

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION**

To: Office of Planning and Research
State Clearinghouse
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 Geon Facility Response Plan

Project Location: 2104 E. 223rd Street, Carson, CA 90810

County: Los Angeles

Project Applicant: LIT 9th St. 223rd Carson LP

Approval Action Under Consideration by DTSC: Response Plan

Statutory Authority: California Health and Safety Code, Div. 45

Project Description: The project consists of implementing a Response Plan for remediation of contaminated soils at a former industrial property located at 2014 E. 223rd Street in Carson, CA (Site). The Response Plan identifies excavation and offsite disposal of contaminated soil along with installation of a Vapor Intrusion Mitigation System (VIMS), installation of two groundwater monitoring wells, adoption of a Land Use Covenant (LUC), and implementation of an Operations, Maintenance, and Monitoring (OM&M) Plan.

Background: The Site measures approximately 9.49 acres and consists of three parcels in a heavy industrial area of Carson (Los Angeles County Assessor's Parcel Numbers 7315-008-022, 7315-008-051 and 7315-008-054). The parcels are referred to as the "North Parcel" and the "South Parcels" in the Response Plan. A railroad right-of-way bisects the Site approximately in the center, running east and west.

Beginning in 1960, the Site was utilized for polyvinylchloride (PVC) manufacturing, compounding, and distribution. Operations included storage of various chemicals in aboveground storage tanks including plasticizers, stabilizers, PVC resins, and fuel oil. Manufacturing operations were terminated in 1987, and the Site was used as a PVC compounding and distribution facility until January 2021.

The Site is now planned for redevelopment with a one-story commercial warehouse and distribution facility totaling approximately 129,295 square feet. Most of the remaining portions of the Site will be paved to provide associated parking with small, landscaped areas.

Contaminants of potential concern identified at the Site include petroleum hydrocarbons (TPH-d) and di(2-ethylhexyl) phthalate (DEHP) present in soil as well as volatile organic compounds (VOCs) detected in soil vapor samples. The VOCs consist primarily of vinyl chloride (VC), trichloroethylene (TCE), and tetrachloroethylene (PCE). The Response Plan identifies five Areas of Elevated Concentrations (AECs), which are specific areas where contaminants were released to the subsurface and potentially indicative of a significant on-Site source area (at least two orders of magnitude higher than the applicable screening level). These areas (listed as AEC-1 through AEC-5 in the Response Plan) are where the remediation activities will occur.

It is noted that in 2022 the City of Carson reviewed the proposed redevelopment project and determined it would be considered ministerial under the City's planning and zoning framework and

thus not subject to CEQA. DTSC's CEQA analysis specifically addresses the potential for impacts involving the proposed remediation activities set forth in the Response Plan.

Project Activities: The remediation activities at the Site will consist of excavation and offsite disposal of contaminated soil along with installation of a VIMS beneath future onsite buildings, installation of new groundwater monitoring wells, adoption of an LUC, and implementation of an OM&M Plan.

Soil excavation will occur in the five AECs identified in the Response Plan. The total estimated excavation volume is 4,425 cubic yards, with target excavation depths ranging from 5 to 23 feet below ground surface. Excavators, backhoes, and other similar heavy equipment will be utilized as part of these activities. Soil will be tested in accordance with the procedures outlined in the project's Soil Management Plan. Soil sampling results will be used to make the decision for reuse or off-Site disposal, in consultation with DTSC. Contaminated soil will not be reused as fill soil for grading to prevent spreading of impacts. All stockpiles of suspect soils will be placed upon and covered with plastic sheeting and clearly labeled with a unique designation. Stockpiles will be sampled through collection of grab samples at a minimum frequency of one sample per every 250 cubic yards (CY). The current redevelopment plan does not identify the need to import any fill. However, if conditions change and it is necessary to import fill material to support construction activities, the import soil will be documented and approved by the DTSC prior to importing the material to the Site.

A passive VIMS will be installed beneath the future building to mitigate potential accumulation and intrusion of VOCs. The VIMS will be designed in accordance with the Los Angeles County 2008 Building Code and DTSC's Vapor Intrusion Mitigation Guidance. At a minimum, the VIMS will include a venting layer and a VOC vapor barrier. The VIMS is planned as a passive system, with the option to transition it to active operation, if necessary.

Two groundwater monitoring wells will be constructed within the Site boundary to ensure that the groundwater quality is consistent with previous monitoring events. There are currently six groundwater monitoring wells located at the Site, which will be protected in place or replaced if needed (such as being located within the footprint of the future building).

Truck trips associated with the remediation activities will primarily consist of trips for off-site soil disposal but also include a limited number of additional trips such as for VIMS material delivery. The total estimate for the project is 270 truck trips for disposal of contaminated soil. The remediation activities would also require approximately 5 daily round trips for workers.

Future land use at the Site, including the prohibition of groundwater use for drinking water purposes, will be restricted through recording of a LUC with the Los Angeles County Recorder's Office. In addition, a Site-specific OM&M Plan, consistent with California Land Reuse and Revitalization Act (CLRRA) requirements, will be prepared for the Site. The OM&M Plan will define sampling and reporting procedures for groundwater wells, soil vapor probes, and indoor air. The OM&M Plan also will define contingency plans and provide decision-making protocols.

It is anticipated that Site preparation and excavation/grading work for the proposed redevelopment, including the proposed excavations associated with the AECs, will be completed within one to two months and the entire redevelopment project will be completed within 12 months after mobilization. Activities will be conducted during the hours of 7:00am to 5:00pm, Monday through Friday.

All permits necessary to conduct the remediation activities identified in the Response Plan will be obtained prior to mobilization efforts, including those required by the City of Carson and the South Coast Air Quality Management District (SCAQMD). Additionally, the Response Plan includes

measures to ensure compliance with applicable SCAQMD rules, including Rule 1466 which requires notification no more than 30 days prior to conducting any earth-moving activities.

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

Name of Person or Agency Carrying Out Project: LIT 9th St. 223rd Carson LP

Exempt Status: Categorical Exemption: Class 30 - Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances [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 is a removal action that will not exceed \$1 million in cost.
3. The project does not involve the on-site 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 (VOCs) 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 Regs., 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 is not expected to cause a substantial adverse change in the significance of a historical resource because none are anticipated.

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:

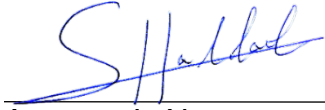
https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003154

Contact Person
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Project Manager

Phone Number
657-777-9836

Approver's Signature:



Approver's Name
Shahir Haddad

Branch Chief
Approver's Title
Branch Chief

Date:

May 16, 2024
Approver's Phone Number
714-484-5368

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: