



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
9211 Oakdale Avenue  
Chatsworth, California 91311



**Gavin Newsom**  
Governor

May 19, 2020

**Via Electronic Mail Only**

Mr. Mitch Gardner  
c/o G3 40 Gardena, LLC  
15235 Western Avenue,  
Gardena, California 90249

APPROVAL OF RESPONSE PLAN FOR ROSECRANS PLACE, 2101 AND  
2129 WEST ROSECRANS AVENUE, GARDENA, CALIFORNIA 90249 (SITE)  
(SITE CODE: 301854)

Dear Mr. Gardner:

The Department of Toxic Substances Control (DTSC) hereby approves the Response Plan for implementation for the subject site. The Response Plan presents the response action for addressing chemical releases to soil and groundwater in order to facilitate redevelopment of the Site. The Response Plan was reviewed pursuant to the California Land Reuse and Revitalization Act agreement, Docket No. HSA-FY18/19-138 between Rosecrans Place, LLC and DTSC.

DTSC held a public comment period from March 30, 2020 to April 29, 2020. DTSC evaluated the comments received during the public comment period and determined that revisions to the Response Plan and the California Environmental Quality Act (CEQA) Notice of Exemption (NOE) were not required. Furthermore, DTSC prepared a Response to Comments for comments received during the public comment period. Enclosed you will find a copy of the Response to Comments and CEQA NOE for your records and for inclusion into the final version of the Response Plan.

The Response Plan proposes to clean up contaminated soil via excavation and offsite disposal, in conjunction with a Land Use Covenant to address impacted soils left in place. Since the property is to be developed for residential uses, the Response Plan includes mitigation measures to eliminate potential exposure to residual contaminants through vapor intrusion by installing a vapor intrusion mitigation system (VIMS). The VIMS will consist of a passive sub-slab depressurization system coupled with a vapor barrier system and will be installed under all the proposed structures. The Response Plan also proposes to monitor the groundwater well network on a quarterly basis for a minimum of two years following installation.

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Please provide a hard copy of the final Response Plan by May 25, 2020. If you have any questions please contact Mr. Luis Garcia, project manager, at (818) 717-6611 or e-mail [Luis.Garcia@dtsc.ca.gov](mailto:Luis.Garcia@dtsc.ca.gov). Thank you for your on-going efforts with the cleanup process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Salloum', enclosed in a thin black rectangular border.

Haissam Y. Salloum, P.E.  
Branch Chief  
Site Mitigation and Restoration Program - Chatsworth

cc: Mr. Leo Rebele  
Ramboll US Corporation  
5 Park Plaza #500  
Irvine, California 92614