

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF EXEMPTION**

2020031158

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 Environmental Restoration Program  
9211 Oakdale Avenue  
Chatsworth, CA 91311

**Project Title:** Removal Action Work Plan, 3233 Mission Oaks Boulevard, Unit 1

**Project Location:** 3233 Mission Oaks Boulevard, Unit 1, Camarillo, CA

**County:** Ventura

**Project Applicant:** Rexford Industrial Realty, Inc.- 3233 Mission Oaks Blvd

**Approval Action Under Consideration by DTSC:** Removal Action Workplan

**Statutory Authority:** California Health and Safety Code, Chapter 6.8

**Project Description:** The project includes operating a soil vapor extraction system to remediate chlorinated volatile organic chemicals and recording a Land Use Covenant (LUC) to restrict future use of the property to commercial or industrial use.

**Background:** The Site consists of the northernmost approximately 140,000 square foot industrial space of an approximately 400,000 square foot industrial building. The building is located on an approximately 31.9 acre rectangular-shaped parcel of land located in a mixed commercial and light industrial area within the city of Camarillo. The nearest residential area is greater than 0.125-miles to the west-northwest. University Preparation Charter School is located approximately 0.25-miles northwest of the subject Property.

Based on reviews of available historical information provided in environmental assessment reports and work plans, the site appears to have been undeveloped agricultural land (orchards, then pasture) from as early as 1938 until the late 1970s. By 1980, the parcel was developed with the light-industrial structure that contains the subject Property. Between 1980 and 1982, an office/cafeteria building was built on the southwest corner of the parcel. Between 1980 and 1992, these structures were occupied by Everest and Jennings (E&J), a wheelchair manufacturer. Subsequent to E&J, these buildings were occupied by Technicolor, the most recent tenant of a portion of the office building and northern section of the warehouse and light-industrial structure, for videocassette and DVD manufacturing and distribution. Since the 2000s, other tenants of the warehouse and light-industrial structure have included warehouse and sales businesses. In 2012, the cafeteria building was demolished. The site is currently vacant.

Wheelchair manufacturing operations performed by E&J included metal plating (chrome and nickel), metal picking, metal brazing, metal burnishing, electrical component assembly, spray painting, steam cleaning and degreasing using two degreasing systems in the burnishing area. The primary halogenated solvent used by E&J was reported to be 1,1,1-trichloroethane (1,1,1-TCA). Technicolor's manufacturing operations included the use of volatile organic compounds (VOCs) at the subject Property. These operations included the use of two interior sumps and several hazardous materials/hazardous waste storage areas. The site is currently occupied for storage and warehousing.

The Los Angeles Regional Water Quality Control Board (LARWQCB) issued a "No Further Action" (NFA) letter dated January 8, 2001 to Technicolor with the condition that a Land Use Covenant (LUC) or deed restriction be prepared for the property. The NFA letter issued by the LARWQCB contained several conditions, including the condition that contaminated soil, which could not be removed from below the building foundation at that time without compromising the integrity of the building, must be removed if construction occurred there in the future.

The January 8, 2001 letter indicated that certain metals and VOCs remain in shallow soil located beneath the concrete slab of the building based on analytical results at concentrations exceeding site specific screening levels protective of groundwater calculated using the Los Angeles RWQCB's May 1996, Interim Site Assessment & Cleanup Guidebook. In addition, concentrations of chromium or 1,2-dichloroethane did not exceed the US EPA Preliminary Remedial Goals (PRGs) for residential or industrial land use. Nickel occurred at concentrations above the residential PRG in two of four samples, but below the industrial PRGs. Groundwater was determined to be as deep as 150 feet below ground, and

therefore, was not considered to be at significant risk of impact. Based on the data submitted, the conditional site closure was issued by the LARWQCB dated January 8, 2001. However, the LARWQCB required that a LUC be recorded. The LUC was recorded on May 14, 2009.

**Project Activities:** An in-situ soil vapor extraction (SVE) is the preferred removal action technology to extract VOC releases caused by previous operations. A vapor extraction system will be installed under the building. This system will consist of six 60-foot depth nested vapor extraction wells and associated pipe to connect it to an outside extraction pump and carbon sorption material. This subject Property is in the Ventura County Air Pollution Control District (VCAPCD). The SVE unit will require a construction and operation permit from the VCAPCD.

Upon completion of the soil vapor cleanup a LUC will be required to restrict the Site to commercial or industrial use and the future oversight to include annual reporting and a five-year review.

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

**Name of Person or Agency Carrying Out Project:** Rexford Industrial Realty, Inc.- 3233 Mission Oaks Blvd

**Exempt Status:** Categorical Exemption Class 30 Categorical Exemption, 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 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 California Code of Regulations, Title 14, Section 15300.2 have been addressed as follows:
  - a. 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.
  - b. 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.
  - c. 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.
  - d. 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.
  - e. 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.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control  
Brownfields Environmental Restoration Program  
9211 Oakdale Avenue  
Chatsworth, CA 91311

Additional project information is available on EnviroStor:

[www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=56340155](http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=56340155)

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Approver's Signature:



Date: 03/23/2020

Click or tap to enter a date.

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