

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF EXEMPTION**

2020050466

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

**Project Title:** Rosecrans Place Response Plan

**Project Location:** 2101 and 2129 West Rosecrans Avenue, Gardena, California 90249

**County:** Los Angeles

**Project Applicant:** Rosecrans Place, LLC

**Approval Action Under Consideration by DTSC:** Response Plan

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

**Project Description:** The Project involves the excavation of approximately 2,500 cubic yards of soil contaminated with polychlorinated biphenyls, metals and total petroleum hydrocarbons in shallow soil, primarily shallower than 5 feet below ground surface. In addition, a Vapor Intrusion Mitigation System (VIMS) consisting of passive sub-slab depressurization system coupled with a vapor barrier system will be installed under all the proposed residential development on the Project Site to reduce the potential for vapor intrusion into indoor air from the subsurface. The Department of Toxic Substances Control (DTSC) determined remediation of the Project Site was required to address the contaminants in soil, soil vapor and groundwater at the Project Site. This determination was based upon the findings of the Response Plan which included previous Site Investigations and the selection of the appropriate remedial measures to address the onsite contamination. DTSC approved the Response Plan, prepared by Ramboll, US Corporation.

**Background:** The Project Site is located at 2101 and 2129 West Rosecrans Avenue in Gardena, California. In the 1960s and 1970s, the western portion of the Site was used for automobile storage and automobile parts salvage, while the eastern portion was used for metal salvage. Metal salvage appeared site-wide by the late 1970s and early 1980s. The office building was constructed by 1976. The remaining onsite building and attached building appeared onsite in 1988 and 1989. The Site use changed from automobile parts salvage to taxi services in the late 1980s and early 1990s. The Site appears in its present-day configuration by 1989. Historical aerial photographs indicate the Site was part of a larger area used for agricultural purposes from the 1920s to the early 1950s. By the early 1970s, the vicinity of the Site appears to have been largely developed for industrial uses. The City of Gardena is contemplating a mixed-use development on the Project known as Rosecrans Place. This exemption is proposed to cover the activities in the Response Plan due to the limited nature of the cleanup activities and the determination that these activities will not have a significant impact on the environment.

**Project Activities:** The project activities consist of excavation and offsite disposal of contaminated soil, in conjunction with a Land Use Covenant to address impacted soils left in place at the Project Site to prevent residents from exposure to soil concentrations that may be above residential screening levels. The remedy to address soil vapor will consist of a passive Sub Slab Depressurization (SSD) System coupled with a vapor barrier system. The Vapor Intrusion Mitigation System will be installed under the proposed residences, including garage areas.

The Response Plan will be implemented during the fourth quarter of 2020. Specific enforceable environmental safeguards and monitoring procedures will be made a condition of project approval to ensure that impacts to the environment are less than significant. Dust control measures and monitoring activities will be implemented at the Site.

In the event biological, cultural or historical resources are discovered during project activities, work will be suspended while a qualified biologist, cultural or historical specialist assesses the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found, and the County Coroner will be notified pursuant to Health and Safety Code Chapter 2, Section 7050.5.

An analysis of project activities upon existing environmental conditions indicates that implementation of environmental safeguards and monitoring procedures are enforceable and made a condition of project approval and will ensure that impacts to the environment will be less than significant.

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

**Name of Person or Agency Carrying Out Project:** Rosecrans Place, LLC

**Exempt Status:** Categorical Exemption: Section 15330, Class 30

**Reasons Why Project is Exempt:** Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances

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 will be consistent with applicable State and local environmental permitting requirements.
4. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit.
5. The project does not involve the relocation of residences or businesses.
6. The project does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. (Exception: Small-scale in situ soil vapor extraction and treatment systems which have been permitted by the local Air Pollution Control District or Air Quality Management District.)
7. 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. (<http://calepa.ca.gov/sitecleanup/corteselist/default.htm>)

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 9311

Additional project information is available on EnviroStor:

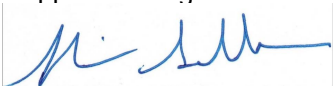
[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60002809](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002809)

Contact Person  
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Approver's Signature:



Date:

05/20/2020

Click or tap to enter a date.

Approver's Name  
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Engineer II

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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR:

Governor's Office of Planning & Research

**MAY 21 2020**

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