

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
Tiered Permitting Corrective Action Branch
5796 Corporate Avenue
Cypress, California 90630

Project Title: Interim Measures Workplan BNSF Railway Property

Project Location: 1700 Cleveland Avenue, National City, California 91950

County: San Diego

Project Applicant: Pacific Steel, Inc.

Approval Action Under Consideration by DTSC: Interim Removal

Statutory Authority: California Health and Safety Code, Chapter 6.5

Project Description: The project involves approval of an Interim Measures (IM) Workplan for the excavation and off-site disposal of approximately 8,000 cubic yards of soil contaminated with metals and polychlorinated biphenyls (PCBs) from the central and northern sections of the Burlington Northern Santa Fe Railway (BNSF) property (Site).

Background: The Site is approximately 9 acres and is currently occupied by Pacific Steel, Inc. (PSI), a metal recycling facility. The Site is bounded by Cleveland Avenue to the east, West 18th Street to the south, railroad lines to the west, and W.W. Williams truck repair shop to the north. The Site vicinity is generally developed for industrial uses. The Site is reported to have been used for metal recycling since approximately 1956.

The southern portion of the BNSF property was previously cleaned up, pursuant to a previous IM Workplan and pursuant to a Corrective Action Consent Agreement. The former surface stockpiles of debris were removed, subsurface soil was excavated for offsite recycling or disposal, and hydrocarbon-impacted soil was removed from the southern portion of the BNSF property. Recent assessment work confirmed that metals- and PCB-impacted soils remain in the northern and central portions of the BNSF property along with hydrocarbon-impacted soils at depth that pre-date PSI's occupancy of the site.

The current IM Workplan addresses soils containing metals and PCBs above commercial/industrial screening risk levels; however, the IM Workplan does not include removal of hydrocarbon-impacted soils which may be present beneath those impacted soils. The hydrocarbon-impacted soils were determined to not pose a risk to human health or the environment and, based on available data from the BNSF property, present no risk due to several factors:

- The petroleum hydrocarbons in soils are from an old release and contain only minor concentrations of volatile organic compounds (VOCs);
- The results of groundwater monitoring indicate that no petroleum hydrocarbons or VOCs have been present in groundwater samples collected from the Site's downgradient wells; and
- Following excavation of metals- and PCB-impacted soils, the petroleum hydrocarbon-bearing soils will be covered with approximately 4 to 6 feet of clean soil in order to return the area to the original grade.

Project Activities: Remediation of the BNSF property consists of the removal of metals- and PCB-impacted soils resulting from past metals recycling operations by PSI at the northwestern portion of the Site, which is leased from BNSF. Approximately 8,000 cubic yards of contaminated soil will be excavated and disposed of offsite at a permitted landfill (i.e., Copper Mountain Landfill, Arizona). Clean fill will be imported to return the Site to level grade. After completion of soil excavation and disposal activities, a land use covenant restricting future land uses to commercial/industrial uses will be recorded with the County Recorder's Office. Excavation activities will require approximately 600 truckloads (between 7 and 8 trucks per day) over an approximate 3-month time period to export the contaminated soils to a landfill. To return the Site to level grade, approximately 20,370 cubic yards of fill will be required which will require approximately 2,037 truckloads (between 22 and 23 trucks per day) over the same 3-month time period. Even though implementation of the project will require a large number of truck trips, the trucks will travel exclusively through an industrial area for a short distance (½-mile) to reach Interstate 5 which is the major travelway through the project area.

To control soil erosion, areas of cleanup activities will be wetted down on an as-needed basis. In addition, a 25-foot tall dust screen covers the entire eastern side of the property fronting Cleveland Avenue which is downwind based on prevailing winds in the area. The screen is made of a fine wet mesh designed to collect fine particles and was originally

installed during the period when the facility was still conducting auto shredding. The dust screen will reduce or eliminate windblown dust from leaving the Site. Soil excavation and stockpile management activities will also be required to be conducted in accordance with the County of San Diego Air Pollution Control District Fugitive Dust Control, which restricts the discharge of visible dust emissions.

The property owner has no plans for future redevelopment at the Site. After satisfactory cleanup of the Site, BNSF anticipates to lease the property to a compatible use (e.g., industrial).

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

Name of Person or Agency Carrying Out Project: PSI and BNSF

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 Taken 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 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 (Notifications for fugitive dust emissions will be submitted to the San Diego County Air Pollution Management District in accordance with Rule 55).
7. The exceptions pursuant to California Code Regulations, Title 14 § 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 project does not involve any unusual circumstances 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 the substantial adverse change in the significance of an 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
 Tiered Permitting Corrective Action Branch
 5796 Corporate Avenue
 Cypress, California 90630

Additional project information is available on EnviroStor:


https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=71003729

Contact Person
Linda Ocampo

Contact Title
Hazardous Substances Engineer

Phone Number
714-484-5340

Approver's Signature:



Date: May 31, 2022

Click or tap to enter a date.

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

Approver's Title
Supervising Hazardous Substances
Engineer II

Approver's Phone Number
(818) 717-6538

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: