

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION**

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
5796 Corporate Avenue
Cypress, CA 90630

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: Former Soco-Lynch Facility Feasibility Study and Remedial Action Plan

State Clearinghouse Number: 2021100315

Project Location: 3270 East Washington Blvd, Vernon, California 90058

County: Los Angeles

Project Applicant: Soco West, Inc.

Project Description: The Department of Toxic Substances Control (DTSC) approved the Feasibility Study and Remedial Action Plan (FS/RAP) for the Former Soco-Lynch Facility located at 3270 East Washington Blvd, Vernon, California (Site). The FS/RAP was prepared to describe the evaluation of potential remedial alternatives (RAs) and to present a plan to address chemicals of concern (COCs) in soil and soil vapor at the Site. The primary Site chemicals of concern (COCs) are tetrachloroethene (PCE), trichloroethene (TCE), cis 1,2-dichloroethene (DCE), vinyl chloride and 1,4- dioxane.

Background:

The Site occupies approximately 3-acres of land and is located in an industrial area of Los Angeles County. The 3.3-acre property is roughly square and is currently vacant, unpaved with no surface cover and is surrounded by fencing. The Site is bounded to the north by East Washington Boulevard and to the east by a Los Angeles Department of Water and Power (LADWP) utilities right-of-way. Beyond the LADWP right-of-way is Downey Road, which was constructed partially on property that was occupied by a company known as the Mouren-Laurens Oil Company (MLOC) between 1941 and approximately 1956.

Numerous environmental investigations have been conducted at the Site beginning in 1985. Volatile organic compounds (VOCs) were observed to have impacted the soil, soil vapor, and perched groundwater primarily in two areas of the Property; the Solvent Storage Area in the southeast of the Property and the Liquid Blending Area in the southwest "Triangle Area".

Following the removal of the primary VOC sources (i.e., underground storage tanks) in 1999, a soil vapor extraction (SVE) system was installed and operated, resulting in the removal of approximately 18,100 pounds of VOCs between October 2007 and January 2015.

Once the SVE operation was terminated, shallow, impacted soil was excavated. Approximately 2,670 tons of VOC-impacted soil and 140 tons of metals-impacted soil were removed from the former Liquid Blending Area, and approximately 11,160 tons of VOC-impacted soil and debris were removed from the former Solvent Storage Area. The maximum depth of excavation was approximately 25 feet below ground surface. In total, to date approximately 13,970 tons of impacted soil have been removed from the Property.

From the implementation of pilot studies, it was determined enhanced reductive dechlorination (ERD) or in situ chemical oxidation (ISCO) would be effective treatments for VOCs in the perched groundwater.

The above activities were completed under the regulatory oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB). The LARWQCB approved the 2005 RAP for the Site and the 2013 RAP Addendum – Perched Groundwater; the latter RAP proposed a combination of monitored natural attenuation (MNA), ERD, and ISCO for perched groundwater in Areas 1, 2, and 3, respectively.

The FS/RAP is the continuation of the previously approved remedial approach in the 2013 RAP Addendum for the perched groundwater, in addition, it addresses the potential risk associated with the remaining impacted soil vapor on the Property. Soil vapor sampling conducted in 2019 and ongoing monitoring of perched groundwater indicate residual VOC impacts in soil vapor and perched groundwater. Based on the distribution of VOCs reported in soil, soil vapor, and perched groundwater, the potential risk and exposure pathway evaluation identified PCE and TCE as the primary COCs.

Project Activities: The FS/RAP will implement the following:

- SVE in areas where COCs exceed cleanup levels.

- ISCO using alkaline activated persulfate to address the COCs in perched groundwater in off-site downgradient areas where 1,4-dioxane is the main COC.
- MNA for perched groundwater for on-Site portion. MNA uses natural processes to decrease or “attenuate” levels of contaminants in soil and groundwater. Small organisms (or microbes) eat the contaminants and change them into small amounts of water and gases during digestion. MNA will be used to further reduce the relatively low levels of VOCs to below cleanup goals in perched groundwater in the on-Site area.
- Institutional controls, including land use restrictions and appropriate engineering controls such as a vapor intrusion mitigation system as necessary for future buildings.

Implementation of the remedial actions is expected to begin in January 2022. Construction phase activities (well drilling and installation, trenching and piping, treatment system installation, etc.) are expected to take approximately three months. The SVE system across all active areas is expected to be completed in five years. Groundwater treatment through ISCO is expected to be completed in three years. MNA is expected to last up to five years. Institutional controls may be implemented throughout the duration of the project to prevent land use changes that could impact ongoing remedial activities or to limit future uses and activities at the site if RAOs are not achievable. Implementation of this component of the overall remedial strategy will be considered in the future based on the effectiveness of the proposed active RAs of the remedy to meet the RAOs.

As Lead Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on December 10, 2021 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

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

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5300 (call for an appointment)

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/

Contact Person	Contact Title	Phone Number
Farah Itani	Hazardous Substances Engineer	(714) 484-5471

Approver's Signature:



Date:

12/14/21

Click or tap to enter a date.

Approver's Name	Approver's Title	Approver's Phone Number
Javier Hinojosa	Branch Chief	(714) 484-5484

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: