing the field work shall be developed following the Regional Board's *“Guidelines for Report Submittals” (March 1991, Revised June 1993)* and shall be submitted as a hardcopy and electronic Adobe® “pdf” format. A total of one (1) hardcopy and one (1) electronic copy of each final report shall be submitted. Additionally, laboratory Quality Assurance/Quality Control (QA/QC) data should be included with each final report. A copy of the guidelines can be found at the following URL:

http://www.waterboards.ca.gov/losangeles/water_issues/programs/ust/guidelines/la_county_guidelines_93.pdf

4. The investigation should be conducted in accordance with the *“Quality Assurance Project Plan (QAPP) for the San Fernando Valley/San Gabriel Valley Cleanup Program”* guidance document, located at the following URL Website:

http://www.waterboards.ca.gov/losangeles/water_issues/programs/remediation/

California Environmental Protection Agency



Mr. Eric Schneider
Auburndale Properties
WIP File No. 1091

- 4 -

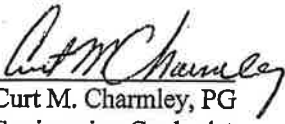
August 3, 2011

5. Further evaluation regarding the VOCs present in the soil column i.e. from 25 feet bgs to 45 feet bgs at soil boring location SG 34 (located near the northern Former Dispenser area) and near soil boring SG-37 (near the southern UST area by groundwater monitoring well MW-3) should be considered for closure considerations.
6. It should be further noted that recent laboratory results detected benzene at 91 micrograms per liter ($\mu\text{g/L}$) in the groundwater sample collected from MW-3 in January 18, 2011. The State of California's maximum contaminant level (MCL) for benzene in groundwater is 1 ($\mu\text{g/L}$).

Please inform the Regional Board staff at least five working days prior to the commencement of the work in order that we may have a representative present. Regional Board staff recommends that two copies of the investigative report be submitted to this Regional Board approximately three weeks prior to completion of the field work.

If you have any questions, please contact me via telephone at (213) 576-6774, or by electronic mail at ccharmley@waterboards.ca.gov.

Sincerely,


Curt M. Charmley, PG
Engineering Geologist

Attachments: Regional Board Letter dated January 26, 2011
Figure 2. Site Sketch Map

cc: Mr. Tim Hersch, PIC Environmental

California Environmental Protection Agency



Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.



PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY
CONSULTANTS, INC.

2619 Sierra Way, La Verne, California 91750

Phone: (909) 593-2427 Fax (909) 593-2105

Email: picenv@verizon.net

SOIL REMEDIATION REPORT, SITE CONCEPTUAL MODEL, AND REGULATORY CLOSURE REPORT

PREPARED FOR

**ERIC SCHNEIDER
AUBURNDALE PROPERTIES, INC.
5670 WILSHIRE BLVD., SUITE 1470
LOS ANGELES, CALIFORNIA 90036**

AND

**CURT CHARMLEY
JEFFREY HU
REGIONAL WATER QUALITY CONTROL BOARD
320 WEST FOURTH STREET, SUITE 200
LOS ANGELES, CALIFORNIA 90013**

CONCERNING PROPERTY AT

**GOLDEN CLEANERS
AND
FORMER GASOLINE STATION
8225 TOPANGA CANYON BOULEVARD
8229 TOPANGA CANYON BOULEVARD
CANOGA PARK, CALIFORNIA 91304
SLIC NUMBER 1091
ID NUMBER 204B052**

MARCH 28, 2012

**PIC ENVIRONMENTAL SERVICES
2619 SIERRA WAY
LA VERNE, CALIFORNIA 91750**