

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION**

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth St., Rm 212
Sacramento, California 95812-3044

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

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

Project Title: Blake Avenue Homes aka Frogtown Homes Removal Action Workplan

State Clearinghouse Number: 2015051014

Project Location: 1771–1831 West Blake Avenue, Los Angeles California, 90031

County: Los Angeles

Project Applicant: David Schwartzman of MREC Blake Street, LLC

Project Description: The Department of Toxic Substances Control (DTSC) approved a Removal Action Workplan (RAW) for the Blake Avenue Riverfront Property Project Site. The project activities associated with the implementation of the RAW include the installation of a Vapor Intrusion Mitigation System (VIMS) that would be incorporated below the building slabs which will address tetrachloroethylene (PCE) contaminated soil in order to meet DTSC's residential target risk threshold for sensitive uses of the Site. In addition, a Land Use Covenant will be recorded against the Blake Avenue Property to assure that the VIMS remains in place for residential uses on the Blake Ave Site.

The 3.94-acre property is located on the east side of Blake Avenue at the intersection with Blimp Street. The site is adjacent to the west side of the Los Angeles River and is east of the Interstate 5 Freeway.

Historically, the property was developed with a residence by 1921. A bakery was constructed in 1923 with additions to the bakery occurring from the 1930's through the 1950's. A storage room for paper and machinery was constructed in 1954. A vehicle repair building and an office building were constructed in 1959. An addition to the north side of the bakery building was constructed in approximately 1974. The bakery operations ceased in approximately 2001. The structures within the footprint of the proposed residential development were demolished in 2017.

Previous environmental testing at the Blake Avenue Site included sampling of soil gas (149 discrete samples), soil (81 discrete samples), and groundwater (6 discrete samples). The outcome of the testing determined that residual PCE in soil gas is the primary contaminant of concern (COC) in the subsurface at the Blake Avenue Site.

The activities specified in the RAW consist of the inclusion of a membrane layer beneath each future structure which will prevent vapors from the subsurface to migrate into the human-occupied spaces. Details such as subgrade preparation, installation of the vent piping and monitor probes, placement/sealing of the membrane, testing of the membrane integrity, inspection requirements during construction, attachment and sealing details for footings and walls, routing and placement of the vent risers, protection of the monitoring probes and maintenance requirements will be included in subsequent documents for review and approval by DTSC.

Final testing, reporting, and ongoing operation and maintenance of the system will be conducted under DTSC oversight and will include an Operation & Maintenance Plan, an Operation & Maintenance (financial) Agreement, and a land use covenant (LUC).

The City of Los Angeles approved an Initial Study/Mitigated Negative Declaration (IS/MND) which addressed the potential environmental impacts associated with the development and operation of two Project Sites, referred to as the Blake Avenue Site and Blimp Street Site (Blake Avenue Riverfront Project (City of Los Angeles Environmental Case Number ENV-2014-952-MND). These two sites together comprise approximately 4.9 gross acres. The Blake Avenue Site, the Site which is addressed in the RAW, includes the development of 100 single-family residential small lot units, four of which are mixed-use small lot units, 2,260 square feet of new commercial space, and the rehabilitation and adaptive re-use of three existing buildings on-site for a total of 25,410 square feet of commercial space.

An Addendum was prepared which evaluated the implementation of the RAW remediation activities to address the presence of elevated levels of soil vapor contamination within the Blake Avenue Riverfront Project Site.

As a Responsible agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on September 8, 2021 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration 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
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=60002652

| Contact Person | Contact Title | Phone Number |
|----------------|---------------|----------------|
| Pete Cooke | Geologist | (818) 717-6555 |

Approver's Signature

September 9, 2021



| Approver's Name | Approver's Title | Approver's Phone Number |
|--------------------------|------------------|-------------------------|
| Haissam Y. Salloum, P.E. | Branch Chief | (818) 717-6538 |

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: