



TABLE 1 – Method A Soil and Groundwater Cleanup Levels

Chemical	Unrestricted Land Use - Method A Soil Cleanup Level (Concentration in milligrams/kilogram) [1]	Industrial Land Use - Method A Soil Cleanup Level (Concentration in milligrams/kilogram) [2]	Unrestricted Land Use - Method A Groundwater Cleanup Level (Concentration in micrograms/liter) [3]	Industrial Land Use - Method A Groundwater Cleanup Level (Concentration in micrograms/liter) [3]
Tetrachloroethylene (PCE)	0.5	0.5	5	5
Trichloroethylene (TCE)	0.5	0.5	5	5
Cis-1,2-Dichloroethylene 1,1,2	None given	None given	None given	None given
Trichloroethane 1,1,2	None given	None given	None given	None given
Vinyl Chloride 1,3,5	None given	None given	0.2	0.2
Trimethylbenzene 1,2,4	None given	None given	None given	None given
Trans-1,2-Dichloroethylene	None given	None given	None given	None given
1,1-Dichloroethylene	None given	None given	None given	None given
1,2-Dichloropropane	None given (proposed level of 5)	None given (proposed level of 5)	None given	None given
Naphthalene	None given	None given	None given	None given

Project Name: Health-Based Cleanup Level Development

Client: Construction Yard Property Owner

Agency: California EPA, DTSC – Voluntary Cleanup Program

Location: Los Angeles, California

Chemical of Concern: TPH, PCBs and Solvents (TCE/PCE)

Project Goal

In this project, Waterstone evaluated potential environmental conditions on the property to determine its marketability, restore the property to a “clean” condition, and assist the owner during the sale and transfer of the property.

Waterstone’s Role

Waterstone was contracted to conduct a Phase I on a construction yard; Phase II soil sampling was recommended. Waterstone prepared and implemented a sampling plan to investigate former operation areas which included welding, spray painting, metalworking, underground tanks and a laboratory. Elevated levels of PCBs in soil were found near a former machine shop. Understanding the client’s desire to insure the property would be considered “clean” if sold, the site was entered into the Cal EPA Voluntary Cleanup Program. Waterstone used the soil data to conduct a risk assessment to determine what soil clean up levels would be needed to be to be protective of human health in residential scenario.

Waterstone prepared a Preliminary Endangerment Assessment that outlined the site history, soil sampling results, risk assessment calculations, and risk based cleanup levels, as well as the completed excavation activities and confirmation sampling results. The assessment was submitted to the DTSC as a closure plan to the DTSC.

Project Challenges and Successes

The site remediation was implemented and completed prior to agency involvement to limit associated agency oversight expenditures based on the solid scientific basis of the risk based cleanup levels. Waterstone packaged and submitted the investigation findings, the risk assessment, and a summary of the site remediation and used this document to successfully negotiate regulatory agency concurrence on a clean closure of the Subject Property resulting in the issuance of a letter of “No Further Action” from the Cal EPA Department of Toxic Substances Control.