

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

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
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, California 90630

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: Alameda Triangle Areas 1 and 6 Proposed Mixed Use Development Remedial Action Work Plan

State Clearinghouse Number: 2015121020

Project Location: Northwest corner of the intersection of Imperial Highway and Fernwood Avenue, Lynwood, California 90059

County: Los Angeles

Project Applicant: City of Lynwood

Project Description: The Department of Toxic Substances Control (DTSC) approved the Alameda Triangle Areas 1 and 6 Proposed Mixed Use Development Remedial Action Work Plan (Project) to address the cleanup of shallow soil impacted with lead, arsenic, total petroleum hydrocarbons (TPH) and/or polychlorinated biphenyls (PCBs) and volatile organic compounds (VOCs) detected in soil vapor. The cleanup decision document, referred to as the Remedial Action Plan (RAP), identified the Contaminants of Concern (COCs), described the remedial/removal action proposed for the Site and specified the removal action objectives. The RAP includes two proposed remedial cleanup phases: Phase I and Phase 2. Phase I will include the 'Commercial Development Area' and Phase 2 will include the 'Residential Development Area'.

The approved remedies consist of excavation and offsite disposal of impacted soil for both Phase I and Phase 2 development areas, and potential implementation of an engineered cap and Land Use Covenant (LUC) for the 'Commercial Development Area'. The project includes the following elements:

- Excavation of approximately 9,648 cubic yards of contaminated soil (likely remediation scenario) or up to approximately 23,358 cubic yards of contaminated soil (reasonable worst-case scenario);
- Stockpiling the excavated soil onsite prior to hauling offsite;
- Excavation will occur over twenty working days;
- Equipment will consist of two excavators and two loaders;
- If impacted soil is left in-place in the 'Commercial Development Area', an engineered cover, or "cap", (comprised of gravel and asphalt/concrete pavement) will be emplaced.
- Recordation of a LUC for the 'Commercial Development Area,' if impacted soil is left in-place.
- Post-excavation soil vapor sampling will be conducted following remedial soil excavation. The purpose of the post-excavation soil vapor sampling is to provide an additional line of evidence to evaluate whether installation of a Vapor Intrusion Mitigation System (VIMS) will be required.
 - Based on the results of the post-excavation soil vapor sampling, a VIMS with operations and maintenance requirements may be mandated as part of the new buildings' construction plans.

The City of Lynwood approved the Lynwood Transit Area Specific Plan Environmental Impact Report (EIR) on September 6, 2016, and the Lynwood Transit Area Specific Plan Amendment 2018-03 EIR on April 2, 2019. Both EIRs analyzed potential environmental impacts associated with the development of the proposed transit-oriented communities within the 315-acre project area and associated with adding housing units and commercial/retail services to serve the community.

DTSC, as a Responsible Agency under the California Environmental Quality Act (CEQA), conducted an independent analysis of potential environmental impacts associated with the remediation activities detailed in the RAP and prepared an Addendum to the City’s EIRs. The Addendum identified and analyzed the environmental impacts of the proposed remediation and determined that the project activities in the RAP would not result in a significant adverse impact on the environment.

As a Responsible Agency under CEQA, DTSC approved the above-described project on July 12, 2024 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An EIR Addendum was prepared for this pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Mitigation Reporting or Monitoring Plan was not adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

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

Department of Toxic Substances Control
 Site Mitigation and Restoration Program
 5796 Corporate Avenue
 Cypress, California 90630

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/

Contact Person: Brooke Bu	Contact Title: Project Manager	Phone Number: (657) 777-9844
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Approver’s Signature: 	Date: July 17, 2024
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Approver’s Name Eileen Mananian	Approver’s Title Unit Chief/Acting Branch Chief	Approver’s Phone Number (714) 484-5349
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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: