

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, California 95812-3044

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

Project Title: Response Plan, Proposed Redevelopment Project, 8201 Santa Fe Avenue, Huntington Park, California

Project Location: 8201 Santa Fe Avenue, Huntington Park, California 90255

County: Los Angeles

Project Applicant: Amerco Real Estate

Approval Action Under Consideration by DTSC: Response Plan

Statutory Authority: California Health and Safety Code, Chapter 6.82 Division 45, Part 2

Project Description: The project involves the approval of a Response Plan for the targeted soil excavation and off-Site disposal of arsenic, lead, mercury, Polychlorinated Biphenyls and Total Petroleum Hydrocarbons impacted shallow soils and volatile organic compound (VOC) contamination at the proposed U-Haul Moving & Storage project located at 8201 Santa Fe Avenue, Huntington Park, California 90255 (Site). The project will also install and operate passive sub-slab vapor intrusion mitigation system (VIMS), implement a soil management plan (SMP), and establish a land use covenant (LUC).

Background: The 11.1-acre Site is in a mixed-use residential and light industrial area. The Site is currently developed with three buildings: a warehouse building on the east-central portion of the Site, an office building on the northern corner of the Site, and an office building on the northern portion of the Site. The Site was first developed in the 1920s with residential and commercial/industrial buildings including one of the existing structures. Additional residential structures were built on the southwestern portion of the Site in the 1950s. Between the 1920s and mid-1980s, the industrial portions of the Site were occupied by train buildings, a foundry, and a tank manufacturer. Between the late 1980s and the 2010s, the Site was used for scrap metal recycling by Damille Metal Supply, Inc. and later by Central Metal, Inc.

U-Haul purchased the Site on December 31, 2021, and is planning to redevelop it with a self-storage and pod storage facility; a commercial moving supplies retail store including moving van, truck, and trailer rental vehicles; preventative automobile maintenance for U-Haul rental vehicles; and a resident manager apartment unit located on the fourth floor of the self-storage building on the southwest corner of the Site.

DTSC and 8201 Santa Fe (CA), LLC entered into a California Land Reuse and Revitalization Act (CLRRRA) Agreement, Docket No. HSA-FY22/23-116 on May 31, 2023, and amended March 13, 2024, to remediate the Site.

Project Activities: The Response Plan is a removal action to address metal-impacted shallow soils and VOC impacts and consists of targeted soil excavation of approximately 3,991 tons (3,070 cubic yards) and off-Site disposal, installation of a sub-slab VIMS for Building A and C, implementation of a SMP, and establishment of a LUC as an institutional control. Confirmation samples will be collected from the sides and bottom of the excavations to ensure that cleanup goals are achieved. The excavated soil will be profiled and transported off-Site for disposal at an appropriate waste handling facility.

The excavation activities will take approximately two months, during which an estimated 180 two-way truck trips (360 total trips) will occur over a four-week period for off-Site disposal.

In the event biological, cultural or historical resources are discovered during the project activities, work will be suspended while a qualified biologist, cultural or historical specialist assesses 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 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: Amerco Real Estate

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

Reasons Why Project is Exempt: As analyzed in project-specific technical studies, DTSC has determined with certainty that there is no possibility that the activities in question may have a significant effect on the existing 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 project is consistent with applicable state and local environmental permitting requirements including, but not limited to, air quality rules such as those governing VOCs and water quality standards and approved by the regulatory body with jurisdiction over the site (Los Angeles County, South Coast Air Quality Management District). The remediation activities (excavation and off-Site disposal of contaminated soils, VIMS, SMP, LUC) will not have the potential to negatively impact adjacent or nearby receptors, which include residential and commercial land uses.


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=60002329

Contact Person	Contact Title	Phone Number
Maria Maternowski	Project Manager	(818) 938-8619

Approver's Signature:



Date:

June 23, 2025

Approver's Name	Approver's Title	Approver's Phone Number
Gregory Shaffer	Branch Chief	(714) 484-5491

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: