



**Matthew Rodriguez**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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Barbara A. Lee, Director  
9211 Oakdale Avenue  
Chatsworth, California 91311



**Edmund G. Brown Jr.**  
Governor

May 8, 2017

**Via Electronic Mail Only**

3000 E. Imperial, LLC  
c/o M + D Properties, Inc.  
Attn: Isaac Seungjin Eun, Director  
6940 Beach Boulevard, D-501  
Buena Park California, 90621

### COMPLETION OF RESPONSE ACTIONS FOR 3000 E IMPERIAL HIGHWAY, LYNWOOD (SITE CODE: 301351)

The Department of Toxic Substances Control (DTSC) has provided oversight of response actions taken to cleanup chemical releases at 3000 E. Imperial Highway in Lynwood, California (Site) in accordance with a California Land Reuse and Revitalization Act (CLRRA) Agreement between 3000 E. Imperial, LLC, the current owner of the Site, and DTSC (Docket No. HAS-CLRRA 06/07-224). The response actions were presented in the DTSC-approved Response Plan (Geosyntec Consultants, [Geosyntec] July 2011).

The Site is currently a vacant lot located in a mixed commercial/industrial and residential neighborhood of Lynwood. Remediation of the Site was completed by Robertshaw Controls Company on behalf of 3000 E. Imperial, LLC in order to facilitate redevelopment of the Site. The proposed redevelopment considered in the Response Plan included mixed use commercial and residential development above the ground floor. The remedial action objectives (RAOs) established in the Response Plan were designed to be protective of human health with respect to occupants of the proposed redevelopment.

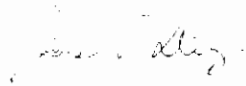
The Response Action Completion Report (RACR) (Geosyntec, August 2015) presented Site conditions following completion of the response actions. As set forth in the RACR, multiple lines of evidence demonstrated that the RAOs established in the Response Plan were achieved. Further, an Addendum to the RACR (RACR Addendum, Geosyntec, March 2016) presented a supplemental evaluation of potential human health risks associated residual concentrations of constituents of concern to future residents living on the second and higher floors of development at the Site.

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Based on the information provided in the RACR and RACR Addendum, DTSC determined that the RAOs for the Site have been met and that Site conditions do not pose an unacceptable risk to commercial/industrial workers, or to on and off-site residents under the proposed development plan. The RACR and RACR Addendum were approved by DTSC (DTSC, October 22, 2015 and May 25, 2016 Letters). DTSC does not require additional cleanup prior to construction. Final building designs must be submitted to DTSC for review and approval to ensure that all engineering controls to minimize subsurface vapor movement as described in the May 25, 2016 DTSC letter are addressed.

Should you have any questions, please contact Mr. Jose Diaz at (818) 717-6614 or email at [Jose.Diaz@dtsc.ca.gov](mailto:Jose.Diaz@dtsc.ca.gov).

Sincerely,



Jose Diaz  
Senior Scientist ~ Project Manager  
Brownfields and Environmental Restoration Program  
Southern California – Chatsworth Office