

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

To: Office of Planning and Research  
State Clearinghouse  
1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
9211 Oakdale Ave  
Chatsworth, CA 91311]

**Project Title:** Prisma Artist Lofts Remedial Action Workplan

**Project Location:** 501 East Mission Blvd., Pomona California 91311

**County:** Los Angeles

**Project Applicant:** National Community Renaissance of CA

**Approval Action Under Consideration by DTSC:** Removal Action Workplan

**Statutory Authority:** Division 45, Part 2

**Project Description:** The selected alternative includes soil excavation and offsite disposal of impacted soil. Soil excavation would involve the use of conventional excavation equipment, such as backhoes, loaders, and dozers to remove the estimated 400 cubic yards (720 tons) of impacted soil from the Site. This will include approximately 32 truck trips. Environmental investigations at the property found contamination in the upper two feet of soil, including arsenic and lead, higher than regulatory screening levels. The Site hazard from contaminant of concern (COCs) in the soil is driven by the presence of lead and arsenic. It appears that the automotive service station formerly located at the Site is the likely source of the contamination. Additional details about the project are provided in the Removal Action Workplan (RAW).

The Site is proposed to be developed into a 75-unit, four-level, at-grade residential development. The City of Pomona determined that a Notice of Exemption (NOE) was the appropriate California Environmental Quality Act (CEQA) document for the development. The City's NOE was filed with the Los Angeles County Clerk's Office on June 17, 2022.

It anticipated that work will start September 1, 2025, and take approximately two weeks.

**Background:** The Site is an approximately 1.5-acre empty lot located at 501 East Mission Boulevard in the city of Pomona, California (Site). The Site is located in a mixed residential and commercial neighborhood and is immediately south of Western University of Health Sciences. The Site is unpaved and undeveloped except for areas of asphalt and sidewalks. The Los Angeles County Assessor's Parcel Numbers (APNs) for the Site are 8335-014-907, -910, -915, -916, -919, and -920. Prior reports indicate historical addresses associated with the Site include 501-599 East Mission Boulevard, and 508 to 598 East 4th Street. The Site is currently owned by National Community Renaissance of CA (National CORE). The property is zoned as the Corridors Specific Plan Area, Mid Town Segment.

By 1906, the Site appeared to be developed with multiple residential structures. By 1950, the southern parcels of the Site were occupied by auto repair facilities, and an auto sales lot. By 1962, the Site's southwestern parcel was utilized as a service station, which contained oil and gas products. In 1988, four (4) USTs were removed from a former gas station located at the southwest corner of the Site. The USTs were removed under Los Angeles County Department of Public Works (DPW) oversight. A No further Action (NFA) letter determination was issued by the DPW on September 23, 2004. The northern portion of the Site has been vacant since 1988, and the southern portion of the site has been vacant since 2009. Regional groundwater is generally encountered at 263 feet below ground surface.

A parking lot associated with Western University is located to the North of the Site. To the south is a retail and single-family development. To the east is an undeveloped and vacant city block and to the west is an older car wash and single-family residential structure used for commercial purposes.

The Site is located on the United States Geological Survey (USGS) 7.5 Minute, Ontario, California Quadrangle map (USGS, 2012). Based solely on topography, surface runoff generated on the Site would flow towards the southwest. The Site is not on the Hazardous Waste and Substances Sites list, compiled pursuant to Government Code section 65262.5 and is not a significant ecological area (SEA) or cultural resource significance.

### **Site Investigations:**

Prior assessment reports included Phase I ESA and UST closure reports. A Supplemental Site Investigation (SSI) and Human Health Risk Evaluation (HHRE) Report was prepared by Converse Consultants (Converse), on behalf of National CORE for the sampling conducted at the Site. A Technical Memorandum – Supplemental Site Investigation Workplan

dated February 9, 2024, was issued to address additional characterization of VOCs in soil vapor near the eastern, southern, and southwestern boundaries of the Site.

Site soil and soil vapor were evaluated for volatile organic compounds (VOCs), metals, polychlorinated biphenyls (PCBs), polyaromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPHs). The SSI Report (Converse, June 4, 2024) concluded that based on the investigation findings, risk screening evaluations and multiple lines of evidence, there is no significant vapor intrusion risk to current and future occupants of the Site due to the limited extent of VOC detections. However, DTSC determined that a response action was warranted at the Site for metals in shallow soils. DTSC approved the SSI for further action on July 31, 2024, and indicated that a RAW was required. Concentrations of arsenic and lead in excess or screening levels were limited to samples from three locations at depths of 2 feet bgs. No exceedances were reported at the deeper depths.

RAW recommendations:

- No further action with respect to soil vapor is recommended.
- Shallow soils with metals concentrations (arsenic and lead) exceeding residential screening levels should be excavated and removed from the Site.

**Project Activities:** Soil excavation to remove the estimated 400 cubic yards (720 tons) of impacted soil from the Site. Excavated soil would be either directly loaded into staged trucks or would be temporarily stockpiled on plastic sheeting next to the excavation areas until it could be loaded out for offsite disposal.

The soils removed from the excavations would be transported offsite to an appropriate, licensed facility for disposal. After completion of the soil RA, confirmation soil sampling would be conducted along the excavation sidewalls and bottoms to verify that the CGs have been met. If required, imported soil that have been tested and certified to be clean, or soil from onsite borrow areas not impacted by the chemicals of concern, would be used to backfill the excavations. Soil is assumed to be nonhazardous, however profile sample will be required prior to disposal.

The temporary onsite storage of excavated soil wastes will be secured and properly labeled with hazardous waste signs until offsite transportation and disposal are ready for loading. In no case, will the waste storage be longer than 90 days after its generation. Upon completion of the initial excavation, confirmation soil samples will be collected from the bottom and sidewalls of the excavation. It is anticipated that excavated soil will be directly loaded into trucks or roll-off bins and removed from the Site for disposal at an appropriate offsite facility to address the mitigation of the potential effect from contaminants in the soil at the Site.

Project activities will be conducted in accordance with applicable elements of South Coast Air Quality Management District (SCAQMD) Rule 403, such as protocols for mitigation of potential fugitive dust emissions, and Rule 1466 for Toxic Air Contaminants will be incorporated into the project as may be required by the SCAQMD.

As a standard operating procedure, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the Site prior to beginning construction activities onsite.

The City of Pomona has established Noise Zones throughout the city. As a multifamily development in a mostly commercial neighborhood the Site will fall under Noise Zone 2 which allows a maximum interior noise level of 65 decibels using an A weighted decibel scale (dBA) of 65 db from 7 am to 10 pm.

Prior to the commencement of grading or demolition of subsurface structures, a professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, shall conduct a brief archaeological and paleontological informational session for construction personnel. In the event that archaeological or paleontological resources are unearthed during ground disturbing activities, the ground disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated.

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

**Name of Person or Agency Carrying Out Project:** National Community Renaissance of CA

**Exempt Status:** Categorical Exemption [CCR Title 14, Sec. 15330]

Minor Actions Take to Prevent, Minimize, Mitigate or Eliminate the Release or Threat of Release of a Hazardous Waste or Hazardous Substance.

**Reasons Why Project is Exempt:**

1. The project is a minor action designed to prevent, minimize, stabilize, mitigate or eliminate the release or threat of release of hazardous waste or hazardous substances.

2. The project is a removal action that 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 South Coast Air Quality Management District.)
7. The exceptions pursuant to Cal. Code Regs., tit. 14, § 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 view of 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.
  - e. Historical Resources. The project is not expected to cause a substantial adverse change in the significance of a historical resource because none are anticipated; however, outreach to potentially interested Native American tribes is being conducted and every effort will be made to ensure any expressed concerns are addressed.

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 Ave  
Chatsworth, CA 91311

Additional project information is available on EnviroStor:

[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60003441](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003441)

Contact Person  
Aisha Shareef

Contact Title  
Environmental Scientist

Phone Number  
657-777-9818

Branch Chief's Signature:

Date:



for

December 2, 2024

Jose Diaz

Acting Branch Chief

Phone Number  
(818) 717-6614

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: