

NOTICE OF EXEMPTION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, California 95812-3044

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

Project Title: New Los Angeles Charter School Removal Action Workplan		
Project Address: 1919 South Burnside Avenue	City: Los Angeles	County: Los Angeles
Approval Action Under Consideration by DTSC:		
<input checked="" type="checkbox"/> Removal Action Workplan	<input type="checkbox"/> Initial Permit Issuance	<input type="checkbox"/> Permit Re-Issuance
<input type="checkbox"/> Corrective Measure Study/Statement of Basis	<input type="checkbox"/> Permit Modification	<input type="checkbox"/> Closure Plan
<input type="checkbox"/> Remedial Action Plan	<input type="checkbox"/> Regulations	<input type="checkbox"/> Interim Removal
<input type="checkbox"/> Other (specify):		
Statutory Authority:		
<input type="checkbox"/> California H&SC, Chap. 6.5 <input checked="" type="checkbox"/> California H&SC, Chap. 6.8 <input type="checkbox"/> Other (specify):		

Project Description: The project involves approval of a Removal Action Workplan (RAW) which proposes the use of an existing concrete slab beneath the building as a cap and engineering control, recordation of a Land Use Covenant (LUC), and maintenance and monitoring activities. In addition, the RAW allows for the installation of a sub-slab depressurization system as a contingency action. A sub-slab depressurization system, if utilized, will be installed to collect vapors in piping beneath the building and safely vent the vapors above the roofline to the atmosphere.

Background: The Site consists of an irregular-shaped lot that is approximately 0.65 acres in size. The Site is located on the northwest side of the intersection of South Burnside Avenue and West Washington Boulevard within a developed commercial and residential area. The Site is bordered by single family homes to the north, commercial and light industrial properties to the east, commercial and light industrial properties to the south, and mixed use (single family homes, a parking lot and a light industrial property) to the west.

The Site is developed with a 12,000 square foot, two-story industrial/commercial building situated on slab-on-grade foundations with brick exterior walls and flat composite roofing that was constructed in 1959. Since construction of the onsite building in 1959, uses of the property included a furniture warehouse in the 1960s, a scented oils business in the 1980s through 1990s, and a research and development facility for transformer power supplies and microchips from 2000 to 2010. In 2010 the Los Angeles Charter School improved the building and became the Site tenant. The building consists of eleven classrooms, a cafeteria, a multi-purpose room, an arts/yoga space, and an administration area.

To assess the impacts from historical usage, the Site soil, soil vapor, and indoor air were investigated in 2018 for volatile organic compounds (VOCs) and total petroleum hydrocarbons (TPHs) and are documented in a Preliminary Environmental Assessment (PEA). The PEA concluded that soil vapor results indicate that onsite chemical concentrations exceed residential screening levels. The PEA also recommended periodic collection of indoor air samples and that any potential future changes to building occupancy and/or physical alterations to the building should be limited administratively through a LUC. Supplemental Site Investigations continue to monitor indoor air and soil vapor concentrations at the Site.

Site characterization revealed that near-surface soil vapor contains VOCs, particularly tetrachloroethylene, trichloroethylene, and chloroform, above risk-based concentrations for potential intrusion to indoor air. Removal Action Objectives were established to protect human health and the environment at the Site and include the following actions:

- Implement engineering controls with performance monitoring (i.e., inspection and maintenance of existing cap and indoor air, soil vapor monitoring for potential accumulation of VOCs beneath, and intrusion into, the building); and
- Establish administrative controls (i.e., LUC) to inform any future owners/occupants of residual contamination beneath the Site and the need to maintain engineering and administrative controls.

Project Activities: The removal action outlined in the RAW to address the VOCs and TPHs on the Site consists of identifying the existing concrete slab (approximately 4 to 10.5 inches thick) beneath the building as a cap and engineering control, performance monitoring, and recordation of land use covenant. The existing slab has served as an effective and

reliable engineering control to cut-off potential vapor intrusion, as demonstrated by the past three years of sub-slab soil vapor and indoor/ambient air monitoring that indicates vapor intrusion is not occurring under normal operating conditions. Performance monitoring includes regular inspection of the visible portions of the cap (i.e., building slab) with indoor air sampling to monitor continued effective mitigation provided by the cap. Inspection and repair of any issues identified during inspection of the existing cap will help to maintain its effectiveness. Additionally, the continuation of semi-annual indoor air and soil vapor monitoring, as part of performance monitoring, will help to confirm that conditions at the Site remain stable.

If performance monitoring were to indicate that indoor air concentrations exceed action levels, contingency measures would be implemented in consultation with DTSC. Contingency measures will include DTSC notification and repeating indoor air sampling to verify conditions. In consultation with DTSC, one or more additional measures could be applied and may include:

- Adjusting the heating, ventilation and air conditioning (HVAC) system to increase indoor air intake and increase positive pressure within the building;
- Providing additional indoor air filtration;
- Increasing the frequency of indoor air monitoring; and/or
- Installing a sub-slab depressurization system (SSDS).

If SSDS is opted as a part of contingency measure, it will be incorporated to provide a preferential pathway for contaminated soil vapor to be collected and safely vented above the roofline to the atmosphere. Generally, a passive SSDS passively emits vapors from the sub-slab environment directly to the atmosphere via vent piping, whereas an active system includes a blower installed at the building roof. If implemented, the SSDS will require a permit from the South Coast Air Quality Management District (SCAQMD).

A LUC will be executed and recorded at the Los Angeles County Registrar-Recorder/County Clerk's Office. The LUC would allow disclosure of the risks, restrictions and requirements of the cap inspection, performance monitoring for the Site for any potential future buyers and occupants. The LUC will be binding on the Proponent and subsequent Site owners and will remain in effect until it is formally removed or modified.

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

Name of Person or Agency Carrying Out Project: New Los Angeles Charter School

Exempt 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: [CCR Title 14, Sec. 15330]
- Statutory Exemptions: [State Code Section Number]
- Common Sense Exemption [CCR, Sec. 15061(b)(3)]

Exemption Title: Minor Actions Taken to Prevent, Minimize, Stabilize, Mitigate, or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substance.

Reasons Why Project is Exempt:

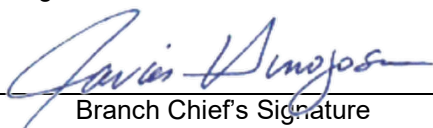
1. The project is a minor cleanup action to be taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste and substance.
2. The project is a removal action costing \$1 million or less.
3. The project will not be located on a site which is included on any list compiled pursuant to Cal. Gov. Code § 65962.5 (<http://calepa.ca.gov/sitecleanup/corteselist/default.htm>)
4. The project will not have a significant effect on the environment due to unusual circumstances.
5. The project will not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
6. The project will not cause a substantial adverse change in the significance of a historical resource.
7. The project will not require onsite use of a hazardous waste incinerator or thermal treatment unit.
8. The project will not require the relocation of residences or businesses.

- 9. The project will not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code section 25123.6. (The potential sub-slab depressurization system will require obtaining a permit from the South Coast Air Quality Management District).
- 10. The cumulative impact of successive projects of the same type on the same place, over time, if there are any, will not be significant.
- 11. The project will be consistent with applicable State and local environmental permitting requirements.

Evidence to support the above reasons is documented in the project file record, available for inspection at:

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DTSC EnviroStor website: https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002640

Aslam Shareef Project Manager	Hazardous Substances Engineer Title	714-484-5472 Phone No.
		06/29/2021 Date
Javier Hinojosa Branch Chief	Branch Chief Title	714-484-5484 Phone No.

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: