

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, California 91311

Project Title: Jaybee Site at Lincoln Heights Service Center Los Angeles Department of Water and Power Removal Action Work Plan

Project Location: 301 West Avenue 26, Los Angeles, California 90031

County: Los Angeles

Project Applicant: Los Angeles Department of Water and Power

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code, Chapter 6.8

Project Description: The Department of Toxic Substances Control (DTSC) approved the Jaybee Site at Lincoln Heights Service Center Los Angeles Department of Water and Power (LADWP) Removal Action Work Plan (RAW)(LADWP, October 2022) located at 301 West Avenue 26, Los Angeles, California (Site). The cleanup decision document, referred to as a RAW, identifies the appropriate cleanup goals, evaluates removal action alternatives, and selects an alternative that would be protective of human health and the environment. Activities from the selected alternative consist of the recordation of a Land Use Covenant (LUC) and use of a Soil Management Plan (SMP) to address contaminants present in the subsurface, primarily tetrachloroethylene and trichloroethylene in soil gas above commercial/industrial (C/I) screening levels. The selected alternative also addresses arsenic, lead and mercury in shallow soils above C/I screening levels.

Background: The Site, known as the former Jaybee Manufacturing Company is approximately 3.4 acres within the Lincoln Heights Service Center and located in a mixed residential and industrial area known as Lincoln Heights in the City of Los Angeles. The Site was used for manufacturing and industrial purposes since about 1910. Several pump manufacturers operated on the property from the 1920's to the 1970's. Jaybee Manufacturing Company, a hardware manufacturer, occupied the Site from the 1970's until approximately 1990. LADWP purchased the Site in 1990 and all buildings were demolished by LADWP in 1992 and 1993. Since then, the Site is used by LADWP for parking and equipment storage. The Site is largely paved and bounded on the east northeast by Artesian Place, southeast by Humboldt Street, southwest by West Avenue 26, and northwest by Artesian Street. LADWP entered a Voluntary Cleanup Agreement (Docket No. HSA-A 03/04-036) with DTSC to assess contamination caused by former owners.

Project Activities: Project activities consist of institutional controls in the recordation of a LUC to mitigate exposure risks at the Site. The LUC runs with the property and prohibits the Site to be used without prior written approval by the DTSC for: 1) a residence, including any mobile home or factory built housing, constructed or installed for use as residential human habitation; 2) a hospital for humans; 3) a public or private school for persons under 18 years of age; 4) a day care center for children. The LUC also prohibits soil disturbing activities without the use of a DTSC-approved SMP.

The SMP provides protocols and methods for managing potentially contaminated soils in a manner that is protective of human health and the environment, and requires notification to DTSC prior to any earthwork. The SMP may be used for future activities involving excavation of soils, including the potential redevelopment of a solar carport project at the Site.

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: Los Angeles Department of Water and Power

Exempt Status: Categorical Exemption: Class 30, Categorical Exemption Cal. Code Regs., Title 14, §15330

Reasons Why Project is Exempt:

1. Minor Actions 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>)
 - e. Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

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, California 91311

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19490238

Contact Person	Contact Title	Phone Number
Luis G. Davis	Hazardous Substances Engineer	(818) 717-6611

Approver's Signature:



Date:

February 14, 2023

Approver's Name	Approver's Title	Approver's Phone Number
Javier Hinojosa	Environmental Program Manager I	(714) 484-5484

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: