

## 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 Avenue  
Chatsworth, CA 91311

**Project Title:** Alhambra Storage Response Plan

**Project Location:** 1146 South Meridian Avenue, Alhambra, California 91803

**County:** Los Angeles

**Project Applicant:** PAL Alhambra Storage, LLC

**Approval Action Under Consideration by DTSC:** Response Plan

**Statutory Authority:** California Health and Safety Code, Chapter 6.82

**Project Description:** The project involves the installation of a vapor intrusion mitigation system (VIMS) beneath the footprint of a proposed self-storage building, and the excavation and off-site disposal of less than a two (2) cubic yard volume of lead-impacted soil. A Land Use Covenant (LUC), restricting use of the property to commercial/industrial use, will be recorded after construction is complete.

**Background:** The 1.78-acre property was originally developed in 1948 and was used as a storage warehouse with an automotive garage and gasoline pumps. It is identified by Los Angeles County Assessor Parcel Number (APN) 5342-032-003. The Site was formerly owned and occupied by Alhambra Foundry Company, Ltd., whose operations included industrial iron, aluminum, and bronze fabrication. The Site is currently asphalt paved and enclosed with perimeter fencing, with concrete slabs remaining in-place at the locations of the former buildings.

The Site is in a generally industrial neighborhood that is surrounded by a mix of industrial and commercial uses. To the north is vacant land owned by the Former International Extrusion Corporation. To the east and south, separated from the Site by a former rail spur, are surface level parking lots, multiple commercial retail buildings, and a warehouse building occupied by Kohl's department store. To the west, separated from the Site by South Meridian Avenue, are various warehouse and industrial buildings, including the Alhambra Foundry.

DTSC and PAL Alhambra Storage, LLC, entered a California Land Reuse and Revitalization Act (CLRRRA) Agreement, Docket No. HSA-FY22/23-075, on September 9, 2023. PAL Alhambra Storage, LLC is planning to redevelop the property with a four-story self-storage building. The remainder of the property will consist of paved driveways, a parking and loading area, and landscaping areas.

The City's proposed redevelopment consists of the construction of a self-storage facility consisting of a new, four-story building. The new building is planned to have a ground floor footprint of approximately 36,688 square feet (SF) and a total floor area of approximately 154,572 SF. The remainder of the Site will consist of paved driveways and parking and loading areas primarily along the eastern and southern sides of the building, along with limited landscaping areas along the north, west, and south edges of the parcel. Existing asphalt and concrete will be demolished and removed as part of the redevelopment. Construction is expected to begin in January 2025 and be completed in 2025. The City has determined that the redevelopment portion of the project is exempt from CEQA.

Based on previous environmental investigations, past Site usage, and the results of the SSI, the following chemicals have been identified as chemicals of concern (COCs) for the Site:

- Lead in soil; and
- Benzene, Tetrachloroethene (PCE), Trichloroethene (TCE), Carbon Tetrachloride (CT), Chloroform (CF), 1,1-Dichloroethane (1,1-DCA), and 1,1-Dichloroethene (1,1-DCE) in soil vapor.

The Site is impacted by off-Site sources, primarily the upgradient Former International Extrusion site. Any form of active treatment to soil vapor at the Site would only result in temporary improvements and potential migration from upgradient sources. It is expected that until sources of contamination originating from the Former International Extrusion site are remediated, sources of VOCs to soil vapor at the Site, which include off-gassing, will remain.

**Project Activities:** The project activities will include:

- Installation of a VIMS underneath the building slab that will consist of the following:
  - A gravel venting layer placed continuously beneath the vapor barrier. The venting layer will be composed of a 6-inch thick layer of ¾-inch gravel.
  - A network of 4-inch diameter perforated PVC pipes will be placed in the gravel venting layer to collect sub-slab vapors from the subsurface.
  - Vent risers will be placed above the roofline to vent collected vapors to the atmosphere.
  - The VIMS will be installed as passive with the option to convert to active operation if needed.
- Installation of a vapor barrier beneath the proposed building slab that will consist of the following:
  - Cushion geotextile laid directly over the gravel venting layer. The cushion geotextile separates the gravel venting layer from the vapor barrier and protects against potential punctures or tears from the gravel.
  - Base membrane laid directly over the cushion geotextile. The base membrane provides high-impact strength as well as resistance to VOC vapor transmission.
  - Spray-applied vapor barrier directly applied on top of the base membrane. The vapor barrier prevents intrusions of VOCs through the slab.
  - Protection geotextile placed directly over the spray-applied vapor barrier. The protection geotextile will protect the vapor barrier from potential punctures or tears that may occur during construction of the new building slab.
- In addition, two (2) cubic yards of lead-impacted soil will be excavated and disposed of off-site. The localized and limited area with lead-impacted shallow soil impacts will be excavated and removed following DTSC's approval of the Site-specific Soil Management Plan (SMP). During all clearing, grading, and construction activities, the DTSC-approved SMP will be followed by workers to maintain a safe and healthy environment. The SMP will ensure dust is monitored and minimized, odors (if any) are eliminated, contaminated soil is properly managed, and that any waste generated at the Site is responsibly and safely handled.
- A LUC will be established as an institutional control that will inform future owners or tenants of residual contamination present beneath the property.

Although not anticipated, 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:** PAL Alhambra Storage, LLC

**Exempt Status:** Common Sense Exemption [CCR, Sec. 15061(b)(3)] Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**Reasons Why Project is Exempt:**

DTSC has determined with certainty that there is no possibility that the activities in question may have a significant effect on the environment because the project would not result in "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance."

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 Avenue  
Chatsworth, CA 91311

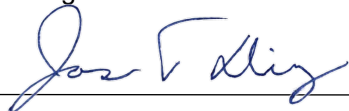
Additional project information is available on EnviroStor:  
[www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60003472](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003472)

Contact Person  
Antonio Sandoval

Contact Title  
Project Manager

Phone Number  
(818) 717-6530

Approver's Signature:



Date:

February 6, 2025

Approver's Name  
Jose Diaz

Approver's Title  
Branch Chief

Approver's Phone Number  
(818) 968-1885

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TO BE COMPLETED BY OPR ONLY

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Date Received for Filing and Posting at OPR: