

## CALIFORNIA ENVIRONMENTAL QUALITY ACT 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  
5796 Corporate Avenue  
Cypress, CA 90630

**Project Title:** Former Westinghouse Electrical Equipment Repair Facility Interim Remedial Measures Work Plan

**Project Location:** 18020 South Santa Fe Avenue, Rancho Dominguez

**County:** Los Angeles

**Project Applicant:** Viacom CBS, Inc

**Approval Action Under Consideration by DTSC:** Interim Remedial Measures Work Plan

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

**Project Description:** The Department of Toxic Substances Control (DTSC) approved the Interim Remedial Measures Work Plan (IRMWP) for the Former Westinghouse Electrical Equipment Repair Facility (Facility). The IRMWP will address the primary area of impacts with volatile organic compounds (VOCs) located in the exterior area of the Facility east of the current warehouse building, referred to as the Eastside Area. Project activities consist of the construction of a Soil Vapor Extraction (SVE) system to reduce volatile organic compound (VOC) concentrations in the soil in Eastside Area.

**Background:** The Project Site consists of an approximately 7-acre parcel developed with an 80,800-square foot building and located within an industrial area of Rancho Dominguez located southeast of Los Angeles. The Project Site is surrounded by industrial development and residential properties including single and multi-family dwellings located more than ¼ mile away from the Project Site.

Westinghouse Electric Corporation (Westinghouse), now known as CBS Corporation, leased the property and operated an electrical equipment repair facility at the Project Site from 1958 until June 1992. CBS maintained the lease of the property until November 2004. Westinghouse/CBS subleased the Project Site to Magnetek, Inc. (Magnetek), and its successor, Grand Eagle, formerly Eastern Electric Apparatus Repair Company Inc. (Eastern), and Eastern's sub lessor Dixie Box and Crating. Magnetek and Eastern performed similar electrical equipment repair operations to Westinghouse. Electrical equipment repair operations continued until 2001 when Eastern left the Project Site, and the repair equipment was removed. Since 2001, the Project Site has been used primarily for packaging, warehousing, and trucking operations. The current occupant is Southern Counties Express, Inc., which operates a warehouse and trucking business. Pacific Industrial Partners LLC and Pacific Equity Partners LLC acquired the property in 2004.

Several site characterization and removal action activities have been conducted at the Project Site since 2004. The initial site characterizations were prompted by recommendations from a Phase I site assessment performed by LFR Levine-Fricke in July 2003. The environmental site characterizations that followed entailed to soil, soil vapor, and groundwater investigations consisting of several constituents of potential concern (COPCs).

DTSC divided the Site into three "Operable Units." Operable Unit 1 is the former railroad spur and chemical storage area where shallow soil was impacted by PCBs and petroleum hydrocarbons. The remediation of this area was completed in 2007 in accordance with the approved Phase I Removal Action Workplan (RAW) submitted to DTSC on October 6, 2006. Operable Unit 2 includes all remaining areas on the Project Site that are below grade where COPCs have impacted soil and ground water. Operable Unit 3 addresses COPCs inside the warehouse and is primarily under the oversight of the United States Environmental Protection Agency (USEPA).

CBS Corporation entered into a Voluntary Cleanup Agreement with DTSC on June 15, 2006 (Docket Number HSA-A 05/06-167) to evaluate the nature and extent of the contamination and to propose and implement the most effective remediation strategies.

**Project Activities:** A SVE system will be constructed in the Eastside Area. To treat the vertical extent of the VOC-impacted soil, the SVE system will be designed with two SVE well networks (one shallow and one deep), with the shallow well network targeting the upper portion of the impacted zone (10 to 26 feet below ground surface (bgs) and the deep well network targeting the lower portion of the impacted zone (29 to 44 feet bgs). Eleven nested monitoring points (MP-1 through MP-11) will be utilized to evaluate vertical and horizontal vacuum influence and soil gas VOC concentrations within the SVE treatment area.

Dedicated underground conveyance piping will transfer soil gas under vacuum from each SVE well to the treatment system. The piping will be installed in common trenches to the extent possible at a minimum depth of approximately 1 foot bgs. The SVE system will be monitored daily during the first week of operation, once per week for the first month of operation, and once per month of operation thereafter.

The IRMWP will be implemented starting second quarter of 2022. Specific enforceable environmental safeguards and monitoring procedures will be made a condition of project approval to ensure that impacts to the environment are less than significant.

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 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 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:** Viacom CBS, Inc

**Exempt Status:** 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 will be consistent with applicable State and local environmental permitting requirements.
4. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit.
5. The project does not involve the relocation of residences or businesses.
6. The project does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. (Exception: Small-scale in situ soil vapor extraction and treatment systems which have been permitted by the local Air Pollution Control District or Air Quality Management District.)
7. 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. (<http://calepa.ca.gov/sitecleanup/corteselist/default.htm>)
  - 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  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

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

Contact Person  
Don Indermill

Contact Title  
Engineering Geologist

Phone Number  
818-717-6561

Approver's Signature:



Date:

Click or tap to enter a date.

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Approver's Name  
Haissam Y. Salloum, P.E.

Approver's Title  
Branch Chief

Approver's Phone Number  
818-717-6538

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TO BE COMPLETED BY OPR ONLY

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Date Received for Filing and Posting at OPR: