

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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 91311-6505

Project Title: Former Armstrong, Inc. Site

Project Location: 5037 Patata Street, South Gate

County: Los Angeles

Project Applicant: South Gate Owner, LP

Approval Action Under Consideration by DTSC: Revised Interim Measures Work Plan for Subsurface Asbestos

Statutory Authority: California Health and Safety Code, Chapter 6.8

Project Description: The Project involves the excavation and off-site disposal of asbestos-containing materials. Excavation of the asbestos-containing materials will be completed by a State-licensed asbestos abatement contractor, under the direction of a Certified Asbestos Consultant (CAC) and a California Professional Geologist from Ardent. DTSC will oversee the soil remediation.

Background: The Project Site is generally bounded by the Los Angeles River along the eastern side, Patata Street and the Union Pacific Railroad (Patata Industrial Lead line) is located to the south, an industrial property and Wilcox Avenue is located to the west, and the aforementioned residential neighborhood is located to the north. Local access to the Project Site is provided by Patata Street, which connects to Atlantic Avenue, located approximately 0.30 mile to the west of the Project Site. Atlantic Avenue provides access to I-710 via Firestone Boulevard.

In January 2020, Armstrong entered into a Corrective Action Consent Agreement (CACA) with the California Department of Toxic Substances Control (DTSC) to investigate possible source areas on the site associated with a regional volatile organic compound (VOC) issue. The CACA included a list of possible chemicals of concern (COCs) which included asbestos. In March 2021, Armstrong sold the property to South Gate Owner, LP. (SGO). Since acquisition, SGO has assumed the obligations of the CACA, including the independent obligation to complete any necessary soil remediation, per the terms of the CACA.

Project Activities: Five areas within the Project Site were identified as requiring remediation (See Attachment A). As presented below, the estimated volume of the soil to be remediated was calculated in bank cubic yards (i.e., in-place volumes, yd³). A 1.3 expansion factor was applied, and the volumes were recalculated as excavated cubic yards. These volumes were calculated based on a conversion factor of 1.5 tons per cubic yards.

- **Area 1:** 7,822 bank yd³, or 10, 168 excavated yd³, or 15,253 tons
- **Area 2:** 8,329 bank yd³, or 10, 827 excavated yd³, or 16,241 tons
- **Area 3:** 5,332 bank yd³, or 6,932 excavated yd³, or 10,400 tons
- **Area 4:** 564 bank yd³, or 733 excavated yd³, or 1,100 tons
- **Area 5:** 1,260 bank yd³, or 1,637 excavated yd³, or 2,455 tons

Areas 1 through 4 will be excavated with a backhoe operated by Three D Service Company, Inc. (Three D) of Pomona, California, a state licensed abatement contractor. The excavated soil will be direct-loaded onto trucks and “burrito-wrapped” with Visqueen plastic. These materials will be transported off-site under hazardous waste manifests to Waste Management Azusa Land Reclamation, an off-site facility licensed to accept asbestos-containing waste. Area 5 will be remediated by excavation at a later date.

In the event biological, cultural or historical resources are discovered in the course of 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.

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

Name of Person or Agency Carrying Out Project: South Gate Owner, LP

Exempt Status: Common Sense Exemption [14 CCR, Sec. 15061(b)(3)]

Reasons Why Project is Exempt: DTSC has determined with certainty that there is no possibility that the activities in question may have a significant effect on the environment because the project would not result in "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance."

Additional information supporting this determination is included in Attachment A, *Former Armstrong, Inc. Site CEQA Exemption Report*.

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 91311-6505

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/

Contact Person: Fatima Carrera
Department of Toxic Substances Control
Site Mitigation and Restoration Program
9211 Oakdale Avenue
Chatsworth, CA 91311-6505
818-717-6545

Branch Chief: Haissam Y. Salloum, P.E.
Supervising Hazardous Substance Engineer II
Site Mitigation and Restoration Program
(818) 717-6538

Branch Chief Signature: _____



Date: 11/17/2022

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: