

NOTICE OF EXEMPTION

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
Site Mitigation and Restoration Program
9211 Oakdale Avenue
Chatsworth, CA 91311

Project Title: Statement of Basis for Former TP Industrial Facility		
Project Address: 525 and 535 E. Alondra Blvd.	City: Gardena	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 checked="" 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 type="checkbox"/> Other (specify):		
Statutory Authority:		
<input checked="" type="checkbox"/> California H&SC, Chap. 6.5 <input type="checkbox"/> California H&SC, Chap. 6.8 <input type="checkbox"/> Other (specify):		

Project Description: The project involves approval of a Statement of Basis (SB) for the Former TP Industrial Facility (Site). The SB summarizes the activities to treat contaminants in groundwater through the use of enhanced in-situ bioremediation (EISB), groundwater monitored natural attenuation (MNA), and recording of a land use covenant (LUC) to restrict uses of the property.

Background: The former TP Industrial facility includes two parcels located at 525 and 535 East Alondra Boulevard. The Site was used as farmland prior to 1958. A motorcycle repair shop was built at 525 East Alondra Boulevard in 1958, and in 1964 a freon recycler began operations. In 1966, Baron-Blakeslee, Inc. purchased the 525 East Alondra property and operated a facility that was used for bulk storage, blending, and distribution of chlorinated, fluorinated, and non-halogenated solvents. Additional activities at 525 East Alondra included the recovery of recycling waste solvents. In 1981, 535 East Alondra Boulevard was purchased and added to the facility. The Site operated until early 1986 and the underground storage tanks (USTs) and above ground storage tanks (ASTs) were removed at this time. Environmental site investigations conducted between 1984 and 1986 identified the presence of volatile organic compounds (VOCs) in soil beneath three USTs and a three-stage clarifier after their removal. Groundwater was also found to contain constituents of concern (COCs) at the Site, and groundwater monitoring was implemented to determine the extent of COCs in the area. In the late 1980s, an interim remediation measure consisting of soil excavation and groundwater extraction and treatment was implemented at the Site, and is ongoing.

The Facility conducted hazardous waste management unit (HWMU) closure activities in accordance with a Closure Plan approved by the Department of Toxic Substances Control (DTSC) on November 13, 1990. Activities described in the Closure Plan included: (1) waste removal; (2) decontamination of waste management units and their associated structures; (3) excavation and removal of the underground tanks; and (4) excavation of contaminated soil for off-site disposal. In December 1990, DTSC completed a Resource Conservation and Recovery Act (RCRA) Facility Assessment (RFA). The RFA identified 97 solid waste management units (SWMUs) that either had released or might release hazardous waste or hazardous waste constituents into the environment. DTSC subsequently determined additional SWMUs based on the Facility's operations and walkthrough. DTSC also identified 11 of the SWMUs as also being HWMUs.

In October 1993, the Facility initiated operations of a soil vapor extraction and treatment (SVE) system as an interim measure. This SVE system is still operating today.

On June 30, 1994, DTSC issued the post-closure hazardous waste facility permit (Permit Number PC-94-3-001). The Post-Closure Permit specified post-closure care requirements for the regulated HWMUs which were not clean closed and corrective action requirements for the Facility. The corrective action requirements included continued operation of the groundwater and soil vapor extraction, treatment, and monitoring systems.

In 2004, the facility was sold to Mr. Guy Grant of Arena Painting Contractors which operate a painting company at the Site specializing in painting industrial facilities such as refineries. TPI retains operator status for the post-closure corrective actions for the Site with Mr. Jeffrey Smith overseeing the operations. A concrete and asphalt cap is inspected annually by a California professional engineer.

The facility entered into a Corrective Action Consent Agreement (CACA) with DTSC in January of 2010 and is currently undergoing RCRA Corrective Action.

January 2021

An Enhanced In-Situ Bioremediation (EISB) Pilot Test was carried out in 2018 and 2019 to evaluate the effectiveness and implementability of biological reductive dichlorination of VOCs in groundwater at the Site.

Project Activities: Current cleanup activities consist of the following:

- Injection of organic substrate into dedicated groundwater injection wells and existing groundwater extraction wells to facilitate microorganism growth and degradation of VOCs in groundwater;
- Groundwater MNA; and
- Recordation of a LUC to restrict uses of the property to industrial/commercial uses.

The anticipated start date for this project has not been specifically determined but implementation of EISB is expected to begin during the third quarter of 2021.

In the event biological, cultural, or historical resources are discovered during project activities, work will be suspended while a qualified biologist or cultural or historical resource specialist assesses 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: City of Los Angeles

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: Minor Actions Take to Prevent, Minimize, Mitigate or Eliminate the Release or Threat of Release of a Hazardous Waste or Hazardous Substance.

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 is a removal action that 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.
4. The project will be consistent with applicable state and local environmental permitting requirements.
5. The exceptions pursuant to Cal. Code Rags., tit. 14, § 15300.2 have been addressed as follows:
 - 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.
 - 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.
 - 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 view of a highway officially designated as a state scenic highway.
 - 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.
 - Historical Resources. The project will not cause a substantial adverse change in the significance of a historical resource because none are anticipated.

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

Department of Toxic Substances Control

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https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=80001731

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		<u>07/19/2021</u> Date
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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: