



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 16, 2024

Leo Oorts
Planning Manager
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
loorts@torranceca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE FASHION SQUARE AT DEL AMO PROJECT, DATED OCTOBER 9, 2024 STATE CLEARINGHOUSE NUMBER:
[2024100400](#)

Dear Leo Oorts,

The Department of Toxic Substances Control (DTSC) has reviewed the Mitigated Negative Declaration (MND) for the Fashion Square at Del Amo Project (Project). The proposed project would include the construction of a residential development of approximately 260 residential condominium units and associated community amenities on a 16.37-acre site at the northwest corner of West Carson Street and Madrona Avenue in the City of Torrance. The Project site is currently developed with two structures and is located adjacent to the Del Amo Fashion Center. The proposed Project would require several authorizations from the City of Torrance, including a Conditional Use Permit, to allow the proposed residential uses as a mixed-use project. In June 2024, a Phase I Environmental Site Assessment (ESA) was prepared for the Project by Haley & Aldrich, Inc. The ESA identified the presence of hazardous waste and past petroleum production in, on, or at the subject property due to a release to the

environment that also pose a material threat of a future release to the environment. Historical records indicate a 500-gallon waste oil underground storage tank (UST) was located at the former Montgomery Ward Auto Express in 1971. A large resurfaced concrete patch located west of the building was visible during the site visit indicating the feature was likely removed. Conditions of the tank and analytical results of the excavation samples at the time of removals are unknown. Los Angeles County Fire Department (LACoFD) records indicate an above ground storage tank (AST) containing waste oil was located on the northern exterior of the former Montgomery Ward Auto Express. DTSC recommends the City of Torrance adhere to the following:

1. A Soil Management Plan (SMP) not be implemented as a primary cleanup plan as stated in the Environmental Site Assessment, "Following building demolition and during Site excavation and grading, any impacted soil that may be present could be identified and addressed via procedures outlined in a soil management plan." DTSC recommends that any potential contamination be fully characterized and then remediated under the oversight of a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. A SMP alone cannot sufficiently identify and document the potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan (RAW) or Remedial Action Plan (RAP), be prepared to adequately address all site impacts after complete characterization.
2. The City of Torrance enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement

preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).

3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable 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. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to review and comment on the MND for Fashion Square at 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,



Dave Kereazis
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CEQA Unit-Permitting/HWMP
Department of Toxic Substances Control
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Leo Oorts
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cc: (via email)

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