

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION**

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

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
9211 Oakdale Avenue
Chatsworth, California 91311

Project Title: Alisu Investments Limited. Remedial Action Plan

Project Location: 4901 South Boyle Avenue, Vernon California, 90058

County: Los Angeles

Project Applicant: Alisu Investments, Limited, a California limited partnership, care of Kargo Group GP, LLC

Approval Action Under Consideration by DTSC: Remedial Action Plan

Statutory Authority: California Health and Safety Code, Division 45, Part 2, Section 79055(a)(1)(C)

Project Description: The Department of Toxic Substances (DTSC) approved the Alisu Investments (Alisu), Ltd (Project Site) Remedial Action Plan (RAP) (EAI, October 10, 2024) for the Site. The Cleanup Decision Document, referred to as a RAP, summarized the environmental conditions at the Project Site and identified the remediation to address the volatile organic compounds (VOCs) and arsenic contaminated soil.

The RAP concluded that the impacted media at the Site will be addressed with the implementation of (1) Institutional Controls in the form of recording a Land Use Covenant (LUC) (2) The installation of a Soil Vapor Extraction (SVE) System (3) Engineering Controls in the form of a passive vapor intrusion mitigation system (VIMS) to be installed beneath the footprint of the new industrial building proposed for the Site (4) Monitored natural attenuation (MNA) in groundwater in combination with removal of the VOC mass beneath the Site.

Background: The Site is located in a highly industrialized area within the City of Vernon. The Site is surrounded on all sides by industrial/commercial uses. Tenants currently surrounding the Site include Metal Products Engineering, Nanka Seimen Company, Quickway Trucking Company, UPS Truck Maintenance Facility and CMI Freight-Trans Inc.. The nearest residential neighborhoods are located approximately 0.5 miles south in the City of Huntington Park and 0.6 miles east in the City of Maywood.

The Site is vacant and located approximately 180 feet south of the intersection of Leonis Boulevard and South Boyle Avenue on the west side of South Boyle Avenue.

The Site is comprised of two parcels totaling approximately 3.53 acres and formerly contained two buildings, identified as "Former Building 1" and "Former Building 2," both erected circa 1946. Former Building 1 was demolished in the early 1980s and located along the southwest corner of the Site. Former Building 2 was demolished to its foundation (i.e., building pad) in May 2016 and covered most of the eastern portion of the Site.

The removal of Former Building 2's foundation commenced in July 2017 and was completed in February 2018.

Previous site characterization identified chemicals in soil gas including Freon 11, chloroform, trichloroethylene (TCE), tetrachloroethylene (PCE), and chlorobenzene. TCE was detected in 34 of the 39 soil gas samples at a maximum concentration of 3,500 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) and PCE in all soil gas samples at a maximum concentration of 150,000 $\mu\text{g}/\text{m}^3$. PCE was detected in all soil gas samples above its screening level (SL), and TCE in only one soil gas sample (SV-10d5') above its SL.

DTSC and Alisu Investments entered into a Voluntary Cleanup Agreement on August 1, 2016, Docket Number HAS VCA 15/16-160.

Project Activities: The RAP remedial action to address the VOCs contaminated soil vapor consists of the following

1. Institutional Controls: will limit the use of the Site to commercial/industrial operations and preclude sensitive uses such as residential and hospitals. Inclusion within the Land Use Covenant of a prohibition on the installation of wells without DTSC approval.
2. Engineering Controls: A passive VIMS will be installed beneath the footprint of the new building proposed for the Site. The purpose of the vapor barrier is to prevent subsurface contaminated VOC vapors from entering the new

building proposed to be constructed at the Site. A Remediation Design and Implementation Plan (RDIP) will be prepared for the VIMS system and submitted to DTSC for review and approval.

3. Soil Vapor Extraction: will be implemented for both the shallow and deep vadose zone to address the VOC mass present in soil and soil gas beneath the Site. SVE will also remediate groundwater by removing vadose zone sources and COC that volatilize from groundwater to the vadose zone. This remedial action will be supplemented by physical, chemical and biologic natural attenuation processes which will be monitored for efficacy. A RDIP will be prepared for the SVE system and submitted to DTSC for review and approval.
4. Monitored Natural Attenuation (MNA) in groundwater in combination with removal of the VOC mass beneath the Site is proposed as the remedy for groundwater.
5. An Operation and Maintenance Plan (O&M) to be prepared for the Site. The O&M identifies the procedures for ensuring remedial systems (e.g. vapor extraction system, groundwater extraction and treatment system, etc.) perform as intended. The O&M report is prepared on a periodic basis. The report(s) document performance and monitoring results of the remedial system (SVE).
6. All work associated with installation, operation and monitoring of the remedy to address contamination at the Site, e.g., VIMS and SVE system, will be conducted under the supervision of a California registered geologist and/or registered civil engineer experienced in remediating contaminated properties.
7. 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: Alisu Investments

Exempt Status: Common Sense Exemption [14 CCR, Sec. 15061(b)(3)]

Reasons Why Project is Exempt: Based on the following reasons, DTSC has determined with certainty that there is no possibility that the Project activities 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."

1. The Project Site is located in a previously developed area surrounded by an urbanized mix of land uses
2. The Project Site does not provide habitat value.
3. The Project activities will not have a potential for a significant impact due to Project Controls that will be implemented during the remediation project as summarized below
4. A California-state licensed construction contractor will conduct the remediation activities. Fieldwork will be conducted following the safety guidelines provided in a Site-Specific Health and Safety plan (SSHSP) prepared specifically for the Project. The SSHSP will be prepared in accordance with guidelines set forth in Title 8 of the California Code of Regulations, Section 5192 and includes but is not limited to project controls for heavy equipment safety operations, air monitoring for on and off-site emissions and personal protective equipment.
5. Site security will be established according to the type of operations, potential for exposure to contaminants, and potential for contact with other safety hazards. Site security measures that will protect the remediation area and prevent unauthorized access include the following: Access will be controlled by the existing fencing and rolling gate. Only the construction crew, contractor staff, and authorized personnel will be on the Site during working hours. No unauthorized personnel will be allowed in the controlled areas of the Site. All visitors must have prior approval from the contractor before being admitted to the Site. All visitors must read and acknowledge the SSHSP and possess documentation that they have the training necessary to enter the active work zone.
6. All fieldwork will be conducted according to a SSHSP, and only properly trained personnel will be employed. Licensed contractors and transporters will also be used. Prior to trenching, the Underground Services Alert (USA) will be contacted for locating specific Pipelines/conduits/electrical/phone/water/sewer, etc.

- 7. Vapor discharge from the treatment system will comply with emission standards specified in South Coast Air Quality Management District Rule 1166.
- 8. The community surrounding the Site will not be affected because the noise and dust levels will be controlled by engineering controls according to the Soil Management Plan, which includes the Air Monitoring and Dust control Plan as per emission standards specified in South Coast Air Quality Management District Rule 403 and 1466.

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, California 91311

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002375

Contact Person
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 Senior Project Manager

Phone Number
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Approver's Signature:



Date:

March 11, 2025

Approver's Name
 Jose Diaz

Approver's Title
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Approver's Phone Number
 818-717-6614

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: