Message

From: Alexander Radosevic [alex@canonproperties.com]
Sent: 4/4/2019 4:28:19 PM
To: Castellana, Ben [castellana.ben@epa.gov]
CC: Wise, Robert [Wise.Robert@epa.gov]; Dylan McCarthy [dylan@canonproperties.com]
Subject: Fwd: 210 and 216 W. Slauson Tanker Fire

Dear Ben,

We are forwarding this email direct to ownership and their respective advisers outside of our firm for review.
Once a decision is rendered, we shall advise you accordingly.
Until then, we thank you for your efforts and continued cooperation.

NOTE: Please copy me in all future emails so that we avoid any delays on responses.

Best Regards,
Alexander Radosevic
President

CANON BUSINESS PROPERTIES, INC.
190 North Canon Drive, Suite 304
Beverly Hills, California 90210
310.273.1975 (Office)
310.273.1979 (Facsimile)

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---------- Forwarded message ---------
From: **Castellana, Ben** <castellana.ben@epa.gov>
Date: Wed, Apr 3, 2019 at 12:35 PM
Subject: 210 and 216 W. Slauson Tanker Fire
To: dylan@canonproperties.com <dylan@canonproperties.com>
CC: Wise, Robert

Hi Dylan,

Thank you very much for returning my call. As per our telephone conversation on 4-2-2019, EPA is monitoring and assessing the Slauson Tanker Fire situation under its federal response authorities. Based on information available to EPA, the following actions would be appropriate for the cleanup of the 216 W. Slauson site.

For the soil removal at the adjacent residential property (216 W. Slauson), you will need to secure site access and develop a work-plan in consultation with the land owner at 216 W. Slauson. A work-plan should contain the following elements:

- Removal thresholds/action levels, and analytical methods for making decisions.
- Area of soil to be removed, with contingencies for step-out.
- Disposition of removed soil.
- Confirmation soil sampling, including estimated number of samples, analytical methods, and appropriate action levels for Residential Soils in the State of California.
- A plan for assessing the crawlspace under the residential structure at 216 W. Slauson.
- Installation and sampling of soil vapor probes at 210 Slauson boundary to ensure there are no soil vapor intrusion threats to surrounding residential properties.

Work should be conducted in compliance with 29 CFR 1910.120 HAZWOPER for the protection of workers and the surrounding public. This should include appropriate training, PPE, personnel and perimeter monitoring during removal activities.

The amount of soil removed should be calibrated to minimize the risks of exposure or migration of contaminants from the site. A typical response under these circumstances would be to remove the first 3 feet of soil and conduct confirmation sampling to demonstrate that action levels are not exceeded in the remaining soil. The excavation should then be backfilled with clean soil to the landowner's specifications (type, compaction, etc). Below are some useful, but not all-encompassing, references for your planning purposes:

US EPA Region 9 Regional Screening Levels (for the cleanup of residential soils):
https://www.epa.gov/risk/regional-screening-levels-rsls-generic-tables

Los Angeles Regional Water Quality Control Board (for the protection of groundwater resources):
https://www.waterboards.ca.gov/rwqcb4/water_issues/programs/remediation/VOC/RBs1996GuideBook1_1.pdf

Please provide a copy of the work plan to EPA at least 48 hours before work commences and send copies of a final removal report to EPA and appropriate State and local public health agencies.. Please feel free to contact me if you have questions about this request.

Sincerely,

Ben Castellana, Ph.D.

On-Scene Coordinator

US EPA Region 9

Superfund Emergency Response

(562) 305-0694 cell

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Best Regards,
Dylan McCarthy

Associate

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