

NOTICE OF EXEMPTION

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
Treatment and Storage Team
9211 Oakdale Avenue
Chatsworth, CA 91311

Project Title: TP Industrial, Inc Post-Closure Permit Renewal

Project Location: 525/535 East Alondra Boulevard, Gardena

County: Los Angeles

Description of Project:

This project is a post-closure permit renewal which addresses ongoing activities including the site maintenance and groundwater monitoring. The renewal of the post-closure permit will bring some modifications by allowing the facility to (1) conduct corrective action activities and continue the operation of a soil extraction and groundwater treatment system under a Corrective Action Consent Agreement (CACA); (2) identify hazardous waste management units (HWMUs) that were closed with waste in place and (3) allow the facility to monitor groundwater under the groundwater corrective action program and conduct Appendix IX sampling analyses at seven wells.

The facility is a closed facility which does not treat or store any hazardous waste on-site. Groundwater and soil contaminations were found as a result of the facility's past operations. The facility was closed with waste in place and the entire facility was paved with asphalt and concrete to prevent the possible exposure to the contaminants. A deed restriction prohibiting any soil disturbance was also filed with the Los Angeles County Clerk Record Office.

The facility is currently investigating and remediating its soil and groundwater contaminated plume. The facility operates a vapor extraction and groundwater treatment system under the Permit-By-Rule to extract volatile organic compounds (VOCs). The compounds being treated include trichloroethylene (TCE); tetrachloroethylene (PCE); 1,1,1-trichloroethane (1,1,1-TCA); 1,1-dichloroethylene(1,1-DCE); 1,2-dichloroethylene (1,2-DCE); 1,1-dichloroethane (1,1-DCA); methylene chloride; 1,1,2-trichloro-1,2,2-trifluoroethane (Freon-113 or CFC-113), 1,4-dioxane; isopropanol; acetone; trans-dichloroethylene (trans-DCE); cis-dichloroethene (cis-DCE), dichloroethane (DCA), toluene, chloroform, and benzene.

The Post-Closure Permit requires the facility to continue its maintenance of the concrete and asphalt cover and groundwater monitoring. The groundwater monitoring plan requires the Appendix XI analyses for seven wells and quarterly sampling of volatile organic compounds at the site's groundwater monitoring wells. The facility should also maintain its site security prohibiting unauthorized entries. In addition, the permit renewal allows site remediation under a CACA or an Enforcement Order. The facility is currently proposing an interim measure to remediate the soil vapor extraction. A separate environmental analysis will be conducted and public noticed. If additional remediation is required for the site, a separate environmental analysis will also be conducted.

Facility Location:

The site encompasses approximately 1.5 acres. The original property size was approximately 292 feet by 162 feet. In 1981, the facility was expanded by purchasing a 56 foot by 327 foot adjacent lot. Therefore, the facility is now comprised of the two parcels identified as 525 and 535 East Alondra Boulevard, Los Angeles County Assessor's parcel numbers 6125-012-015 and 6125-012-016, respectively. There is a 5,146 square foot single-story wood frame building located in the southeastern portion of the facility. This building is used as an office and for storing records and documents. There is a 10,827 square foot single-story warehouse located in the western portion of the facility. This building is used to store paints and painting equipment.

Adjacent properties include a machine shop to the west, a wheel rim finisher to the north, a distribution warehouse and a restaurant to the east and Alondra Boulevard to the south.

Site History:

Prior to 1958, the site was used as farm land. The first building was built in 1958 and was occupied by a motorcycle repair until approximately 1964. A Freon recycler operated at the site until 1966 when the site was purchased by Baron-

Blakeslee, Inc. (BBI), which operated a bulk solvent recovery and distribution facility. Several corporation changes took place from 1970 to 1982.

On March 30, 1981, an interim status document allowing hazardous waste storage and treatment was issued to Purex Industries, Inc. which implemented the closure activity at the site in 1991.

On February 16, 1993, DTSC acknowledged that the facility was closed with waste in place and required the facility to comply with interim status post-closure requirements until a post-closure permit is issued. The acknowledgement did not specify units subject to the post-closure requirements.

In 1994, a Post-Closure Hazardous Waste Facility Permit was issued to Purex Industries. On March 20, 2000, a permit modification was issued allowing the change of the ownership from Purex Industries to Smith Remediation, Inc. and the change of the operator from Purex Industries to TP Industrial, Inc.

On August 27, 2004, Smith Remediation, Inc. sold the facility to Mr. Guy R. Grant, owner of Arena Painting Contractors. TP Industrial, Inc. retains the operator status of the site to continue the post-closure and corrective action activities at the site.

On February 29, 2008, the facility submitted a closure certification report which summarized the closure activities performed at the facility and identified that three underground tanks and a three-stage clarifier were closed with waste in place. DTSC acknowledged this closure on November 12, 2008.

The facility is currently conducting corrective action activities under a corrective action consent agreement (CACA), Docket No. P3-09/10-003.

Project Activities:

Project activities consist of a renewal of a current post-closure permit for four hazardous waste management units (HWMUs) that were closed with waste in place with some modifications. The activities addressed by this permit are:

1. Conduct the routine inspection and annual inspection by an independent, qualified engineer registered in California to evaluate the security control devices, safety equipment, integrity of the cap and monitoring wells and repair any damage observed; and
2. Continue the groundwater monitoring for four HWMUs that were closed with waste in place under the groundwater corrective action program including quarterly and annual groundwater monitoring according to the approved Water Quality and Sampling and Analysis Plan contained in the Application.
3. Conduct corrective action under a CACA.

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

Name of Person or Agency Carrying Out Project: Department of Toxic Substances Control

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: Title 14, CCR, Sec. 15301
 Statutory Exemptions: [State code section number]
 General Rule [CCR, Sec. 15061(b)(3)]

Exemption Title: Renewal of an existing Permit Has No Potential to Cause Significant Changes to the Environment

Reasons Why Project is Exempt:

1. No changes to existing environmental conditions would occur. The facility measures approximately 1.5 acres and is entirely capped with asphalt and concrete.
2. The nearest residential neighborhoods and a school are located within a quarter mile of the site to the south and southwest of the facility and south of Alondra Boulevard. The facility is surrounded with a 10-

foot-high razor wire-topped fence and a locked gate prohibiting any unauthorized entries of personnel or vehicles.

3. The site is located in a developed and urbanized area which is zoned for light manufacturing and commercial use. The project site is not in an area of biological, historical, or cultural resource significance.
4. No significant noise, light, or odors are expected from this permit renewal. The continue groundwater monitoring and cover maintenance and inspection activities will result in quarterly sampling monitoring and inspections at the site.
5. Approximately less than five vehicles will be used for the quarterly groundwater monitoring and quarterly maintenance of the cap and groundwater wells. This amount is insignificant compared to the daily average of the cars on Alondra Boulevard.
6. The facility is an existing facility in an industrial area, and no new construction of buildings or structures will take place.
7. The facility is located within a designated active fault rupture zone as defined by Alquist-Priolo Earthquake Fault Zoning Act of 1972. The facility is closed and does not handle any hazardous waste; therefore, releases of hazardous waste will not occur during an earthquake event. Any groundwater generated from the sampling and monitoring activities will be containerized and stored onsite for less than 90 days.
8. A contingency plan was prepared to minimize the potential threat to human health and the environment should an accident occurs at the site.
9. The site is not on the Hazardous Waste and Substances List prepared by DTSC pursuant to Government Code section 95962.5.

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//Original signed by// Farshad Valiki, P.E..	Supervising Hazardous Substances Engineer I Treatment and Storage Team Leader Title	(916) 255-3612 Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR: