



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 14, 2024

Michelle Carter
City Planner
City of Los Angeles, City Planning Department
200 N. Spring Street Room 763
Los Angeles, CA 90012
michelle.carter@lacity.org

RE: SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT FOR THE
6136 WEST MANCHESTER BOULEVARD PROJECT (ENV-2022-6065-SCEA) DATED
OCTOBER 30, 2024, STATE CLEARINGHOUSE NUMBER [2023070575](#)

Dear Michelle Carter,

The Department of Toxic Substances Control (DTSC) reviewed the Sustainable Communities Environmental Assessment (SCEA) for the 6136 West Manchester Boulevard Project (ENV-2022-6065-SCEA) (Project). The Project includes the development of approximately 416,915-squarefoot mixed-use building comprised of 489 residential units, including six live-work units and 64 dwelling units set aside for Very Low-Income Households, and 16,120 square feet of ground-floor commercial space. The proposed uses would be located within an eight-story building with a maximum height of 96 feet. The Project would provide 549 parking spaces that would be located within two subterranean parking levels and buffered into the first and second level of the building. In addition, the Project would include approximately 51,385 square feet of open space, including 43,235 square feet of common open space and 8,150 square feet of private open space. As part of the Project, the existing commercial structures totaling 21,911 square feet of floor area would be demolished. The Project would result in a total

floor area of approximately 416,915 square feet with a floor area ratio (FAR) of 4:1. DTSC recommends and requests consideration of the following comment:

1. In Partner's the Response to Comments dated October 4, 2023 it states:
"While importation of soil is not anticipated for the Project, as described in the published SCEA and based on the results of the Phase II, Partner recommended that a Soil Management Plan (SMP) be prepared and implemented during earthwork redevelopment activities in case soil impacts are encountered during grading and excavation activities (Appendix G.1, Page 974 of the SCEA). As part of this SMP, any on-site contaminated soils, including soils that could potentially be imported to the Site, would be assessed to confirm that they are handled in compliance with all applicable regulatory guidance." DTSC does not recommend a SMP be used as a primary cleanup plan. DTSC recommends that any potential contamination be fully characterized and then remediated under the oversight of a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. A SMP alone cannot sufficiently identify and document the potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan (RAW) or Remedial Action Plan (RAP), be prepared to adequately address all site impacts after complete characterization.

DTSC appreciates the opportunity to comment on the SCEA for the 6136 West Manchester Boulevard Project (ENV-2022-6065-SCEA). Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Michelle Carter
November 14, 2024
Page 3

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Ashely Muñoz
Consulting Firm
Eyestone Environmental
S.Eyestone@EyestoneEIR.com

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov