



**SWAPE**

Technical Consultation, Data Analysis and  
Litigation Support for the Environment

**SOIL WATER AIR PROTECTION ENTERPRISE**

2656 29th Street, Suite 201  
Santa Monica, California 90405  
Mbl: (310) 795-2335  
Tel: (310) 452-5555  
Fax: (310) 452-5550  
Email: [prosenfeld@swape.com](mailto:prosenfeld@swape.com)

Jim Thorsen  
City of Malibu  
23825 Stuart Ranch Rd, Malibu, CA 90265

Subject: Evaluation of Golder Associates Inc. Report - Phase II Environmental Site  
Assessment conducted at 24000 Civic Center Way, Malibu, California

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Dear Mr. Thorsen,

Golder Associates Inc. presented a report to RMC Water and Environment documenting the results of the Phase II Environmental Site Assessment conducted at 24000 Civic Center Way, Malibu, California. In its report, Golder Associates Inc. came to the following conclusion:

"Seventeen soil samples were analyzed to evaluate if impacts to soil exist at the Site. Analytes (TPH, VOCs, SVOCs, OCPs, PCBs and Metals) were either not detected above laboratory reporting limits or were detected at concentrations below the regulatory standards (RSLs or SSLs) for industrial sites; with the exception of arsenic which was detected at background concentrations typical of soils in California.

Eight (8) soil vapor probes were advanced near the soil boring locations. A shallow (five foot bgs) and a deep (10-15 feet bgs) soil vapor sample were collected and analyzed for VOCs. PCE was detected in one boring (SB-2) below the CHHSL. Chloroform was detected in three borings (SB-2, SB-3, and SB-5) and is most likely a by-product of the wastewater disinfection process. There are no established CHHSLs for chloroform. Chloroform was also detected in groundwater samples just above the laboratory reporting limit and well below the MCLs. Methylene chloride and acetone are commonly used to wash glassware used in analytical testing and are periodically detected at low concentrations in soil vapor in waste water disposal areas.

Five groundwater samples were collected and analyzed from the groundwater monitoring wells at the Site to evaluate if impacts exist in groundwater. Analytes (VOCs, SVOCs, and perchlorate) were either not detected above laboratory reporting limits or were detected below the MCLs for drinking water.

A complete list of laboratory analytical results is provided as an attachment.

In summary, soil, soil vapor, and groundwater samples were collected from the Site. No samples exceeded their respective screening levels for commercial/industrial soil, with

the exception of arsenic. Based on the data collected, there is no apparent threat to human health or other sensitive receptors."

I concur with the findings and conclusion made by Golder Associates Inc. in their report.

Best wishes. Respectfully,

A handwritten signature in cursive script that reads "Paul Rosenfeld".

Paul E. Rosenfeld, Ph.D.

*Principal*