

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

To: Office of Planning and Research  
State Clearinghouse  
<https://ceqasubmit.opr.ca.gov/>  
From: Department of Toxic Substances Control

Site Mitigation and Restoration Program  
9211 Oakdale Ave.  
Chatsworth, CA 91311

**Project Title:** Removal Action Workplan, Property South of Parcel A, Former Ventura Manufactured Gas Plant

**Project Location:** 1555 N. Olive Street, Ventura California

**County:** Ventura

**Project Applicant:** Southern California Gas Company (SoCalGas)

**Approval Action Under Consideration by DTSC:** Removal Action Workplan

**Statutory Authority:** California Health and Safety Code, Chapter 6.8

**Project Description:** The proposed scope of work outlined in the Removal Action Workplan (RAW) includes excavation of soils impacted with the chemicals of concern (COCs) in the southern portion of the Site, including polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), arsenic and lead. The excavated areas will be backfilled with clean soil and a Land Use Covenant (LUC) will restrict use of the property and prohibit residential use.

The Site is approximately 8.5-acres and is owned and operated by SoCalGas as a natural gas compressor station. The subject of this RAW is the southern 4.3-acre portion of the Site that is hereinafter referred to as the "Subject Property." The Subject Property is currently in use as a storage and maintenance yard and is occupied by two small buildings used as an office and a warehouse. The northern portion of the Site is currently occupied by a natural gas compressor building, gas metering equipment, aboveground gas piping, and associated features.

To the north, south, and west of the Site are primarily industrial and commercial facilities. The Ventura River and vacant hillsides lie further west of the property. Residential/commercial properties and the E.P. Foster Elementary School are located to the east of the Site.

SoCalGas will modernize the compressor station at the Site and these modernization activities will include: a new compressor building, a new office building, a new warehouse, a new communications shelter, a new motor control center room, and associated appurtenances. The existing office building and warehouse are scheduled for demolition prior to soil remediation on the Subject Property.

**Background:** The former Ventura Manufactured Gas Plant (MGP) was located, in part, on the northern portion of the Site (as noted in the RAW as "Parcel A"). The Ventura MGP operated between 1905 and 1919 and used crude oil in the gas production process. Most of the MGP operations occurred on Parcel A. The MGP was taken out of service in 1920 and much of the equipment and structures were removed. Since 1923, Parcel A has been occupied by a natural gas compressor station. During the 1940s, various buildings and structures were added to the Site, and thereafter the compressor station and the Site were expanded to the south to also include the Subject Property.

**Previous Site Investigations:** Various environmental investigations and removal actions have been conducted within the Site. Environmental investigations and subsequent removal actions related to Parcel A were mainly related to prior MGP operations. Environmental investigations and subsequent removal actions particular to the Subject Property were associated with prior use of underground storage tanks (USTs) that stored fuel for fleet vehicles.

Between October 2003 and November 2004, a comprehensive soil, soil vapor, and groundwater investigation was conducted on land occupied by the former MGP (including Parcel A) to assess potential residual impacts from former MGP operations. Based the results of the investigation, there were two primary sources of contamination beneath the former MGP.

- 1) Shallow impacted soil within the upper 10 feet as a result of past MGP operations on Parcel A as well as former oil refinery operations on other properties west of Parcel A; and
- 2) Deeper impacted soil, below 10 feet below ground surface (bgs) and extending downward to groundwater at a depth of about 35 to 40 feet, under properties west of Parcel A resulting mainly from former oil refinery and petroleum bulk storage tank farm operations on those properties.

Parcel A was remediated, along with other properties to the west, between October 2009 and April 2011 in accordance with DTSC-approved RAWs. Parcel A was generally excavated to depths ranging from 5 to 12 feet bgs, and to as much as 32 feet bgs in the western portion of the parcel. The majority of the contaminated soil that was excavated (83,075 cubic yards) was classified as non-hazardous waste and transported to the Soil Safe of California facility in Adelanto, California, for treatment by thermal desorption. A smaller volume of lead-contaminated soil (6,067 cubic yards) was removed and disposed offsite as California-hazardous waste (non-RCRA) at Clean Harbors' Buttonwillow Landfill.

As part of groundwater investigations at and around the former MGP, 28 groundwater monitoring wells were installed, including two (DMW-2 and MW-3) within the Subject Property. Eight other groundwater monitoring wells (UST MW-1 through UST MW-8) were also installed within the Subject Property as part of UST-related groundwater investigations. Based on improved water quality following removal actions, all groundwater monitoring wells were destroyed in 2017 under a DTSC-approved workplan.

In February and March 2020, a Supplemental Remedial Investigation (SRI) was completed within the Subject Property in accordance with a DTSC-approved workplan. The investigation revealed the presence of residual MGP wastes that extend southward into the Subject Property. In addition, concentrations of some volatile organic compounds (VOCs) in soil vapor samples exceeded screening levels. The VOCs in soil vapor were mainly attributed to residual groundwater impact, primarily originating from upgradient sources.

**Project Activities:** The scope of work addressed in the RAW on the Subject Property includes:

- Excavation of approximately 1,700 cubic yards (2,500 tons) of shallow soil impacted with carcinogenic PAHs, TPH, arsenic, and lead;
- Offsite transport of excavated soil for treatment and/or disposal (approximately 106 truck trips);
- Backfill of the excavated areas using clean fill material (approximately 106 truck trips);
- Implementation of the Operations and Maintenance Plan to address vapor intrusion risks within the proposed compressor building; and;
- Implementation of a LUC to preclude residential development or other sensitive uses.

Soil will be excavated from an area located along the north-northwestern boundary of the Subject Property. This will require demolition of the existing office and warehouse buildings. The depth of the excavation is estimated at 3.5 feet bgs, but the actual depth will be determined during the removal action based on field observation and the results of confirmation sample analyses. If needed, the excavated soil may be stockpiled temporarily within the construction area for profiling purposes, in accordance with the requirements of Ventura County Air Pollution Control District (VCAPCD). Stockpiled soils will generally be disposed of off-site by the end of each day. In cases when this is not possible, temporary stockpiles will be managed with appropriate Best Management Practices (BMPs).

The excavated area would be backfilled using clean fill material to three (3) inches below the surrounding grade. Imported clean fill material would be sampled and approved according to DTSC and SoCalGas requirements. Following completion of placement and compaction of the fill material, the uppermost three inches of excavated area would be backfilled with ¾" gravel that would serve as an erosion control measure.

All necessary permits for soil removal activities, transportation, and related activities will be obtained. Copies of the permits will be kept onsite during working hours and will be made available for inspection. The anticipated permits to be secured and regulations to be adhered to during soil removal may include, but are not limited to the following:

- Excavation and grading permit,
- Cal//OSHA construction safety permits,
- Waste transportation route permit (if necessary),
- VCAPCD permits (if necessary).

The procedures proposed for removal activities will comply with federal, State, and local rules and regulations. During all field activities, compliance with VCAPCD Rules related to fugitive dust control, nuisance, and emission of volatile organic compounds (if any) will be required.

Traffic controls will be used for the safe and efficient implementation of the remedial action, while minimizing impacts to normal traffic. Traffic controls will be required during waste transportation activities.

The excavated soil impacted with PAHs, TPH, and arsenic will be transported to Soil Safe of California, a thermal recycling facility located in Adelanto, California. The soil impacted with lead will be transported to an approved facility determined by SoCalGas. Water generated as a result of decontaminating the sampling tools or equipment will be placed inside 55-gallon, Department of Transportation (DOT)-approved drums.

Following shallow soil remediation, residual soil vapor concentrations are expected to remain in soil, requiring a LUC to prevent the potential use of the Subject Property for future residential uses as well as other sensitive uses. In addition, the LUC will require SoCalGas to evaluate any proposed building locations for potential risks associated with vapor intrusion and take appropriate precautions for the protection of human health and safety of any future building occupants.

Specific enforceable environmental safeguards and monitoring procedures will be complied with. In the event biological, cultural or historical resources are discovered in the course of project activities, work will be suspended while a qualified biologist, cultural or historical specialist makes an assessment of the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found, and the County Coroner will be notified pursuant to the Health and Safety Code, Chapter 2, Section 7050.5.

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

**Name of Person or Agency Carrying Out Project:** Southern California Gas Company

**Exempt Status:** Common Sense Exemption [14 CCR, Sec. 15061(b)(3)]

**Reasons Why Project is Exempt:** DTSC has determined with certainty that there is no possibility that the activities in question may have a significant effect on the environment because the project would not result in "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance."

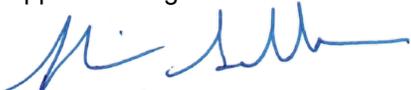
The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control  
 Site Mitigation and Restoration Program  
 9211 Oakdale Ave,  
 Chatsworth, CA 91311

Additional project information is available on EnviroStor: [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/)

Contact Person	Contact Title	Phone Number
Chand Sultana	Environmental Scientist	(818) 717-6552

Approver's Signature:



Date:  
 03/02/2021

~~Click or tap to enter a date.~~

Approver's Name	Approver's Title	Approver's Phone Number
Haissam Salloum	Branch Chief	(818) 717-6538

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: