

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

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
5796 Corporate Avenue
Cypress, CA 90630

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: Former Venoco Inc. Facility Remedial Action Plan

State Clearinghouse Number: 2015021038

Project Location: 241 South Moreno Drive, Beverly Hills, CA 90212

County: Los Angeles County

Project Applicant: Beverly Hills Unified School District (BHUSD)

Project Description: The Department of Toxic Substances Control (DTSC) approved the Remedial Action Plan (RAP) for the Former Venoco Inc. Facility (Venoco Site) located at the Beverly Hills High School (BHHS) located at 241 Moreno Dr., Beverly Hills. The BHHS is comprised of approximately 25 acres covered by buildings, asphalt and concrete pavement, artificial turf, grass fields and landscaping. From 1909 to 2016, various areas were leased and used for oil field activities. The Venoco Site is approximately 0.6 acres and located on the southwestern edge of the BHHS immediately adjacent to Olympic Boulevard. 19 oil wells associated with Venoco Site have been plugged and abandoned pursuant to the California Geologic Energy Management Division requirements. The BHUSD plans to incorporate the Former Venoco Site into the existing athletic field located immediately to the north.

To address the historical oil production activities at Venoco Site and the methane hazard associated with the oil production areas, the following remedial actions will be implemented:

1. Installing methane mitigation system for the well cellar that contained the 19 abandoned wells.
2. Soil capping at Venoco Site to raise the elevation to that of the adjacent athletic field. The source of the soil to be used will be from the soil generated during construction of three shoring/retaining walls at BHHS. Approximately 17,000 cubic yards of soil will be needed and will be tested to confirm that it is contaminant free and suitable for reuse at Venoco Site. Excess soil generated (approximately 21,000 cubic yards) during the construction will be shipped off-site for disposal to appropriate disposal facility.
3. Installing surface methane mitigation system made of sand dispersion layer with soil vapor monitoring probes for methane gas monitoring.
4. Preparing an Operation and Maintenance Plan that outlines the requirements necessary to effectively maintain and monitor the soil cap and methane mitigation systems.
5. Recording a Land Use Covenant to prevent sensitive uses at Venoco Site.

An Environmental Impact Report (EIR) was prepared for the Beverly Hills High School, Hawthorne K-8 School, and El Rodeo K-8 School Improvement Project in 2015 – State Clearinghouse Number 2015021038. The EIR was certified by the BHUSD on December 17, 2015 and the Notice of Determination was posted by the State Clearinghouse on December 22, 2015. An Addendum to the EIR was prepared to analyze and address potential environmental impacts associated with the remediation at the Venoco Site. DTSC, as a Responsible Agency under California Environmental Quality Act (CEQA), utilized the EIR Addendum to comply with CEQA requirements.

As Responsible Agency under CEQA, DTSC approved the above-described project on July 26, 2022 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An EIR Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

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
Cypress Regional Office
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5336 (call for an appointment)

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19820129

Contact Person
Lina Hijazi

Contact Title
Project Manager

Phone Number
(714) 484-5334

Approver's Signature:



Date:

July 26, 2022

Approver's Name
Haissam Y. Salloum, P.E.

Approver's Title
Branch Chief

Approver's Phone Number
(818) 717-6538

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: