

Notice Of Exemption

To: ☐ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

From: Los Angeles Harbor Department
425 S. Palos Verdes St.
San Pedro, CA 90731

☒ County Clerk
County of Los Angeles

Project Title: Torrance Logistics Company - Site Characterization and Groundwater Well Work @ 799 S. Seaside Avenue and 501 E. Terminal Way

Project Location - Specific: 799 S. Seaside Avenue and 501 E. Terminal Way

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Project:

This application is for the destruction of groundwater monitoring wells, installation of new groundwater monitoring wells, boreholes to identify subsurface piping, LNAPL thickness characterization, soil sampling, groundwater well installation, and soil vapor probe installation. These activities are required as a part of Conceptual Site Model Update Work Plan associated with CAO 99-003 overseen by the Los Angeles Regional Water Quality Control Board.

Name of Public Agency Approving Project: Los Angeles Harbor Department

Name of Person or Agency Carrying Out Project: Torrance Logistics Company

Exempt Status (check one)

- ☐ Ministerial (Sec. 21080(b) (1); 15268);
- ☐ Declared Emergency (Sec. 21080(b) (3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b) (4); 15269(b) (c))
- ☐ Categorical Exemption. State type and section number:
- ☒ Statutory Exemptions. State code number: Article II Section 2(i)

Reasons why project is exempt:

This project was previously assessed by the Los Angeles Regional Water Quality Control Board in a letter with the subject: "California Environmental Quality Act Exemptions Supporting the Conceptual Site Model Update Work Plan" dated August 9, 2019.

Lead Agency

Contact Person: Nicole Enciso

Area Code/ Telephone/ Extension: 310 732-3675

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Christopher Cannon

Date: 08/09/2019

Title: Director of Environmental Management

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR:

Governor's Office of Planning & Research

SEP 11 2019

STATE CLEARINGHOUSE



Los Angeles Regional Water Quality Control Board

August 9, 2019

Mr. Christopher Cannon
Director of Environmental Management
The Port of Los Angeles
425 S. Palos Verdes Street
San Pedro, CA 90731

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7018 3090 0000 5247 5421

**SUBJECT: CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTIONS
SUPPORTING THE CONCEPTUAL SITE MODEL UPDATE WORK PLAN**

**SITE: TORRANCE LOGISTICS COMPANY SOUTHWEST TERMINAL ONE,
799 SEASIDE AVENUE, TERMINAL ISLAND, CALIFORNIA
(SCP NO. 0333, SITE ID NO. 2040087, CAO NO. 99-003-A01)**

Dear Mr. Cannon,

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) is the public agency with primary responsibility for the protection of groundwater and surface water quality for all beneficial uses within major portions of Los Angeles and Ventura counties, including the referenced Site. To accomplish this, the Regional Board oversees the investigation and cleanup of discharges of waste adversely affecting waters of the State, authorized by the Porter-Cologne Water Quality Control Act (Water Code, §§13000 et seq.).

This letter is a follow-up to a conversation between the Port of Los Angeles (POLA) staff and the Regional Board staff on February 27, 2019, concerning the Regional Board's determination that the work proposed in the Torrance Logistics Company, LLC (TLC) Southwest Terminal One's (Site) *2018 Conceptual Site Model Update Work Plan* (Work Plan) submitted by Equipoise Corporation (EQUIPOISE), dated October 17, 2018, is exempt from the California Environmental Quality Act (CEQA). As requested by POLA, this letter sets forth the Regional Board's rationale, and is intended to facilitate the processing of TLC's Harbor Engineer Permit. POLA must issue this Harbor Engineer Permit prior to the time that any of the work in the Work Plan begins.

IRMA MENEZ, CHAIR | R. N. P. EXECUTIVE OFFICER

320 West 4th St., Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles



The Work Plan describes the approach and procedures to develop a comprehensive conceptual site model of current impacts in the subsurface beneath the Site. The scope of work proposed in the Work Plan includes: 1) mobilizing an air vacuum excavation rig to clear boring locations from subsurface piping (also known as borehole clearance), 2) using optical screening tools to characterize light non-aqueous phase liquids (LNAPL) thickness, 3) mobilizing drilling equipment to the Site to identify lithologic information and install groundwater monitoring wells and soil vapor probes, and 4) collecting soil, soil vapor, and groundwater samples beneath the Site. On May 29, 2019, Equipoise submitted the *Addendum to 2018 Conceptual Site Model Update Work Plan* (Addendum) dated May 29, 2019, on behalf of TLC, which identified management practices for the field activities proposed in the Work Plan. The Regional Board has determined from the available Site data and additional data in the Addendum that the Work Plan proposed routine activities that occur commonly at sites under the Regional Board's oversight.

POLA staff have asked for an explanation of the CEQA exemptions supporting TLC's Work Plan and the Regional Board's pending approval. As described in the Work Plan, borehole clearance, LNAPL thickness characterization, installation of monitoring wells and soil vapor probes, and collection of soil, soil vapor, and groundwater samples meet the common sense exemption to CEQA, found in Title 14 of the California Code of Regulations, Section 15061, Subdivision (b)(3). Based upon the Regional Board's breadth of experience, decades of field observations, and review of Site data and additional data in the Addendum, we know with certainty that the scope of work proposed in the Work Plan will have no significant effect on the environment.

In addition, with respect to the installation of groundwater monitoring wells and soil vapor probes, the County of Los Angeles is the lead agency with respect to these activities, which are governed by Los Angeles County Code section 11.38.160. These are ministerial activities, which remain exempt from CEQA even if the site is listed on the Cortese List (Pub. Resources Code § 21080; Cal. Code Regs., tit. 14, § 15268.).

The Regional Board hopes this provides POLA with the information required to complete the processing of the Harbor Engineer Permit so that the Work Plan may be implemented at the Torrance Logistics Company, LLC, Southwest Terminal One site.

Mr. Christopher Cannon
The Port of Los Angeles

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August 9, 2019

Should you have any questions regarding this letter, please contact Mr. Ryan Vitug at (213) 576-6663 (ryan.vitug@waterboards.ca.gov) or Ms. Thizar Tintut-Williams, Unit Chief, at (213) 576-6723 (thizar.williams@waterboards.ca.gov). For legal questions, please contact Ms. Sophie Froelich of the State Water Resources Control Board Office of Chief Counsel at (916) 319-8557 (sophie.froelich@waterboards.ca.gov).

Sincerely,



Renee Purdy
Executive Officer

cc: Sophie Froelich, State Water Resources Control Board
Nicole Enciso, The Port of Los Angeles
Shirin Sadrpour, The Port of Los Angeles
John Driscoll, The Port of Los Angeles
Miles Kajioka, Torrance Logistics Company, LLC
Renee Nygard, Torrance Logistics Company, LLC
Calista E. Campbell, ExxonMobil Environmental & Property Solutions
Rick Blackmer, Equipoise Corporation
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