

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

To: Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95812

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

Project Title: Response Plan, Sparling – LA Lucky Import Export

Project Location: 4063 and 4097 Temple City Boulevard and 9601, 9607, 9613, 9617 Lorica Street, El Monte, California

County: Los Angeles

Project Applicant: LA Lucky Import Export, Inc.

Approval Action Under Consideration by DTSC: Response Plan

Statutory Authority: California Health and Safety Code, Chapter 6.82

Project Description: The California Department of Toxic Substances Control (DTSC) approved a Response Plan (RP) that describes remedial actions at the former Sparling Instruments site (Site). Remedial actions will include installing and operating a soil vapor extraction (SVE) system, targeted excavation and disposal of soil contaminated with metals, and the recording of a land use covenant (LUC), restricting the property to commercial/industrial use.

Background: The Site was primarily used as agricultural land from the 1920s to the 1930s and then residential development began. In the 1950s, Sparling Instruments (Sparling) began industrial manufacturing operations on the Site. Other commercial and industrial use tenants have occupied the Site since the 1980s.

Sparling's industrial operations included welding, machining, painting, and assembly of flow meters. These operations used volatile organic compounds (VOCs), including chlorinated solvents. The facility included a hazardous waste storage area, two spray paint booths, and a vapor degreaser. Environmental investigations began at the Site in the late 1980s. The initial investigations indicated that VOCs, including tetrachloroethene (PCE) and trichloroethene (TCE), were present in the soil, soil vapor, and groundwater beneath the Site. The primary area of concern was identified near the hazardous materials storage area, which was located on the northern side of the Site. Multiple environmental investigations have been completed since the 1980s to characterize chemical impacts at the Site.

DTSC and Kim Anh Family Investments, LLC, entered a California Land Reuse and Revitalization Act Agreement (Agreement), Docket No. HSA-FY 22/23-039, on November 22, 2022. The Site is proposed to be redeveloped for mixed commercial and industrial uses. The redevelopment will include office space, warehouse facilities, and other site improvements to parking and landscaped areas.

The proposed redevelopment consists of a 100,465-square-foot warehouse building, consisting of 90,350 square feet of warehouse and 10,115 square feet of office space. The remainder of the Site will include a service yard with 13 loading docks, parking spaces, and landscaped areas. The City of El Monte has determined that the redevelopment portion of the project is Categorical Exempt from CEQA.

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

- Arsenic in soil; and
- PCE, TCE, cis-1,2-dichloroethene, trans-1,2-dichloroethene, and vinyl chloride in soil vapor.

The Site is located within the West Side of the El Monte Operable Unit, of the San Gabriel Valley Superfund Site Area 1, which has been subject to investigation and remediation of groundwater impacts since 1979.

Project Activities: One part of the remedial actions will involve constructing and operating an SVE system. The primary chemicals in soil vapor that will be targeted by SVE remediation will include VOCs, including PCE. Lithologic and field screening data collected during extraction well installation will be used to identify extraction well screen depths for the SVE pilot test. The final design of the SVE system will be submitted separately from the Response Plan.

The selected treatment process consists of two 1,000-pound vessels containing GAC that will be arranged in series to filter the extracted soil vapor. Treated soil vapor will be discharged to the atmosphere in accordance with the requirements of a South Coast Air Quality Management District (SCAQMD) Various Locations Permit.

Construction of the SVE system will be conducted under a Site-specific health and safety plan. Required permits will be procured prior to initiating construction activities. It is anticipated that a well construction permit is not required from the Los Angeles County Department of Public Health, since the SVE extraction well borings are not expected to encounter groundwater. A Construction Quality Control and Verification program will monitor installation of the system.

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).

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.

The excavation and disposal of soil contaminated with arsenic will occur if unforeseen conditions arise during Site grading or during the installation of the SVE system. The excavation and disposal activities, if needed, would then be directed by the Soil Management Plan.

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.

The establishment of an LUC will limit the use of the Site to commercial/industrial operations and preclude sensitive uses such as residential and hospitals.

An analysis of the remedial actions upon existing environmental conditions indicates that implementation of environmental safeguards and monitoring procedures are enforceable and made a condition of project approval and will ensure that impacts to the environment will be less than significant. As a result, DTSC finds that the project is exempt from further environmental review under CEQA.

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

Name of Person or Agency Carrying Out Project: LA Lucky Import Export, Inc.

Exempt Status: Categorical Exemption: [Class 30 Categorical Exemption Cal. Code Regs., Title 14, §15330]

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 remedial actions will comply with conditions in the SCAQMD Permit to Operate.
4. The exceptions pursuant to Cal. Code Regs., tit. 14, § 15300.2 have been addressed as follows:

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.

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 because there are none at the site.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Cleanup Program
9211 Oakdale Avenue
Chatsworth, CA 91311

Additional project information is available on EnviroStor:

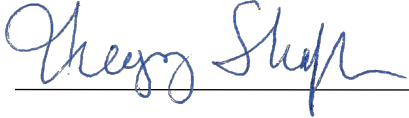
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003417

Contact Person
Antonio Sandoval

Contact Title
Project Manager

Phone Number
(818) 717-6530

Approver's Signature:



Date:

June 3, 2025

Approver's Name
Gregory Shaffer

Approver's Title
Branch Chief

Approver's Phone Number
(714) 484-5491

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: