

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

2019058240

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
Brownfields and Environmental Restoration
5796 Corporate Avenue
Cypress, CA 90630

Project Title: Modern Plating Company Corrective Measures Study

Project Location: 5400 West 104th St. Los Angeles, 90045

County: Los Angeles

Project Description:

The project includes installation of vapor extraction wells and a vapor extraction system (VES) to address onsite soil contamination. The California Department of Toxic Substances Control (DTSC) determined that these remedial actions were required to address elevated concentrations of volatile organic compounds (VOCs) detected in soil gas at the Modern Plating Company Site (MPC Site). This determination was based upon the findings of the Corrective Measure Study (CMS). The CMS included sample results from the MPC Site and selection of the appropriate remedial measures to address the onsite contamination. DTSC approved the CMS, prepared by MK Environmental Consulting, Inc., dated September 20, 2018 pursuant to the California Health and Safety Code, Title 22, Chapter 6.5.

Background:

The MPC Site is approximately 72,400 square feet in a mixed commercial/industrial area. Approximately 51,400 square feet of the area is covered by the building structure with the remainder covered with either asphalt or concrete. The Site was undeveloped until MPC operations began in May 1951. The Site was purchased by LAX Investments, LLC, in 1996. The processes conducted at the Site were: metal finishing, heat treating for removal of hydrogen, grinding, sand blasting, sludge storage, racking, masking, and degreasing etc. Plating operations at the Site included barrel plating, rack plating and metal finishing. Operations at the facility ceased in 2004. The current Site owner, 5400 West 104th Street, LLC, purchased the Site in 2019. MPC and DTSC entered into a Corrective Action Consent Agreement (Docket Number HWTA SRPD 05/06 SCC-4343) dated October 5, 2005, to determine the nature and extent of any release of hazardous waste constituents at the Site and conduct cleanup of soil, soil vapor and groundwater as necessary to protect human health and the environment. The Site is currently used for storage and freight services and will be used for commercial/industrial purposes in the future.

Previous investigations conducted at the MPC Site from 2006 to 2018 consisted of a Phase I, Phase II, Soil Gas Survey and Groundwater Investigation Reports, a Supplemental Facility Investigation Report, and a Facility Investigation and Corrective Measures Study.

The results of these previous investigations identified potential contaminants from MPC activities included volatile organic compounds (VOCs): Tetrachloroethene (PCE), Trichloroethylene (TCE).

Project Activities:

- Phase I: Consists of installation of Dual-Nested vapor extraction wells. These wells will also be used for conducting vapor extraction test to determine design parameters.
- Phase II: VES installation. This includes vapor extraction piping and system installation, VES operation and maintenance, vapor sample collection and laboratory analysis, data evaluation and reporting.

The VES will operate until cleanup objectives are met. The decision to terminate the operation of the VES will be based on its performance and the satisfactory reduction of VOCs in soil and soil vapor. The VES will be started up, operated and maintained in accordance with the South Coast Air Quality Management District (SCAQMD).

The installation of the VES will be implemented in the second quarter of 2019, with ongoing monitoring thereafter. 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.

Although not anticipated, 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 makes an assessment of 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 the Health and Safety Code, Chapter 2, Section 7050.5.

An analysis of project activities upon existing environmental conditions indicates that implementation of environmental safeguards and monitoring procedures are enforceable and made a condition of project approval and will ensure that impacts to the environment will be less than significant.

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

Name of Person or Agency Carrying Out Project: Aerodynamic Plating Company

Exemption 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: [Section 15330, Class 30]
 Statutory Exemptions: [State code section number]
 General Rule [CCR, Sec. 15061(b)(3)]

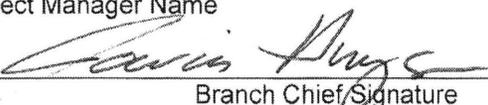
Exemption Title: Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances.

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 does not involve the onsite 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 as defined in Health and Safety Code Section 25123.
4. The exceptions pursuant to Cal. Code Regs., tit. 14, § 15300.2 have been addressed as follows:
 - Cumulative Impact. The final remedy will 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 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 will not cause a substantial adverse change in the significance of a historical resource at the Site because there are none at the Site.

Evidence to support the above reasons is documented in the project file record, available for inspection at:

Department of Toxic Substances Control
Brownfields and Environmental Restoration Program
5796 Corporate Avenue
Cypress, California 90630

Aslam Shareef Project Manager Name	Hazardous Substances Engineer Project Manager Title	(714) 484-5472 Phone #
 Branch Chief Signature		5-10-19 Date
Javier Hinojosa Branch Chief Name	Branch Chief Title	Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR:

Governor's Office of Planning & Research
MAY 14 2019
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