

## 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  
5796 Corporate Avenue  
Cypress, CA 90630

**Project Title:** First Christian Church Removal Action Workplan

**Project Location:** 220 South 5th Street, Alhambra, California 91801

**County:** Los Angeles

**Project Applicant:** Alhambra Unified School District

**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 First Christian Church Removal Action Workplan (RAW), located at 220 South 5th Street, Alhambra (Site). The cleanup decision document, referred to as a RAW, specified the removal action objectives, identified the contaminants of concerns, and evaluated removal action alternatives for the Site. The selected removal action in the RAW is excavation and off-site disposal of approximately 174 cubic yards (CY) of lead impacted soil.

**Background:** The Site consists of approximately 1.6-acre L-shaped parcel and includes a Chapel, Assembly Room, Offices, Classrooms and Parking Areas. The Site is owned by the Alhambra Unified School District (District) and is currently under lease as a religious and teaching facility. The Site is bounded by Alhambra High School parking area and athletic field to the north, West Commonwealth Avenue and dwellings to the south, 4th Street and Alhambra High School maintenance buildings to the east, and South 5th Street and dwellings to the west. The Site was vacant in 1907 and included dwellings by 1925. Various phases of construction occurred from about 1928 to 1972 when the current structures including an assembly room, offices, chapel, classrooms, courtyard, and parking areas were completed. First Christian Church occupied the Site in 1950. In 1981, the original First Christian Church was removed and replaced by assembly room and offices, added parking areas, no dwellings remained.

The AUSD intends to demolish existing structures and develop the property as an outdoor athletic area. As currently planned, no buildings will be constructed on the property. The new outdoor athletic area will become part of the adjoining high school athletic facility to the north.

On September 1, 2022, DTSC approved the Phase I Environmental Assessment (Phase I) (Dan Herlihy, August 1, 2022) for the Site and indicated that additional sampling results could be submitted in a Phase I Addendum. On October 12, 2022, DTSC approved a Phase I Addendum (Addendum) Workplan (Dan Herlihy, October 7, 2022). On January 19, 2023, DTSC approved the Addendum (Dan Herlihy, December 21, 2022, with a removal action required determination at the Site.

Subsequently, on March 16, 2023, the District entered into a School Cleanup Agreement (SCA) (Docket Number HSA FY20/21-127) with DTSC for oversight of a RAW at the Site.

**Project Activities:** The project activities consist of excavation, segregation, and stockpiling, as needed, lead impacted soils with concentrations greater than the cleanup goal (CG) of 80 mg/kg of total lead. Confirmation soil sampling will be conducted, comparing confirmation sampling results to the CGs. Approximately 174 CY of impacted soil will be loaded and transported to an appropriate disposal facility. Based on Site conditions and school construction plans, backfill of excavations may not be needed. However, if needed, excavations will be backfilled with clean fill material from an offsite source or through grading operations. All removal, transportation and disposal will be performed in accordance with all applicable federal, State, and local laws, regulations, ordinances, and requirements. Field operations shall follow the suggested operational guidelines to prevent cross-media transfer of contaminants, as specified in "Best Management Practices for Soils Treatment Technologies" (U.S. EPA 530-R-97-007).

If it is necessary to temporarily store the excavated soil onsite until the offsite transportation and disposal resources are available, the staging process will be conducted in a manner to minimize the generation of dust. At the staging areas, excavated soil will be placed on an impermeable barrier base (e.g., asphalt floor, plastic sheeting) and covered with tarps or other proper materials to prevent any run-on and/or dust generation. If significant rainfall is anticipated, the staging areas will be bermed to contain any run-off. When possible, excavated soils may be placed in covered roll-off bins or

drums, or may be loaded directly onto transportation trucks. Prior to stockpiling/staging, the excavated soil will be segregated to the extent possible to avoid any mixture of hazardous and non-hazardous soils.

Excavation areas will be controlled to avoid dust generation with physical barriers (such as perimeter fencing with windscreen), soil wetting and air monitoring (at property perimeter and work area). Each excavation area will be secured, and water will be used to control any fugitive dust from blowing onto other properties. The Site will be controlled, and no excavation will be conducted in times of high wind conditions (e.g., wind speed in excess of 25 miles per hour). Air monitoring will be conducted during field activities.

Trucks will be visually inspected before leaving the Site and any dirt adhering to the exterior surfaces will be brushed off and collected on plastic sheeting. The storage bins or beds of the trucks will be inspected to ensure the loads are properly covered and secured. Excavation equipment surfaces will also be brushed off prior to removing it from the exclusion zone. Equipment will be decontaminated in a pre-designated area on pallets or plastic sheeting. Clean bulky equipment will be stored on plastic sheeting in unimpacted areas. Cleaned small equipment will be stored in plastic bags. Materials to be stored more than a few hours will also be covered.

An estimated five truckloads will be required to transport lead-impacted soil off-site and will take an approximate two-three days for hauling. An additional five or fewer truckloads may be required if backfilling is needed. Approximately, it will take a week for completing the entire excavation and disposal activities.

In the event biological, cultural, or historical resources are discovered during 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:** Alhambra Unified School District

**Exempt Status:** Categorical Exemption: Categorical Exemption: Class 30, Categorical Exemption, Title 14, Section 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.

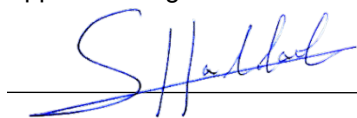
The administrative record for this project is available to the public by appointment at the following location:

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

Additional project information is available on EnviroStor: [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/)

Contact Person	Contact Title	Phone Number
Johnson Abraham	Project Manager	(714) 484-5380

Approver's Signature:



Date:

June 13, 2023

Approver's Name	Approver's Title	Approver's Phone Number
Shahir Haddad, P.E.	Branch Chief	(714) 484-5368

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: