

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
9211 Oakdale Avenue
Chatsworth, CA 91311

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

Project Title: Avenue 34, Removal Action Workplan

State Clearinghouse Number: 2017021069

Project Location: 3401-3437 North Pasadena Avenue and 135-167 West Avenue 34, Los Angeles, California 90031

County: Los Angeles

Project Applicant: R Cap Avenue 34, LLC

Project Description: Site assessments conducted between 2019 and 2021 identified the presence of chemicals of concerns (COCs) at the site including tetrachloroethylene (PCE), trichloroethene (TCE), and total petroleum hydrocarbons (TPH) in soil gas and soil; lead, arsenic, and hexavalent chromium in isolated occurrences in soil; and generally low concentrations of PCE, TCE, TPH, and dichloroethane (cis,1,2-DCE) in groundwater. The presence of these contaminants may impact future onsite occupants and commercial workers. The project involves approval of a Remedial Action Workplan (RAW) for the Site to identify measures to mitigate potential human exposure to COCs present in the subsurface.

Background: On February 22, 2017, the City of Los Angeles (City) circulated for public review and comment on a draft Initial Study / Mitigated Negative Declaration (ISMND) for the approval of the Avenue 34 project (Project). The ISMND evaluated the impacts of demolition of an 86,712 square-foot warehouse building, a 4,033 square-foot metal building, and portions of a 24,018 square-foot building and 3,521 square-foot building, to allow for the construction of a mixed-use development with 372 residential dwelling units and 40,000 square feet of commercial floor area. The project would provide onsite parking in a one level subterranean parking area and areas located at grade. The project also identified construction activities that include excavation, shoring, grading, foundation, haul route (for export of approximately 90,000 cubic yards (cy) of soil), and removal and replacement of street trees.

During the Site investigations between 2019 and 2021, the presence of COCs at the Site were identified. The previous ISMND did not identify or evaluate the cleanup activities needed for these hazardous materials that could be present in the subsurface of the Site. The City circulated the ISMND for public review from February 22, 2017 to March 23, 2017. Because a previous ISMND was approved by the City as the lead agency, DTSC is required by the California Environmental Quality Act (CEQA)¹ and the CEQA Guidelines² to conduct an analysis of that previous document to determine if it provides an accurate description of the current environmental and regulatory conditions, and analyses of potential impacts and mitigation measures associated with the proposed final remedial action remedy. The information and analysis are then used to support a final determination of the type of environmental document required to be prepared for the project as provided by sections 15162, 15163 and 15164 of the CEQA Guidelines. These alternatives include an addendum, a supplement to the previous ISMND, or a subsequent environmental document to the original ISMND.

Project Activities: The cleanup activities will involve soil excavation involves removal of all COCs in soil within the upper 20 feet at the site that exceed the risk-based soil screening criteria. The total amount of soil excavated is estimated to be 24,756 cubic yards (cy). It is estimated that the removal of 37,134 tons of impacted soil would require approximately 1,388 truck trips to remove. The impacted soil will likely be classified as non-hazardous or California hazardous waste. After the disposal facility is determined, the soil will be loaded into end-dump trailers/trucks that will be covered with tarps prior to leaving the site for the disposal facility. Post-excavation soil sampling will provide verification that the removal goals were met. The soil sample data will also be used to prepare a post excavation human health risk assessment (HHRA) to verify human health risk levels do not exceed applicable requirements.

A network of vapor extraction wells will be installed following the excavation work to remove residual volatile organic compounds (VOCs) in soil gas. The network design will be developed following the installation and pilot testing of an initial three-well system. The VES pilot test will run for between 1 and 3 months to determine the final well spacing for the VES extraction network. A series of multi-depth (between 5 and 25 feet) soil gas and pressure monitor probes will be placed around the periphery of the site to gauge the decay of soil gas concentrations over time and to measure the effective (intrinsic) permeability of the alluvial sediment. These monitor probes would also be used to assess the potential for offsite vapor migration.

¹ Pub. Resources Code, div. 13, § 21000 et seq.

² Cal. Code Regs., tit. 14, § 15000 et seq.

A VIMS, consisting of a designed engineered membrane and vent system will be installed beneath all onsite structures. The major components of the VIMS include the following:

- Below slab perforated plastic pipe imbedded in a gravel/sand layer a minimum four inches thick connected to vertical vent risers;
- Membrane placed above the gravel layer consisting of a 60-mil thick ethyl vinyl alcohol (EVOH) sheeting designed to inhibit flow of VOCs;
- Membrane seams that are taped or sprayed sealed with liquid boot;
- Monitoring probes consisting of plastic sampling tubes above and below the membrane;
- Utility trench dams consisting of low permeability plugs in utility trenches at buildings;
- Conduit seals consisting of low-VOC caulk within dry utility conduits; and
- Provision for installation of active fans on vent risers.

Sub-slab probes will be monitored prior to building occupancy. If sub-slab VOC concentrations meet California screening levels in the passive vent mode then active venting is not required. If sub-slab VOC concentrations exceed screening levels in the passive mode, then fans would be activated. The overall cleanup activities are anticipated to last approximately one month.

DTSC utilized information and analysis in the Avenue 34 Initial Study / Mitigated Negative Declaration to support a final determination about the type of environmental document required to be prepared for the Avenue 34, Removal Action Workplan as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines, which was determined to be an Addendum. As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on **March 18, 2021** and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

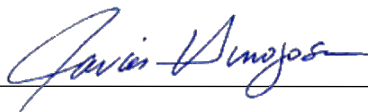
The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
9211 Oakdale Avenue
Chatsworth, CA 91311

Additional project information is available on EnviroStor:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003112

Contact Person	Contact Title	Phone Number
Luis Garcia	Hazardous Substances Engineer	(818) 717-6611

Approver's Signature:



Date:

April 1, 2022

Approver's Name	Approver's Title	Approver's Phone Number
Javier Hinojosa	Environmental Program Manager I	(818) 717-6538

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: