

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 Branch
5796 Corporate Avenue
Cypress, California 90630

Project Title: Removal Action Workplan, 1341 West Gardena Boulevard		
Project Address: 1341 West Gardena Blvd	City: Gardena	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) for the installation of sub slab vapor barrier beneath a mixed-use building along with excavation and disposal of shallow impacted soil. The sub slab vapor barrier will be designed to prevent the migration of tetrachloroethylene (PCE) in soil gas into the building. The removal of soil is intended to minimize exposure to lead detected in shallow soils.

Background: The Site is approximately 0.28 acres in size and is bordered by West Gardena Boulevard to the south and an alley to the north. The Site has been developed with a single structure since at least the 1920s. The current onsite building was constructed in 1947 according to Los Angeles County Assessors records. The building was occupied by the Young Women's Christian Association since the 1980s. The adjoining properties to the north include a commercial building occupied by a dry cleaner and shoe repair shop and as well as a single-family home.

A Phase I Environmental Site Assessment (Phase I ESA) was conducted on March 27, 2017 and identified two recognized environmental conditions (RECs) that include a dry cleaner immediately north of site and a listed leaking underground storage tank (LUST) at the former Chevron gasoline service station to the northwest. A preliminary soil vapor investigation was conducted in January 2021 to evaluate the presence of volatile organic compounds (VOCs) at site. PCE was detected at concentrations ranging from less than 100 micrograms ($\mu\text{g}/\text{m}^3$) to 9,130 $\mu\text{g}/\text{m}^3$, with highest levels detected on the northern perimeter of the Site. Under DTSC guidance, an extended investigation was completed in July 2021 to delineate VOCs in soil vapor and groundwater as well as VOCs, Title 22 metals, and organochlorine pesticides (OCPs) in soil. The primary VOCs found in soil vapor included PCE, benzene, and total petroleum hydrocarbons (TPH). Higher concentrations of PCE and benzene were found in the northwest corner of Site. PCE in groundwater was detected in one of two samples at the northwest corner at levels exceeding the United States Environmental Protection Agency (EPA) environmental screening level for tap water. In soil, lead and mercury were found in five and one out of twenty-four samples, respectively, at levels exceeding the DTSC screening levels for shallow soil.

Project Activities: The project activities consist of installation and operation of a soil vapor intrusion mitigation system (SVIMS) with approximately 6,000 square feet of TerraShield® Vapor Intrusion membrane barrier, low profile perforated pipe in gravel sections under the barrier, and passive vent risers connected to the piping system to route subsurface vapors to extensions above the roof line of the new building. Two elements will be included into the vapor barrier system beneath the slabs of the new building include:

- Sub-slab venting system – The venting system includes a permeable layer constructed beneath the building using gravel and includes soil vapor collection pipes that will route soil vapor to the vent risers. Vent risers will convey the collected soil vapor to the roof of the new building to allow venting of soil vapor to the atmosphere.
- Vapor barrier system – The vapor barrier system includes a chemically compatible and an essentially impermeable layer constructed between the venting system, the building floor slabs and foundations, and sealing around each penetration.

Project activities will also involve excavation and export of approximately 300 cubic yards of contaminated soil to accommodate the new building foundation. During initial site grading, the 300 cubic yards of soil will first be selectively

removed to a depth of 2 feet and then stockpiled and sampled for lab analysis of TPH, PCE, VOCs, and OCPs to allow for proper and appropriate disposal at a licensed landfill.

Dust control will be accomplished by water sprays or other means to minimize offsite soil dust transport. The site entrance will be constructed with rumble strips or a surface of rock cobbles to minimize dirt transport from truck tires.

Soil excavated and stockpiled temporarily onsite will be placed on heavy duty plastic (e.g., 10 mil Visqueen® or equivalent) sheeting, covered with plastic sheeting, and secured in a manner to prevent transport as dust or direct exposure prior to leaving the site. All contaminated soil placed on and covered with plastic will be bermed to prevent run on and runoff of stormwater. The contaminated soil will then be containerized into drums or roll-off bins. Prior to removing contaminated soil from the site, permits from and arrangements with the approved disposal facilities will be procured. The soil will be loaded into roll-off bins or into dump trucks, transported by an approved waste hauler and disposed of at an appropriate landfill facility. Upon completion of loading the stockpiled soil for off-site transport, the plastic sheeting will also be collected and placed in a truck for transport to an approved disposal facility.

Approximately 22 truck trips will be required for transporting the contaminated soil to an approved disposal facility. The overall cleanup activities are anticipated to require approximately 6 weeks to complete.

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

Name of Person or Agency Carrying Out Project: SBD Real Estate Four, LLC

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 have a significant effect on the environment due to unusual circumstances.
4. 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.
5. The project will not cause a substantial adverse change in the significance of a historical resource.
6. The project will not require onsite use of a hazardous waste incinerator or thermal treatment unit.
7. The project will not require the relocation of residences or businesses.
8. 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. (Permits for the SVE system will be obtained from SCAQMD).
9. The cumulative impact of successive projects of the same type on the same place, over time, if there are any, will not be significant.
10. 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=60003114

Linda Ocampo
Project Manager

Hazardous Substances Engineer
Title

(714) 886-9438
Phone No.


Branch Chief's Signature

1/10/2022
Date

Javier Hinojosa
Branch Chief

Senior Environmental Scientist (Sup)
Title

(714) 484-5484
Phone No.

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: