CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

To: Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

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

Project Title: Former Crocker Plating Works Facility – West Lot Removal Action Workplan for Soil

Project Location: 5879 and 5887 Crocker Street, Los Angeles, California 90003

Project Applicant: City of Los Angeles, Department of Public Works, Bureau of Sanitation and Environment

Contact Information: Colette Monell, Environmental Specialist II, 1149 S. Broadway, Suite 700, Los Angeles, CA 90015, 213-485-2390, Colette.monell@lacity.org

Approval Action Under Consideration by DTSC: Removal Action Workplan

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

Project Description: The project consists of the excavation and off-site disposal of soils that have been impacted by total petroleum hydrocarbons (TPH) characterized as oil range organics (ORO), hexavalent chromium (Cr6+), and lead at the Former Crocker Plating Works Facility - West Lot property located at 5879 and 5887 Crocker Street in Los Angeles California (Site). The Site encompasses an area of approximately 0.24 acres. The estimated volume of soil proposed for removal, minus any additional soil removed for excavation sloping (sidewall stability) purposes, will be approximately 370 bank cubic yards (bcy). The project is estimated to take approximately 3 months.

Background: The Site consists of two City-owned parcels identified by the Los Angeles County Assessor's Office by Assessor Identification Numbers 6006-029-900 (5879 Crocker Street) and 6006-029-901 (5887 Crocker Street). The Site is currently vacant but was previously used as a parking lot with outdoor storage in connection with the former Crocker Plating Works business that operated immediately east of the Site at 5888 and 5910 Crocker Street. The Site and surrounding parcels are zoned "RD - Restricted Density Multiple Dwelling Zone". The Site is located within a mixed residential, commercial, and manufacturing area of south-central Los Angeles, with a long history of offsite businesses and industries (both historical and active) that include uses such as metal plating, furniture manufacturing and motor vehicle repair. The City of Los Angeles plans to redevelop the Site for high density residential housing.

Previous Investigations:

Multiple Phase I and Phase II Environmental Site Assessments (ESAs) have been conducted at the Site under the oversight of the Department of Toxic Substances Control (DTSC); these ESAs have involved the assessment of Site soil, groundwater, and soil vapor. Soil at the Site has been analyzed for various analytical suites including petroleum hydrocarbons, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), Cr6+, Title 22 metals polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), organochlorine pesticides (OCPs), and cyanide. Assessed Site soils appear to be sporadically impacted by ORO, arsenic (one sample location at a depth of 90 feet below ground surface), Cr6+, and lead at concentrations exceeding screening levels for a residential land use scenario.

Results indicate that shallow Site soil impacts warrant remediation, while identified groundwater and soil vapor impacts either do not represent a complete or potentially complete exposure pathway, or can be adequately mitigated through the implementation of engineering controls emplaced during Site redevelopment. Accordingly, the RAW is intended to solely address impacts to Site soil via soil excavation in preparation for subsequent Site redevelopment activities.

Project Activities: The proposed soil remedy project activities include the following:

- Excavation at five 20-foot by 20-foot areas (totaling approximately 370 bcy) located across the Site to a maximum total depth of approximately 8 feet below ground surface (bgs) to remove ORO, Cr6+, and

lead-impacted soil. Off-site disposal will require approximately 25-30 truck trips to one or more of the following facilities: California, Simi Valley Regional Landfill in eastern Ventura County, California, La Paz Landfill in southwest Arizona, South Yuma Landfill in southwest Arizona, Kettleman Hills Landfill in Kings County, California.

- The evaluation of underlying and sidewall soils for visual or olfactory indications of previously unidentified impacts.
- Post-excavation confirmation soil sampling activities.
- Preparation of a Soil Management Plan (SMP) to ensure that any residual impacted soil (if encountered) will be managed in accordance with pre-established processes and procedures that will be protective of human health and the environment.

Because geotechnical assessments conducted at the Site in preparation for Site redevelopment have resulted in the conclusion that the uppermost five feet of Site soil beneath proposed building footprints will need to be removed and replaced prior to construction, the RAW proposes leaving the completed excavations open, with all excavation sidewalls sloped to mitigate the potential for fall-related injuries to Site visitors or trespassers, and to preclude stormwater runoff from the excavated areas. The Site will be left in compliance with stormwater best management practices (BMPs) adopted to prevent soil runoff post-RAW implementation.

A grading permit and clearances will be required from the City of Los Angeles. The project is also subject to:

- South Coast Air Quality Management District (SCAQMD) Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil - which requires owners or operators excavating, grading, handling, or treating VOC-contaminated soil to implement an approved VOC mitigation plan and provide notification to control emissions during decontamination activities
- SCAQMD Rule 1466 – Control of Particulate Emissions from Soils with Toxic Air Contaminants. Mandates that any earth-moving activity disturbing soil contaminated with specified toxic air contaminants at designated cleanup sites must employ dust-control measures, implement PM_{10} monitoring, and adhere to notification, signage, and recordkeeping requirements to minimize off-site particulate emissions.
- SCAQMD Rule 403 – Dust Control, to minimize emission of fugitive dust. Monitoring will be conducted during all soil disturbance activities by qualified technicians under the supervision of a Certified Industrial Hygienist.

The following additional permits may be required:

- California Department of Public Health Abatement of Lead Hazards Evaluation Notification Form 8551 and Lead Hazard Evaluation Report Form 8552 or latest versions.
- Los Angeles Departments of Transportation and Bureau of Engineering: Traffic control and encroachment permits for work activities that require encroachment and/or traffic control or pedestrian control measures, and implementation of the transportation plan.
- Los Angeles Regional Water Quality Control Board: Stormwater Pollution and Prevention Plan.
- Los Angeles Department of Building and Safety (LADBS) and Los Angeles Department of Water and Power: Temporary water connection (fire hydrant) installation and meter permits, if necessary.

In addition, planning documents have been prepared for the following: Health and Safety, Soil Management, Remedial Design Implementation, Community Air Monitoring, and Traffic and Transportation.

Although not anticipated, 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: City of Los Angeles, Department of Public Works, Bureau of Sanitation and Environment

Exempt Status: Categorical Exemption: [CCR Title 14, Sec. 15330]

Minor Actions Take 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 is a removal action that will not exceed $1 million in cost.
3. The project will be consistent with applicable State and local environmental permitting requirements.
4. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit.
5. The project does not involve the relocation of residences or businesses.
6. The project does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. (Exception: Small-scale in situ soil vapor extraction and treatment systems which have been permitted by the Air Pollution Control District or the Air Quality Management District.)
7. The exceptions pursuant to Cal. Code Regs., tit. 14, § 15300.2 have been addressed as follows:
    a. 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.
    b. 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.
    c. 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 view of a highway officially designated as a state scenic highway.
    d. 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.
    e. Historical Resources. The project is not expected to cause a substantial adverse change in the significance of a historical resource because none are anticipated.

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, CA 91311

Additional project information is available on EnviroStor:
https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71002333

Project Manager's Name	Title	Phone Number
Viktoriya Kim	Environmental Scientist	818-717-6549

Branch Chief's Signature:

Date:
Oct 13, 2026
Click or tap to enter a date.

Branch Chief's Name	Title	Phone Number
Gregory Shaffer	Environmental Program Manager 1 Supervisor	714-484-5491