

NOTICE OF EXEMPTION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, California 95812-3044

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

Project Title: 9701 South Main Street Removal Action Workplan

Project Location: 9701 South Main Street, Los Angeles, California, 90003

County: Los Angeles

Project Applicant: Alliance College-Ready Public Schools

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code, Chapter 6.8

Project Description: The project involves the approval of the 9701 South Main Street (Site) Removal Action Workplan (RAW) for the excavation and off-site disposal of an estimated 400 cubic yards (CYs) of soil impacted by lead, and total petroleum hydrocarbons-gasoline (TPH-g). In addition, a Vapor Intrusion Mitigation System (VIMS) will be installed for the proposed development on Site and a Land Use Covenant (LUC) will be recorded to restrict future Site use and development appropriate for Site conditions, and an Operations and Maintenance Plan for the VIMS will be prepared.

Background:

The Site is approximately 0.14 acres and consists of a paved lot adjacent to College Ready Middle Academy #4 School (School). The Site is bounded by West 97th Street to the north, South Main Street to the east, the School to south, and residential properties to the west. The Site was historically used as a gasoline service station from approximately 1923 to about 1977. Following 1977, the Site was used for automobile repair and/or auto dealership until the School acquired the Site in 2020.

The building located on the western portion of the Site associated with the historical auto repair/dealership was demolished in 2021. The proposed developments at the Site include the construction of a one-story multipurpose building and a portion of a new one-story classroom building associated with the adjoining School to the south. The Los Angeles City Planning Commission approved Case Number CPC-2022-2560-CU – Alliance College – Ready Public Schools Project on June 13, 2024, for an expansion of an existing 21,600 square foot public charter middle school (Alliance College Ready Middle Academy No. 4) at 9701-9723 South Main Street onto the adjoining lot to the north at 9701 South Main Street in the CM-1-CPIO Zone. The City of Los Angeles determined the Project was exempt from CEQA and filed a Categorical Exemption, Section 15332, Class 32 Notice of Exemption (CEQA Case: ENV-2561-CE).

The Site was under the oversight of Los Angeles Regional Water Quality Control Board (LARWQCB) since 2018. Three underground storage tanks (USTs) and two hydraulic lifts were discovered at the Site and were removed in 2020. On September 29, 2023, the LARWQCB concluded that the UST case at the Site meets all the criteria of the State Water Board's Low-Threat UST Case Closure Policy and closed the case. The LARWQCB transferred the project oversight to DTSC on October 2, 2023, to address any potential risks to human health from the elevated Volatile Organic Compounds (VOC) detections.

DTSC determined on December 26, 2023, that a Supplemental Site Investigation (SSI) was required for the Site based on review of a preliminary environmental assessment. The SSI fieldwork was conducted in March and April 2024 which showed detections of lead in shallow soil across the Site in addition to TPH-g in deeper samples at the location of the former UST. Soil vapor was also found to be impacted by TPH and VOCs at some locations.

Project Activities: The project activities consist of excavating lead and TPH-impacted soil and installing a VIMS for the proposed buildings. The lead-impacted soil will be excavated down to two feet below ground surface (bgs) from 13 locations and down to three feet bgs from two locations. The width of the proposed TPH excavation area is approximately ten feet by ten feet. An estimated total volume of 400 CYs of lead and TPH impacted soil will be excavated. As a conservative measure, it is estimated that an additional 100 CYs, for 500 CYs total, could be removed based on field observations and confirmation samples. Assuming 500 CYs (750 tons) of impacted soil, it is anticipated that 31 trucks (24 tons per truck) will be required to transport the impacted soil offsite. After excavation, samples will be collected from all excavated areas to confirm no residual contamination remain within these areas. Excavated areas will then be backfilled with clean imported soil.

All excavated soil will be disposed of off-site. Depending on the disposal facility's requirements, soil samples will be analyzed for the contaminants of concern. It is anticipated that four-point composite soil samples will be collected from each stockpile or container at a minimum frequency of one composite sample for every 250 CY. Profiled soil will then be loaded onto trucks and transported to an appropriate disposal facility.

To prevent VOCs and TPH- impacted soil vapor from entering the proposed buildings, a VIMS will be installed beneath the entire footprint of the buildings. The VIMS will include the following key components: a sub-slab vapor barrier; passive ventilation system, trench dams and conduit seals; and soil vapor probes. After installation of the VIMS, indoor air, sub-slab, and soil vapor monitoring will be conducted to ensure the system is working properly.

Air monitoring and dust control measures will be implemented during all removal activities at the Site. Monitoring of PM10 (i.e., particulate matter less than 10 micrometers in diameter) will be conducted in accordance with South Coast Air Quality Management District Rules. Particulate monitors will be placed at the fence line in an upwind and downwind direction and activities will cease if PM10 concentration exceeds 25 micrograms per cubic meter, or if wind speed is greater than 15 miles per hour (mph) averaged over a 15-minute period or the instantaneous wind speed exceeds 25 mph. Also, generation of dust during the removal operations will be minimized as necessary with the use of water as a dust suppressant and covering stockpiles if stored onsite overnight. Air monitoring in the work area will also be performed to ensure workers are not exposed to contaminants. If action level or permissible exposure limit is exceeded, work will stop, and appropriate measures will be implemented to reduce workers exposure.

The removal action implementation is expected to begin in January 2025. As required by the City of Los Angeles Community Noise Ordinance (Los Angeles Municipal Code Section 41.40), noise generating construction activities should be limited to between the hours of 7 a.m. to 9 p.m., Monday through Friday, and between the hours of 8 a.m. to 6 p.m. on Saturdays. Construction activities will be prohibited on Sundays and all federal holidays.

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 makes an assessment of 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 the 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: Alliance College-Ready Public Schools

Exempt Status: (check one)

- Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]
 Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec.15269(a)]
 Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec.15269(b)(c)]
 Categorical Exemption: [CCR Title 14, Sec. 15330]
 Statutory Exemptions: [State Code Section Number]
 Common Sense Exemption [CCR, Sec. 15061(b)(3)]

Exemption Title: Minor Actions Taken to Prevent, Minimize, Stabilize, Mitigate, or Eliminate the Release or Threat of Release of 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 will not exceed \$1 million in cost.
3. The project will be consistent with applicable State and local environmental permitting requirements including a SCAQMD various locations permit to operate along with drilling and well permits from the Los Angeles County Environmental Health Department.
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 (Notifications for fugitive dust emissions will be submitted to the South Coast Air Quality Management District in accordance with Rule 403 and Rule 1466).
7. The exceptions pursuant to California Code Regulations, Title 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 project does not involve any unusual circumstances 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. The project will not cause the substantial adverse change in the significance of an historical resource at the Site because there are none at the Site.

Evidence to support the above reasons is documented in the project file record, available for inspection at:

Department of Toxic Substances Control
 Site Mitigation and Restoration Branch
 5796 Corporate Avenue
 Cypress, California 90630

DTSC EnviroStor website: https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003560

Lina Hijazi Project Manager	Hazardous Substances Engineer Title	(714) 484-5334 Phone No.
 Branch Chief's		December 20, 2024 Date
Shahir Haddad Branch Chief	Hazardous Substances Engineer II (Sup) Title	(714) 484-5368 Phone No.

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: