Cal/EPA

Los Angeles Regional Water Quality Control Board

101 Centre Plaza Drive
Monterey Park, CA
91754-2156
(213) 266-7500
FAX (213) 266-7600

RECEIVED
APR 22 1998
MDRC-CRS

116

Pete Wilson
Governor

April 21, 1998

Mr. Mario Stavale
Boeing Realty Corporation
4060 Lakewood Blvd., 6th Floor
Long Beach, California 90808-1700

NO FURTHER ACTION FOR SHALLOW SOIL: PARCEL A, BOEING REALTY CORPORATION (BRC) C-6 FACILITY, LOS ANGELES (FILE NO. 100.315)(SLIC NO. 410)

This letter confirms the completion of the site investigation, remedial action, and post demolition health risk assessment for shallow soils (0-12 feet below ground surface) at Parcel A, of the Boeing C-6 Facility, located at 19503 South Normandie Avenue in Los Angeles, California. Parcel A consists of 40 acres in the north-east portion of the C-6 Facility and is bordered by 190th Street to the north, and Normandie Avenue to the east. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the shallow soil at Parcel A is greatly appreciated.

This Regional Board has provided oversight for the above activities and for review and approval of all information, shown in the attached List of Documents, pertaining to cleanup and closure of this site. Specifically, staff was on site during the demolition of the buildings and foundations, above ground tanks, and associated piping. Oversight was provided for all soil contamination remedial excavation, soil classification and backfill, and off-site disposal, as appropriate, under permits issued by this Board.

In addition, the Department of Toxic Substances Control's (DTSC), Human and Ecological Risk Division (HERD), has provided review and approval of the "Post-Demolition Health Risk Assessment" document which addresses the potential health effects resulting from the residual shallow soil contamination. A summary of potential health effects under the planned commercial/industrial land use activities, as described in the approved Environmental Impact Report for the C-6 Facility, is presented in Table 6-3 of the risk assessment. These risks fall within a range of values that HERD determines to be acceptable for the proposed land use and will not pose significant health risks for future occupants.

Based upon the above information provided to this Board, we have determined that no further action is required for soil investigation and remediation related to the shallow soil (0-12 feet below ground surface) of Parcel A. Therefore, the site is deemed suitable for development.

Please note that BRC will be required to place a deed restriction on the property limiting future development to commercial/industrial uses. The deed restriction will prohibit installation and operation of drinking water production wells on Parcel A.

Also, this Board shall be notified if any soil contamination is encountered during any future development or utility removal excavations.

Prior to abandoning any groundwater monitoring wells, consideration should be given to the utility of these wells for the future work related to neighboring sites, the ongoing subsurface soil and groundwater remediation at Parcel A, and the soil investigation at Parcel B. This cleanup and closure

letter is in conformance to the provisions of State Water Resources Control Board Resolution No. 92-49 (as amended April 21, 1994).

Please note that the Regional Water Quality Control Board approved documents referenced in the attachment are on file, and available for review during normal working hours. Please contact Mr. Michael Sung at (714) 266-7651 to schedule an appointment.

Should you have any questions or comments regarding the above, please contact me at (213) 266-7550.

J.E. ROSS, P.E., Unit Chief
Site Cleanup Unit

Attachment:
cc: Ms. Debbie Oudiz, Office of Scientific Affairs
Ms. Karen Baker, DTSC, Long Beach
Mr. Michael Martin, Department of Fish and Game
Mr. Joe Tramma, SCAQMD
Ms. Gloria Conti, DTSC, Long Beach
Mr. Jeff Dhont, Federal EPA
Mr. J.T. Liu, Business Revitalization Center
Ms. Lillian Conroe, Business Revitalization Center
Mr. Jeff Walden, City of L.A., Mayor's Office
Mr. Frank Bachman, Montrose Chemical Corporation
Mr. Chuck Paine, Shell Chemical Company
Ms. Carol A. Yuge, Lockheed Martin Corporation
Mr. John R. Johnsen, Lockheed Martin Corporation

BOEING C-6 REPORTS, PARCEL A

TITLE	AUTHOR	VOLUME #	DATE
Post Demolition Risk Assessment	IESI		March 1998
Post Demolition Risk Assessment Supplemental Data	IESI	1	March 1998
Post Demolition Risk Assessment Supplemental Data	IESI	1	March 1998
Post Demolition Risk Assessment Supplemental Data	IESI	2	March 1998
Post Demolition Risk Assessment Supplemental Data	IESI	3	March 1998
Post Demolition Risk Assessment Supplemental Data	IESI	5	March 1998
Post Demolition Risk Assessment	IESI		February 1998
Sampling and Analysis Plan	Kennedy/Jenks		June 1997
Phase II Soil Characterization	Kennedy/Jenks		June 1997
Phase II Soil Characterization	Kennedy/Jenks	1	July 1997
Phase II Soil Characterization	Kennedy/Jenks	2	July 1997
Phase II Soil Characterization	Kennedy/Jenks	3	July 1997
Phase II Soil Characterization	Kennedy/Jenks	4	July 1997
Phase II Soil Characterization	Kennedy/Jenks	5	July 1997
Phase II Soil Characterization	Kennedy/Jenks	6	July 1997
Phase II Soil Characterization	Kennedy/Jenks	7	July 1997
Phase II Soil Characterization	Kennedy/Jenks	8	July 1997
Stockpile and Post Remedial Excavation Confirmation Report No. 3	Montgomery Watson		March 1998
Stockpile and Post Remedial Excavation	Montgomery		March 1998

Confirmation Report No. 4	Watson	
Stockpile and Post Remedial Excavation Confirmation Report No. 5	Montgomery Watson	March 1998
Stockpile and Post Remedial Excavation Confirmation Report No. 6	Montgomery Watson	March 1998
Stockpile and Post Remedial Excavation Confirmation Report No. 7	Montgomery Watson	March 1998
Stockpile and Post Remedial Excavation Confirmation Report No. 8	Montgomery Watson	March 1998
Stockpile and Post Remedial Excavation Confirmation Report No. 9	Montgomery Watson	March 1998
Stockpile and Post Remedial Excavation Confirmation Report No. 10	Montgomery Watson	March 1998
Stockpile and Post Remedial Excavation Confirmation Report No. 11	Montgomery Watson	April 1998
Soil Boring	Montgomery Watson	March 1998
Waste Discharge Monitoring Report No. 1	Montgomery Watson	November 1997
Import Soil Backfill Report No. 1	Montgomery Watson	November 1997
Soil Stockpile Report 1	Montgomery Watson	May 1997
Soil Stockpile Report 2	Montgomery Watson	May 1997
Post Remedial Excavation Confirmation Sample Report No. 1	Montgomery Watson	May 1997
Post Remedial Excavation Confirmation Sample Report No. 2	Montgomery Watson	May 1997