



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

July 2, 2024

Trevor Martin  
City Planner  
City of Los Angeles, City Planning Department  
200 N Spring Street, Room 763  
Los Angeles, CA 90012  
[trevor.martin@lacity.org](mailto:trevor.martin@lacity.org)

RE: MITIGATED NEGATIVE DECLARATION FOR THE CHAMINADE COLLEGE  
PREPARATORY HIGH SCHOOL PROJECT (ENV-2023-1255-MND)  
DATED JUNE 12, 2024 STATE CLEARINGHOUSE NUMBER [2024060557](#)

Dear Trevor Martin,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Chaminade College Preparatory High School Project (ENV-2023-1255-MND) (Project). The Project Applicant proposes to update and expand the existing high school campus with a revised campus plan located at 7500 North Chaminade Avenue, 23241 West Cohasset Street, 23260 West Saticoy Street, 23217-23255 West Saticoy Street, and 7619-7629 North Woodlake Avenue in West Hills. The Project would include a total lot area of approximately 25.86 acres, including Main Campus updates of a new three-story school building, updated parking areas, remodeled athletic fields, new student quads, and renovated classrooms, student service centers and offices on the existing campus located on approximately 21.03 acres at 7500 North Chaminade Avenue, 23241 West Cohasset Street, and 23260 West Saticoy Street. North Campus updates include an expanded school campus area of approximately 4.83 acres located across Saticoy Street, at 23217-23255 West Saticoy

Street and North 7619-7629 Woodlake Avenue, proposed for new athletic fields, an aquatic center/outdoor swimming pool, accessory facilities/structures and associated surface parking facilities and a new pedestrian bridge across Saticoy Street. Upon Project completion, the revised campus plan for the high school would include a total of approximately 196,468 square feet of floor area and will have 501 on-site vehicle parking spaces and 78 bicycle parking spaces (76 short-term spaces and 2 long-term spaces). Grading for the North Campus would require approximately 720 cubic yards of soil export, and grading for the Main Campus would require approximately 17,800 cubic yards of soil export.

DTSC recommends and requests consideration of the following comments:

1. DTSC recommends The City of Los Angeles Planning Department utilize an approved oversight ([Los Angeles County Fire Department Site Mitigation Unit](#)) on the list of [Certified Local Agencies](#) or enter into DTSC's Standard Voluntary Agreement (SVA) program so a proper evaluation of the Project is completed. If entering into an SVA with DTSC, the [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click "Start a Request for Lead Agency Oversight Application. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).
2. A Phase I Environmental Site Assessment (ESA) written by Alpha Environmental was prepared on May 31, 2013. The report concluded with recommendations for a Limited Phase II ESA in order to verify the sub-surface soil conditions due to the potential on-site and off-site environmental concerns mostly derived from a dry-cleaning business. Following the recommendations from the Phase I ESA, the current property owner hired Alpha Environmental to prepare a Limited Phase II ESA, dated August 19, 2013. Alpha Environmental recommended additional investigations to further delineate the extent of the tetrachloroethene (PCE) subsurface

contamination. Based on review of the previous site investigations, Dudek conducted a Limited Phase II Investigation consisting of follow-up sampling of soil vapor, soil, and groundwater at the Site between March 2, 2017 and July 13, 2017. Dudek concluded PCE concentrations in soil vapor exceeded both residential and commercial screening levels and were generally highest in the southcentral portion of the parking lot. Dudek recommended remediating the shallow PCE-impacted soil vapor to mitigate potential vapor intrusion risk. DTSC concurs with the remediation and recommends the remediation efforts in addition to data and the subsequent analysis be documented in the project's environmental document.

3. A Limited Subsurface Investigation was prepared by Lord Environmental Services (Lords) on February 13, 2014. Lords analyzed 4 soil borings in and around the on-site cleaners (West Hills Cleaners). One soil boring was done within the cleaners adjacent to the dry-cleaning machine and three additional soil borings were completed to the north, south, and east of the cleaners. Soil samples were analyzed from the boring within the building and a boring to the south of the building at multiple depths however, no results of volatile organic compounds (VOCs) were detected above the laboratory detection limits. Soil vapor samples were collected at all 4 of the soil boring locations at a depth of 5 and 15 or 20 feet. No detections of Trichloroethene (TCE) or other VOCs were found, however, levels of PCE were detected with the highest concentrations found to the south of the dry cleaners. Based on these findings, Lords recommended installation of 5 vapor extraction/groundwater monitoring wells, 4 soil vapor probes, and a geophysical survey of the dry cleaner sewer line. DTSC requests an update on the status of Lords recommendations.
4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and

disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's [Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

5. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency Regional Screen Levels for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [PEA Guidance Manual](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the MND for the Chaminade College Preparatory High School Project. 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



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cc: (via email)

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