



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION IX  
75 Hawthorne Street  
San Francisco, CA 94105-3901

**MAY 15 2018**

Mr. Carey Upton  
Chief Operations Officer  
SMMUSD  
1651 16th Street  
Santa Monica CA 90404

**Re: TSCA PCB Cleanup and Disposal Approval under 40 C.F.R. § 761.61(c) for  
PCB Remediation Waste at Buildings D, F, G, I and J,  
Malibu High School, Malibu, California (CAC001032064)**

Dear Mr. Upton:

Pursuant to 40 C.F.R. § 761.61(c), the U.S. Environmental Protection Agency, Region 9 (EPA) is approving certain provisions, as described below, from the "Notification and Request for Approval, PCB Remediation Waste, Buildings D, F, G, I and J, Malibu High School" dated April 2018 ("the Application"), which is an attachment to this approval. The Application was submitted to EPA by the Santa Monica-Malibu Unified School District (the "District").

In anticipation of a flooring renovation project, samples of building materials were collected for waste characterization purposes. Representative bulk samples were collected in building materials in D, F, G, I and J for PCB analysis (EPA Method 8082 via Soxhlet Extraction). Based on the results of this sampling, several materials were confirmed to exceed the TSCA threshold of 50 milligrams per kilogram (mg/kg, or parts per million [ppm]) for Polychlorinated Biphenyl (PCB) with results up to 5,390 mg/kg.

No sampling of the porous concrete slab beneath the >50 mg/kg PCB-containing flooring materials in Buildings D, F, G, I or J was performed. However, sampling was conducted in Buildings A and B/C, where PCB concentrations of the porous concrete slab beneath >50 mg/kg PCB-containing flooring materials ranged from non-detect to 24.6 mg/kg. Buildings A and B/C were demolished and the porous concrete slab was removed for offsite disposal under "EPA Approval for Characterization and Disposal of PCB Remediation Waste at Buildings A and B/C, Malibu High School, Malibu, California" dated March 21, 2018.

The flooring material is consistent with the material encountered in Buildings A and B/C. Therefore, the concrete slab at Buildings D, F, G, I, J were not sampled and were assumed to contain PCBs at concentrations >1 mg/kg, but below approximately 24.6 mg/kg. Given the assumed concentrations of PCBs in the concrete slabs in Buildings D, F, G, I and J the concrete slab is PCB Remediation Waste.

Approval under 40 C.F.R. § 761.61(c) for  
Buildings D, F, G, I and J,  
Malibu High School, Malibu, California  
CAC001032064

Specifically, EPA is approving the following provisions from the District's Application to address building material that was previously in contact with the PCB-containing flooring material (PCB remediation waste) following removal of the PCB-containing flooring material at Malibu High School (MHS):

- Site controls listed in Section 4.2.1 of the Application will be followed at all times to ensure any dust or airborne concentrations of PCBs created during the renovation activities remain controlled.
- Complete removal of the PCB-containing flooring material with concentrations > 50 ppm and the surface preparation of the underlying porous concrete slab shall be performed in accordance with Section 4.2.2 of the Application.
- Following the removal of the PCB-containing flooring material and the surface preparation, the porous concrete slab shall receive an encapsulant. The application of a double coat of a non-Volatile Organic Compound (VOC) epoxy-based sealant<sup>1</sup> shall be done over the area underlying all the removed PCB-containing flooring material. The encapsulation process will be done in accordance with Section 4.2.3 of the Application.
- Following the application of the encapsulant, but prior to the removal of the containment and prior to the application of the final flooring surface (linoleum), surface wipe sampling of the encapsulated surface shall be performed after encapsulation curing. The wipe samples shall be performed in accordance with Section 4.2.4.1 of the Application.
  - If analytical results are  $\leq 1 \mu\text{g}/100 \text{ cm}^2$  it may be considered that encapsulation is complete and the containment around the area can be removed and site controls dismantled.
  - If analytical results are  $> 1 \mu\text{g}/100 \text{ cm}^2$ , consultation with EPA is required. Additional application of the encapsulant may be necessary and additional testing conducted at off-site locations may also be required. Containment may not be removed and the site controls must remain in place.
- After containment has been removed, but before the area has been cleared, confirmatory wipe and air sampling must be collected from the renovated space prior to clearance for students or teachers to occupy the space in accordance with Section 4.2.4 and 4.2.5 of the Application. In the event the verification samples for wipe samples do not meet  $\leq 1 \mu\text{g}/100 \text{ cm}^2$  and air is not below EPA's Exposure Levels for Evaluation of PCBs in Indoor School Air within two rounds of sampling, the District shall discuss with EPA alternative decontamination options.

---

<sup>1</sup> The District shall use one of the non-VOC epoxy-based sealants evaluated by U.S. EPA's Office of Research and Development in the report "Laboratory Study of Polychlorinated Biphenyl (PCB) Contamination and Mitigation in Buildings" (EPA/600/R-11/156B April 2012).

Approval under 40 C.F.R. § 761.61(c) for  
Buildings D, F, G, I and J,  
Malibu High School, Malibu, California  
CAC001032064

- Site restoration activities must be done in a manner that does not damage the encapsulant. Procedures described in Section 4.2.7 of the Application must be followed for the installation of the final flooring surface.
- The District must submit a Maintenance and Monitoring Plan (MMP) for EPA approval in accordance with section 4.2.10 of the Application. The MMP must include the procedures for routine inspections of the encapsulant, procedures for maintenance of the encapsulant, identification of future maintenance actions that could impact the encapsulant, and a schedule for periodic air and surface wipe samples. The MMP must be approved by the EPA prior to the renovated areas being occupied by students or teachers.
- A deed notice must be recorded with the encapsulation remedial approach in accordance with Section 4.2.9 of the Application. The District must submit proof to EPA that this deed notice has been recorded.
- EPA is approving the offsite disposal of the concrete slab PCB remediation waste under the following conditions:
  - Material is adequately sampled
  - Removal or decontamination of the porous concrete slabs shall occur at the time of major renovation or demolition, and all PCB remediation waste shall be disposed in accordance with the 40 CFR 761.61(a)(5)(ii) and (iii).

An approval under 40 C.F.R. § 761.61(c) requires EPA to make a finding that PCB remediation wastes remaining in place at MHS will not pose an unreasonable risk of injury to health or the environment. EPA is hereby making a finding that the remediation actions undertaken and planned by the District meet this TSCA standard for MHS as discussed in this approval.

The District has demonstrated that conditions at the school with the PCB-containing flooring material in place presently meet EPA national guidelines in regard to the exposure pathways of highest concern, namely air and dust, to protect public health from PCBs in schools. The air and surface wipe testing results collected while the PCB-containing flooring material was in place were below the health-protective screening level. Surface wipe sample results were <1 ug/100cm<sup>2</sup> for surface samples after cleaning and air samples were less than 180 ng/m<sup>3</sup>. The only exception to the air samples was one detection measured at 480 ng/m<sup>3</sup>, below the applicable health-protective screening level, which was attributed to dust from the renovation and was retested at <68 ng/m<sup>3</sup> at the next round of sampling.

The ongoing efficacy of the encapsulation of the PCB remediation waste will be confirmed through long-term monitoring set forth in the MMP that is required by this approval. If at any point such monitoring demonstrates that the approved encapsulation is not protective, students and teachers will be removed from the room.

This approval does not relieve the District and its consultants from complying with all applicable Federal laws and regulations, or state and local laws, regulations and permits, nor does it exempt or waive any requirement to obtain additional cleanup orders, approvals or permits pursuant to TSCA or

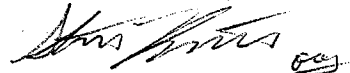
Approval under 40 C.F.R. § 761.61(c) for  
Buildings D, F, G, I and J,  
Malibu High School, Malibu, California  
CAC001032064

other regulatory programs, where warranted. Nothing in this document bars EPA from imposing penalties for violations of applicable TSCA PCB requirements or for activities not covered under this approval. Departure from this approval without prior written permission from EPA may result in revocation of this approval. If additional information demonstrates that EPA can no longer make a no unreasonable risk determination, EPA will modify or revoke the approval.

This approval only applies to the PCB remediation waste (porous concrete slab) remaining in place in Buildings D, F, G, I and J at Malibu High School, as shown in the attached Figure. EPA reserves the right to require additional characterization and/or cleanup of PCBs at the Site if new information shows that PCBs remain at the Site above the EPA-approved PCB cleanup levels, or if PCBs are found at other areas of the Site or immediately adjacent to the Site.

If you have any questions concerning this approval, please contact Amanda Cruz (cruz.amanda@epa.gov) of my staff at (415) 972-3084. Thank you for your cooperation.

Sincerely,



Jeff Scott, Director  
Land Division

CC: Jason Wilkinson (Ramboll)  
Doug Daugherty (Ramboll)