

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

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 and Restoration Program
9211 Oakdale Avenue
Chatsworth, CA 91311

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

Project Title: The Arroyo at Monrovia Removal Action Workplan

State Clearinghouse Number: 2019050016

Project Location: 202-238 West Evergreen Avenue; 1610 South Magnolia Avenue; 1551 South Primrose Avenue, Monrovia, California 91016

County: Los Angeles

Project Applicant: M&D Burke Properties L.P

Project Description: The Department of Toxic Substances Control (DTSC) approved The Arroyo at Monrovia Removal Action Workplan (RAW). The RAW identified elevated concentrations of Chemicals of Concern in soil vapor that pose a potential health risk to future occupants of the new mixed-use residential and commercial building from vapor intrusion.

To address Tetrachloroethylene, Trichloroethylene, and heavy metals the following remedial actions will be implemented:

- Installation of a Soil Vapor Extraction (SVE) system to extract Chemicals of Concern from unsaturated soil. The SVE system will consist of an extraction well network, soil vapor treatment system, trenched conveyance lines, blower, and monitoring network.
- Limited Shallow Soil Excavation – Excavate approximately 465 cubic yards of dieldrin, and toxaphene impacted soil from the property located at 230 W. Evergreen Avenue.
- Institutional Controls (IC) - ICs will consist of a Land Use Covenant that includes a soil management plan for shallow soil disturbed at the Site, as well as a requirement, where necessary, of appropriate engineering controls, such as a Vapor Intrusion Mitigation System, for the protection of residents and workers within future buildings that may be constructed on the Site.

The City of Monrovia, as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) approved the Arroyo at Monrovia Station Specific Plan (Project) Environmental Impact Report (EIR) on March 3, 2020. The Project includes 302 apartment units; 7,080 square feet of commercial space; seven-story five hundred parking space parking structure; supporting uses (leasing office, residential amenities, private open space); and 4,654 square feet of public open space.

Subsequent to the approval of the Arroyo at Monrovia Station Specific Plan EIR, the RAW was prepared to address the Site contamination. The Site is planned to be redeveloped as a transit-oriented, infill, mixed-use residential apartment, and commercial building complex.

DTSC utilized the previously approved EIR in evaluating the potential environmental effects of the remediation. A Statement of Findings was prepared concluding the Lead Agency's environmental analysis and mitigation measures established are sufficient to avoid, reduce or substantially lessen the implementation of the RAW's project activities.

As a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on July 26, 2022 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Statement of Findings 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
Chatsworth Regional Office
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=60002885

Contact Person
Fatima Carrera

Contact Title
Project Manager

Phone Number
818-717-6545

Approver's Signature:



Date:

August 11, 2022

Approver's Name
Haissam Y. Salloum, P.E.

Approver's Title
Branch Chief

Approver's Phone Number
818-717-6538

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: