

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION**

2020031157

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Brownfields Environmental Restoration Program
9211 Oakdale Avenue
Chatsworth, CA 91311

Project Title: Removal Action Work Plan, Former Magnetek Facility

Project Location: 11510 S. Alameda Street

County: Lynwood, CA 90262

Project Applicant: EDO Development Inc.

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code, Chapter 6.8

Project Description: The project includes installing a soil vapor extraction system to remediate chlorinated volatile organic chemicals (VOCs) and recording a Land Use Covenant (LUC) to restrict future use of the property to commercial or industrial use.

Background: The Site is approximately 2.6 acres in size, and is located within an industrial area in the City of Lynwood. On-Site operations from 1948 to 1992 consisted of refurbishing electrical motors and transformers. The property was originally developed by Larsen-Hogue Electric Company, which occupied the property from 1948 to 1967. Subsequent operators included: Litton Industries (1967-1977), McGraw-Edison Service Company (1977-1985), Cooper Industries, Inc. (1985-1986), and Magnetek National Electric Coil (1986-1992).

Many hydraulic oils used in transformers during this time period contained polychlorinated biphenyls ("PCB"), and it was suspected that the historic Site operations had resulted in PCB releases to the environment. Historic use and releases of chlorinated solvents at the Site resulted in chlorinated VOC-affected soil vapor. These VOCs were not recently detected in Site shallow soil [(to a depth of 25 feet below ground surface (bgs)), which supports DTSC's determination that groundwater was not affected by the historical chlorinated VOCs use.

According to the VOC and total petroleum hydrocarbons (TPH) Investigation dated August 2017, Tetrachloroethene (PCE) was the only VOC detected above its commercial screening level – 2,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). PCE was detected in all samples at concentrations ranging from 98 $\mu\text{g}/\text{m}^3$ to 13,400 $\mu\text{g}/\text{m}^3$, with detections in seven (7) samples and one (1) duplicate sample exceeding the commercial screening level. Trichloroethene (TCE) was detected in 9 of the 15 samples ranging in concentration of 20 $\mu\text{g}/\text{m}^3$ to 2,730 $\mu\text{g}/\text{m}^3$, with all detections below the commercial screening level of 3,000 $\mu\text{g}/\text{m}^3$. Cis-1,2-DCE was detected in 4 of the 15 samples ranging in concentration from 104 $\mu\text{g}/\text{m}^3$ to 332 $\mu\text{g}/\text{m}^3$, with all detections below the commercial screening level of 35,000 $\mu\text{g}/\text{m}^3$. PCE concentrations were the highest near the transformer pit located in the eastern portion of the on-Site building. The horizontal extent of PCE impacts to soil vapor has not been fully delineated, however, PCE concentrations are equal to or less than twice the screening level in samples near the edge of the soil vapor plume. Vertically, PCE concentrations were highest at depths of 5 and 15 feet bgs and then decreased at a depth of 30 feet bgs. The vertical extent of soil vapor impacts has been delineated between depths of 30 and 56 feet bgs.

Soil vapor extraction (SVE) Pilot Testing (PT) was conducted at the Site on October 4 through October 6, 2019. The SVE PT was conducted in general accordance with the DTSC approved Soil Vapor Extraction Workplan. Caporale Consultants LLC (CCLLC) installed three (3) vapor extraction wells (VEW) and four (4) soil vapor probes (SVP) performed on October 4 and 5, 2019. The SVE PT (vacuum testing) was performed on October 6, 2019. Results from the PT indicate that Site soils from ground surface to 25 feet bgs prove to be conducive to SVE technology with Radius of Influence (ROI) up to 75 feet. The current configuration of the three (3) VEW's and four (4) SVP's is adequate to operate a full scale SVE remediation program at the Site.

Project Activities: An in-situ soil vapor extraction (SVE) is the RAW's proposed removal action technology to extract VOC releases caused by previous operations and will be composed of the following components:

- Above ground piping, connecting one of the three VEW to the treatment unit(s). ROI data from the SVE PT demonstrated that each well is capable of influencing the entire soil vapor plume.
- The mobile treatment unit will be moved from well to well as needed until remediation completion.

- The proposed treatment system will initially consist of one trailer-mounted carbon treatment unit with the capacity of 150 SCFM. The treatment unit will be connected to the Site's source of electricity.
- A PVC manifold will be constructed within a treatment compound (SVE System Enclosure) located in an agreed upon area of the Site to connect the vapor extraction wells to the SVE System. The manifold will be equipped with fittings, valves, and sampling ports to control vapor extraction source and flow rate and to collect vapor samples.
- The treatment compound will be enclosed, locked, and emergency contact information will be posted on the enclosure.

Upon completion of the soil vapor cleanup a LUC will be required to restrict the Site to commercial or industrial use and the future oversight to include annual reporting and a five-year review. The LUC will restrict the use of the Site for the following specific and sensitive uses: residential, schools, hospitals, day care facilities, and elderly or senior care facilities.

The SVE treatment unit will be properly permitted through the South Coast Air Quality Management District (SMAQMD).

Name of Public Agency Approving Project: Department of Toxic Substances Control

Name of Person or Agency Carrying Out Project: EDO Development Inc.

Exempt Status: Categorical Exemption Class 30 Categorical Exemption, CCR Title 14, Sec. 15330

Reasons Why Project is Exempt:

1. The project is a minor action designed to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of hazardous waste or hazardous substances.
2. The project will not exceed \$1 million in cost.
3. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses; and does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. The SVE treatment unit will be permitted by SMAQMD.
4. The exceptions pursuant to California Code of Regulations, Title 14, Section 15300.2 have been addressed as follows:
 - a. Cumulative Impact. The project will not result in cumulative impacts because it is designed to be a short-term final remedy that would not lead to a succession of projects of the same type in the same place over time.
 - b. Significant Effect. The environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will prevent unusual circumstances from occurring so that there is no possibility that the project will have a significant effect on the environment.
 - c. Scenic Highways. The project will not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, because it is not located within a highway officially designated as a state scenic highway.
 - d. Hazardous Waste Sites. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
 - e. Historical Resources. The project will not cause a substantial adverse change in the significance of a historical resource at the Site because there are none at the Site.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Brownfields Environmental Restoration Program
9211 Oakdale Avenue
Chatsworth, CA 91311

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000484

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Approver's Signature:



Date: 03/23/2020

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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR:

Governor's Office of Planning & Research

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