

NOTICE OF EXEMPTION

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

From: Department of Toxic Substances Control
Brownfields Restoration and School
Evaluation Branch
5796 Corporate Avenue
Cypress, California 90630

Project Title: Response Plan, Former Turco-Purex Industrial Division Facility		
Project Address: 24700 South Main Street	City: Carson	County: Los Angeles
Approval Action Under Consideration by DTSC:		
<input type="checkbox"/> Removal Action Workplan	<input type="checkbox"/> Initial Permit Issuance	<input type="checkbox"/> Permit Re-Issuance
<input type="checkbox"/> Corrective Measure Study/Statement of Basis	<input type="checkbox"/> Permit Modification	<input type="checkbox"/> Closure Plan
<input type="checkbox"/> Remedial Action Plan	<input type="checkbox"/> Regulations	<input type="checkbox"/> Interim Removal
<input checked="" type="checkbox"/> Other (specify): Response Plan under CLRRRA		
Statutory Authority:		
<input type="checkbox"/> California H&SC, Chap. 6.5 <input type="checkbox"/> California H&SC, Chap. 6.8 <input checked="" type="checkbox"/> Other (specify): H&S Code Section 25395.94 and .95		

Project Description: The project involves approval of a Response Plan (RP) which propose remediation of a soil vapor extraction (SVE) system and monitoring of groundwater for monitored natural attenuation (MNA) at the Former Turco-Purex Industrial Division Facility located at 24700 South Main Street in the City of Carson, California (Site). Based on the data, DTSC has determined selected vapor extraction wells currently located on the Site will be used as part of the focused SVE activities. The remedy proposed for groundwater under the Site involves MNA along with continuation of semi-annual groundwater monitoring.

Background: From at least 1928 through 1952, the Site was used for agricultural purposes. In 1953, an oil well referred to as "Turco Fee" 1 was installed in the southwest portion of the Site. By the mid-1950s, a manufacturing building was developed on the southern portion of the Site, at which time Turco began manufacturing chemicals for floor finishers, metal cleaners, and paint strippers. In the early 1960s, the manufacturing building was expanded to the north. Turco occupied the Site until 1989. From approximately the mid-1990s to the present, the Site has been occupied by various tenants for warehouse and distribution purposes, of which none have used chemicals or generated hazardous wastes.

Turco engaged in the management of hazardous waste at the Site pursuant to a Hazardous Waste Facility Interim Status Document issued in April 1981, and a Hazardous Waste Facility Permit issued in February 1984 by the California Department of Health Services (predecessor agency to the DTSC) for the storage and treatment of hazardous waste. At that time, the Turco facility was also designated as a federal Resource Conservation and Recovery Act (RCRA) Facility. The DTSC permits expired on February 24, 1989, when Turco ceased operations. A closure plan for the facility was approved by DTSC in March 1992. Turco submitted a closure certification report documenting soil sampling for closure of a container storage area and wastewater treatment system to DTSC in November 1992, and DTSC accepted the closure certification in December 1992.

In 2018, Bridge Point Carson, LLC (Bridge) purchased the Site and subsequently entered into a Voluntary Cleanup Program with DTSC as part of a California Land Reuse and Revitalization Act (CLRRRA) Agreement to mitigate VOC-impacted soil and groundwater as a result of the former Turco operations. Bridge currently leases the Site to W8 Shipping, which uses the property as a holding facility for salvaged vehicles sold for overseas export. In March 2017, the City of Carson issued a temporary moratorium on new construction of commercial warehouses and the moratorium will remain in place until at least 2021. In response to this moratorium, Bridge plans to utilize the existing facility until such time that the moratorium is lifted, and the property can be redeveloped with new commercial warehouse buildings.

Project Activities: Based on the sampling results included in the Summary of Findings, DTSC has determined selected vapor extraction wells located on the Site will be used as part of the focused SVE activities. The vapor extraction wells include N2S-1, N2D-1, N2S-2 and N2D-2. The SVE system will generally be operated on a pulsed basis (two weeks of operation followed by two weeks of shut down). Based on the permit requirements, the SVE system will be monitored on a weekly basis when the system is in operation. The SVE system consists of a 25-horsepower blower, rated with a maximum flow rate of 500 standard cubic feet per minute (SFCM). The outlet of the SVE system is connected to two 3,000-pound canisters of granulated activated carbon for vapor abatement. The SVE system is connected to a network of

June 2020

shallow and deep vapor extraction wells through underground and aboveground PVC piping. A manifold located near the SVE system will be used to control the flow and vacuum for each vapor extraction well. The SVE system will be operated in accordance with an existing site-specific South Coast Air Quality Management District (SCAQMD) permit.

Groundwater monitoring of the on and off-site groundwater monitoring wells will continue on a semi-annual basis. The monitoring wells include on-site wells MW-1, MW-6, MW-8, MW-10, MW-11S, MW11D, MW-12S, MW-12D, and MW-13G, and off-site wells MW-14, MW-15, and MW-17. Groundwater samples will be analyzed for VOCs in general accordance with EPA Method No. 8260B. As part of MNA, additional analyses will include chloride, nitrate, and sulfate in general accordance with EPA Method No. 300, methane and ethane in general accordance EPA Method No. RSK-175, and ferrous iron in general accordance with Standard Method No. 3500-Fe D. A Land Use Covenant will be prepared and implemented at the Site.

An analysis of project activities upon existing environmental conditions indicates that implementation of environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will ensure that impacts to the environment will be less than significant.

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

Name of Person or Agency Carrying Out Project: Bridge Point Carson, LLC

Exempt Status: (check one)

- Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]
- Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec. 15269(a)]
- Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec. 15269(b)(c)]
- Categorical Exemption: [CCR Title 14, Sec. 15330]
- Statutory Exemptions: [State Code Section Number]
- Common Sense Exemption [CCR, Sec. 15061(b)(3)]

Exemption Title: Continuation of activities to Prevent, Minimize, Stabilize, Mitigate, or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substance.

Reasons Why Project is Exempt:

1. The project is a minor cleanup action to be taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste and substance.
2. The project is a removal action costing \$1 million or less.
3. The project will not be located on a site which is included on any list compiled pursuant to Cal. Gov. Code § 65962.5 (<http://calepa.ca.gov/sitecleanup/corteselist/>)
4. The project will not have a significant effect on the environment due to unusual circumstances.
5. The project will not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
6. The project will not cause a substantial adverse change in the significance of a historical resource.
7. The project will not require onsite use of a hazardous waste incinerator or thermal treatment unit.
8. The project will not require the relocation of residences or businesses.
9. The project will not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code section 25123.6 (Permits for the SVE have been obtained from SCAQMD).
10. The cumulative impact of successive projects of the same type on the same place, over time, if there are any, will not be significant.
11. The project will be consistent with applicable State and local environmental permitting requirements.

Evidence to support the above reasons is documented in the project file record, available for inspection at:

Department of Toxic Substances Control
Brownfields Restoration and School Evaluation Branch
5796 Corporate Avenue
Cypress, California 90630

DTSC EnviroStor website: [https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19280292]

Rafat Abbasi, P.E.
Project Manager

Sr. Hazardous Substances Engineer
Title

714-484-5310
Phone No.



Branch Chief's Signature

6-8-20

Date

Javier Hinojosa
Branch Chief

Environmental Program Manager I (Sup)
Title

714-484-5484
Phone No.

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR:

