

CALIFORNIA ENVIRONMENTAL QUALITY ACT STATEMENT OF FINDINGS

The Department of Toxic Substances Control (DTSC) has issued Findings for this project pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Division 13, Section 21081) and implementing Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15091 et seq.)

A. PROJECT SUBJECT TO DTSC APPROVAL

PROJECT TITLE: Lakeland Apartments Response Plan		SITE CODING: 301952
PROJECT ADDRESS: 13241 Lakeland Road	CITY: Santa Fe Springs	COUNTY: Los Angeles
PROJECT SPONSOR: The Richman Group of California Development Company, LLC	CONTACT: Evan Privett (FREY Environmental, Inc.)	PHONE/ EMAIL: (949) 723-1645 x112 evanprivett@freyinc.com
Approval Action Under Consideration by DTSC:		
<input type="checkbox"/> Removal Action Workplan <input type="checkbox"/> Interim Removal <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 checked="" type="checkbox"/> Other (specify): Response Plan		
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 (List Specific Activities Proposed to be Undertaken):		
<p>DTSC is responsible for providing approval of a Response Plan prepared by FREY Environmental, Inc. and dated March 17, 2023, related to a proposed residential development project located on 3.93 acres at the northwest corner of the intersection of Lakeland Road and Laurel Avenue in the City of Santa Fe Springs. The Response Plan states that it is focused on 2.98 acres of land referred to as "Lots 1 and 2" in the report. As noted in the Response Plan, DTSC previously issued a No Further Action letter dated October 19, 2022, regarding a 0.95-acre portion of the site (also referred to as "the Whole Child property [Lot 3]" in the report).</p> <p>The Response Plan addresses the presence of vapor-phase volatile organic compounds (VOCs) detected in the subsurface, particularly tetrachloroethene (PCE) and trichloroethene (TCE). The Responsible Party (RP) presents details for the installation, testing, operation, and maintenance of a vapor intrusion mitigation system (VIMS) beneath the foundation of each building as an engineering control to minimize the vapor intrusion of VOCs into the buildings. Additionally, a Land Use Covenant (LUC) will be recorded on the title to the site to prohibit building alterations or other activities that could affect the integrity of the VIMS, and to prohibit any work that could damage the sampling station vault boxes or vent risers.</p> <p>On January 24, 2022, the City of Santa Fe Springs adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Richman Group Lakeland Road Housing Development Project. This housing development project included the construction of a new 139-unit residential development on a 4.68-acre site located near the intersection of Lakeland Road and Laurel Avenue, which includes the entirety of the DTSC cleanup site. The IS/MND included mitigation measures (MMs) addressing potential impacts to Cultural Resources, Tribal Cultural Resources, and Hazardous Materials. The IS/MND adopted by the City of Santa Fe Springs can be accessed from the following link to the Office of Planning and Research's CEQA State Clearinghouse website: https://ceqanet.opr.ca.gov/Project/2021100075. The project's Mitigation Monitoring and Reporting Program (MMRP) is attached to this document.</p> <p>Based on review of the IS/MND's analysis of environmental impacts (including its mitigation measures), DTSC finds that IS/MND adequately encompasses the potential environmental impacts associated with the activities and measures identified in the Response Plan. The IS/MND identifies localized remediation activities as part of its project description (see "Construction Characteristics" on IS/MND p. 19), and the IS/MND specifically mentions incorporation of a vapor intrusion barrier as part of the development project in Section 3.9 (Hazards & Hazardous Materials) and in Mitigation Measures 2, 3, and 4 (see IS/MND pages 66-69 and project MMRP). The VIMS is fundamentally incorporated into the physical design of the housing structures and will be installed as part of the construction process for the housing project as contemplated in the IS/MND. Thus, for purposes of CEQA, the IS/MND's analysis addressing site preparation,</p>		

construction, and operation of the housing development project adequately encompasses such activities that are associated with implementation of the Response Plan.

B. LEAD AGENCY ENVIRONMENTAL DOCUMENT REVIEWED

Lead Agency: City of Santa Fe Springs
Lead Agency's Environmental Document: The Richman Group Lakeland Road Housing Development Initial Study/Mitigated Negative Declaration
Date Certified: 01/24/2022
State Clearinghouse Number: 2021100075

C. STATEMENT OF FINDINGS AND FACTS FOR ADEQUACY OF LEAD AGENCY ENVIRONMENTAL DOCUMENT

Using its independent judgment, DTSC makes the following findings:

- The Lead Agency Final Environmental Document includes a description of the Project now before DTSC for decision
- The Lead Agency Final Environmental Document adequately analyzed impacts associated with the Project before DTSC for decision.
- DTSC concurs with the findings made by the Lead Agency Final Environmental Document relating to the Project before DTSC for decision.
- Mitigation measures are included in the Lead Agency Final Environmental Document for the following resources that would potentially be affected by the DTSC project.

<input type="checkbox"/> Aesthetics	Mitigation Measure:
<input type="checkbox"/> Agricultural Resources	Mitigation Measure:
<input type="checkbox"/> Air Quality	Mitigation Measure:
<input type="checkbox"/> Agricultural Resources	Mitigation Measure:
<input type="checkbox"/> Biological Resources	Mitigation Measure:
<input checked="" type="checkbox"/> Cultural Resources	Mitigation Measure: Mitigation Measure No. 1 (Cultural Resources). Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill 52 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Santa Fe Springs Planning and Building Department prior to the issuance of any permit necessary to commence a ground disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and

	<p>trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground disturbing activities at the project site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project site, all ground disturbance shall immediately cease, and the County Coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow or implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p>
<input type="checkbox"/> Energy	Mitigation Measure:
<input type="checkbox"/> Geology / Soils	Mitigation Measure:
<input type="checkbox"/> Greenhouse Gas Emissions	Mitigation Measure:
<input checked="" type="checkbox"/> Hazards / Hazardous Materials	<p>Mitigation Measures:</p> <p>Mitigation Measure No. 2 (Hazardous Materials). The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project’s construction activities commence.</p> <p>Mitigation Measure No. 3 (Hazardous Materials). The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the buildup of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi gas) monitors and alarms. All of the monitors must be maintained in good working order as long as the units are occupied. The monitors must be installed prior to the issuance of occupancy permits. The City and the CRWQCB will make the final determination as to whether the vapor intrusion barrier will require the use of passive or active venting prior to the approval of the proposed project.</p>

	Mitigation Measure No. 4 (Hazardous Materials). The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings. Although vapor phase VOCs are very low or nondetectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the life of the project.
<input type="checkbox"/> Hydrology / Water Quality	Mitigation Measure:
<input type="checkbox"/> Land Use / Planning	Mitigation Measure:
<input type="checkbox"/> Mineral Resources	Mitigation Measure:
<input type="checkbox"/> Noise	Mitigation Measure:
<input type="checkbox"/> Population / Housing	Mitigation Measure:
<input type="checkbox"/> Public Services	Mitigation Measure:
<input type="checkbox"/> Recreation	Mitigation Measure:
<input type="checkbox"/> Transportation / Traffic	Mitigation Measure:
<input checked="" type="checkbox"/> Tribal Cultural Resources	Mitigation Measure: See Mitigation Measure No. 1 (Cultural Resources), which also applies for Tribal Cultural Resources.
<input type="checkbox"/> Utilities / Service Systems	Mitigation Measure:
<input type="checkbox"/> Wildfire	Mitigation Measure:

Mitigation measures identified in the Lead Agency Final Environmental Document have been adopted by DTSC for this Project and will be implemented to avoid, reduce, or substantially lessen the project impacts. No additional mitigation measures are necessary, and no additional mitigation monitoring plan is required pursuant to CEQA.

For each significant environmental effect identified for the Project:

- Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the Lead Agency Final Environmental Document.
- Such changes or alterations are within the responsibility and jurisdiction of the City of Santa Fe Springs and not DTSC.
- Such changes have been adopted by this public agency or can and should be adopted by this public agency.
- Mitigation measures included in the Lead Agency Final Environmental Document are infeasible, and therefore, will not be incorporated into the DTSC Project for the following reasons: N/A

BASED ON THE ABOVE FINDINGS, DTSC CONCLUDES:

The proposed Project will not result in significant and unavoidable effects to the environment.

The proposed Project will result in significant and unavoidable effects to the following environmental resources:

- | | |
|--|---|
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Geology/ Soils | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Utilities/ Service Systems |
| <input type="checkbox"/> Hydrology/ Water Quality | <input type="checkbox"/> Wildfire |

Impacts to these resources would remain significant even after applying mitigation measures described in the Lead Agency Final Environmental Document, or there is no feasible mitigation available.

In accordance with Cal. Code of Regs., title 14, section 15093, a Statement of Overriding Considerations was adopted by the Lead Agency for these resources. DTSC adopts a Statement of Overriding Considerations for these resources having determined that the DTSC Project benefits outweigh the significant environmental effects for the following reasons: The DTSC remedial actions reduce the exposure of contaminated soil, soil gas, and groundwater in order to render it safe for Site occupants. The DTSC remedial project also serves to protect human health and the environment, which are DTSC's responsibilities under the California Health and Safety Code.

None of the conditions requiring a subsequent EIR or Negative Declaration pursuant to Cal. Code Regs., tit. 14 Section 15162 exist.

In accordance with Cal. Code of Regs., title 14, section 15093, a Notice of Determination indicating the results of said Findings will be filed with the Governor's Office of Planning and Research / State Clearinghouse.

D. CERTIFICATION

For



Javier Hinojosa

Branch Chief's Name

Branch Chief

Title

818.717-6539

Phone #

Branch Chief's Signature

6/26/2023

Date

Nancy Cardona

Project Manager's Name

Project Manager

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Project Manager's Signature

6/26/2023

Date

