



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

February 23, 2024

Peerapol Suree

Planning Associate

City of Torrance

3031 Torrance Boulevard

Torrance, CA 90503

psuree@torranceca.gov

Governor's Office of Planning & Research

Feb 23 2024

STATE CLEARINGHOUSE

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE TORRANCE DEL AMO PROJECT, DATED FEBRUARY 8, 2024 STATE CLEARINGHOUSE NUMBER:

[2024020302](#)

Dear Peerapol Suree,

The Department of Toxic Substances Control (DTSC) has reviewed the MND for the Torrance Del Amo Project, which evaluates the proposed development of a 272-unit, 3-5-story residential condominium development over a two-level subterranean parking garage located on a 239,632 square-foot lot (or 5.5 Acre).

In July 2022, a Phase I Environmental Site Assessment (ESA) was prepared for the project by GEOCON West, Inc. The ESA identified past petroleum production at the site in addition to above-ground storage tanks, an oil derrick and well, and apparent waste oil and water ponds in addition to other recognized environmental concerns. All of these were reported to be contaminated by "disposal surface impoundment". There are no records of any cleanup activities or oversight therefore, a Soil Management Plan (SMP) was recommended by GEOCON West, Inc. as noted in the Initial Study Mitigation

Measure HAZ-1. Furthermore, asbestos-containing materials and lead-based paint could be encountered at the project site during demolition and remodeling phases. DTSC recommends the City of Torrance adhere to the following:

1. The City of Torrance enter into DTSC's Standard Voluntary Agreement (SVA) program or seek oversight with the [Los Angeles County Site Mitigation Unit](#) so a proper evaluation of the Project is completed. If entering into an SVA with DTSC, the [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click "Start a Request for Lead Agency Oversight Application." DTSC recommends that once the SVA is signed, a Preliminary Endangerment Assessment Report (PEA Report) be submitted for DTSC review. The PEA Report shall summarize all existing data and provide an evaluation of the possible risk to current and future users of the site. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).
2. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's [June 2006 Phase I Addendum Guidance](#).
3. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the

Peerapol Suree
February 23, 2024
Page 3

origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use.

DTSC appreciates the opportunity to review and comment on the MND for Torrance Del Amo Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or concerns, please contact me or a member of our [CEQA Unit Team](#).

Sincerely,

A handwritten signature in black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

Dave Kereazis
Associate Environmental Planner
CEQA Unit-Permitting/HWMP
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Peerapol Suree
February 23, 2024
Page 4

cc: (via email)

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