

## 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 & Restoration Program  
9211 Oakdale Avenue  
Chatsworth, CA 91311

<b>Project Title:</b> Former Hi-Tech Dry Cleaners - Removal Action Workplan		
<b>Project Applicant:</b> Los Angeles County Metropolitan Transportation Authority (LA Metro)		
<b>Project Address:</b> 3417 West Slauson Avenue	<b>City:</b> Los Angeles	<b>County:</b> Los Angeles
<b>Approval Action Under Consideration by DTSC:</b>		
<input checked="" type="checkbox"/> Removal Action Workplan <input type="checkbox"/> Interim Removal <input type="checkbox"/> Initial Permit Issuance <input type="checkbox"/> Permit Re-Issuance <input type="checkbox"/> Corrective Measure Study/Statement of Basis <input type="checkbox"/> Permit Modification <input type="checkbox"/> Closure Plan <input type="checkbox"/> Remedial Action Plan <input type="checkbox"/> Regulations <input type="checkbox"/> Other (specify):		
<b>Statutory Authority:</b>		
<input type="checkbox"/> California H&SC, Chap. 6.5 <input checked="" type="checkbox"/> California H&SC, Chap. 6.8 <input type="checkbox"/> Other (specify):		

**Project Description:** The project includes installation and operation of a full-scale Soil Vapor Extraction (SVE) system to address elevated concentrations of volatile organic compounds (VOCs), specifically tetrachloroethylene (PCE) detected in soil at the Former Hi-Tech Dry Cleaners Site (Site). This determination is based upon the findings of the investigation report (March 2019) and is described in the Removal Action Workplan (RAW). Appropriate environmental screening levels were used as conservative removal action goals for the protection of human health and the environment under the current industrial land use.

**Background:** The Site is an approximately 7,000 square foot vacant lot, used for laydown and equipment storage in support of Metro's Crenshaw/LAX Transit Corridor Project. It is located within a mixed residential and commercial area within the City of Los Angeles. Previous operations at the Site included the dry-cleaning facility and a smoke shop. The site is located at the northeast corner of the intersection of Slauson Avenue and South Victoria Avenue. Adjacent properties consist of residential homes to the north, commercial properties to the east (Louisiana Fried Chicken, Check Cashing Center, and Western Union), a multi-tenant commercial building and Shell Gasoline Station to the south and southeast across Slauson Avenue, and Slauson Donuts to the west across South Victoria Avenue. To the northeast of the Site, there is a secondary school known as View Park Preparatory Accelerated Charter High School.

Based on the March 2019 investigation and previous investigations, elevated concentrations of PCE have been identified in soil vapor throughout the Site, and the highest concentrations of PCE were found in the central area of the Site near the location of the former dry-cleaning equipment. The investigations identified elevated PCE in soil vapor at boring location KB-7 with concentrations of 250 micrograms per liter ( $\mu\text{g/L}$ ) and 7,700  $\mu\text{g/L}$  found at 5 and 15 feet below ground surface (bgs), respectively.

**Project Activities:** Project activities include Installation of an activated-carbon-based SVE system. The SVE system will be plumbed aboveground to the existing SVE wells. It is estimated that approximately two to four vapor extraction wells will be required for removal of the source on-Site. The initial startup and operation of the SVE system will be performed under a South Coast Air Quality Management District (SCAQMD) "various locations" permit to operate. A site-specific SCAQMD permit will be obtained for system operation after the initial year. Monitoring and maintenance of the SVE will take place on a weekly and monthly basis. All spent granular-activated-carbon, which the VOCs adsorb to, will be disposed of properly and replaced as needed.

The neighboring properties to the north and northwest are predominantly residential. As such, SVE system noise levels will be measured during equipment startup. Noise attenuation engineering controls will be used to lessen the potential noise impact. These engineering controls may consist of but are not limited to the following: fully-encapsulating sound structure around the SVE system and/or blower, acoustical padding installed on the SVE system compound walls, and sound absorbing materials placed near the blower. In case of continued public or residence complaints, hours of operation may also be modified (e.g. operation during daylight hours only) using a timer system. It is expected that system startup will occur during the third quarter of 2019.

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

**Name of Person or Agency Carrying Out Project:** Los Angeles County Metropolitan Transportation Authority (LA Metro)

**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, 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 will not exceed \$1 million in cost.
3. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses and does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. The SVE system is permitted by the SCAQMD.
4. The exceptions pursuant to Cal. Code Regs., tit. 14, § 15300.2 have been addressed as follows:
  - Cumulative Impact. The final remedy will not lead to a succession of projects of the same type in the same place over time.
  - 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.
  - 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.
  - 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.
  - Historical Resources. The project will not cause a substantial adverse change in the significance of a 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 the:

Department of Toxic Substances Control  
Records Room  
9211 Oakdale Avenue  
Chatsworth, California 91311.

_____ Jessy Fierro Project Manager Name	_____ Senior Environmental Scientist Project Manager Title	_____ (818) 717-6563 Phone #
_____  Branch Chief's Signature		_____ 11/18/2019 Date
_____ Haissam Salloum Branch Chief Name	_____ Supervising Hazardous Substances Engineer II Branch Chief Title	_____ (818) 717-6538 Phone #

TO BE COMPLETED BY OPR ONLY Governor's Office of Planning & Research

Date Received for Filing and Posting at OPR:

**NOV 18 2019**

**STATE CLEARINGHOUSE**