

## 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 & 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:** Lassen & Mason Project - Proodos Properties Inc. Removal Action Workplan 4

**State Clearinghouse No.:**

**Project Location:** 9737 Mason Avenue, Chatsworth, California 91311

**County:** Los Angeles

**Project Description:** The Department of Toxic Substances Control (DTSC) approved the Revised Soil Vapor Extraction Well Installation and Field Pilot Test Report and Removal Action Workplan (RAW) for the Proodos Properties Inc (Site).

The Site is approximately 8.3 acres located in a mixed industrial and residential area. Operable Unit (OU) 1 is 6.2 acres, OU2 is 1.2 acres, and OU3 is 0.97 acre. OU1 received a No Further Action by DTSC in April 2015 and is proposed for new commercial / retail development. OU2, which is comprised of two parcels, is under re-construction of a former commercial building. OU3 is currently vacant, with the commercial retail buildings demolished to slab and asphalt parking lot. A former drycleaner was in OU3.

Several phases of environmental investigations have been conducted at the Site. Elevated concentrations of volatile organic compounds (VOCs) were found in soil and soil gas. VOCs have been found to exist in soil and soil vapor from below ground surface to where groundwater is encountered. VOC impacts to groundwater is negligible. As a result of the environmental investigations, DTSC recommended that a plan be developed to clean up the VOCs in soil vapor.

Previous investigations at the Site identified that the highest concentrations of CVOCs, specifically tetrachloroethylene (PCE) and trichloroethylene (TCE), exists in soils surrounding the alleyway. The former dry-cleaning business is a secondary source located on the Site within OU3. Concentrations of CVOCs are highest along the western property boundary and concentrations decrease along the eastern portion of the Site. To ensure the safety of human health and the environment, DTSC is requiring cleanup activities.

In compliance with CEQA, DTSC reviewed the Lassen and Mason Project Initial Study/Mitigated Negative Declaration (IS/MND) approved by the City of Los Angeles. DTSC also reviewed the Mitigated Negative Declaration Addendum (Addendum) approved by City of Los Angeles, (Case #: DIR-2018-115-CLQ, CPC-2016-5001-VZC-HD-CUB-CU-SPR; VTT-74699; ENV-2016-5002-MND) on April 5, 2018.

The City of Los Angeles IS/MND and Addendum addresses the proposed cleanup identified in the RAW and the remediation activities will not have a significant effect on human health and the environment. DTSC prepared a Statement of Findings utilizing the City of Los Angeles environmental documents.

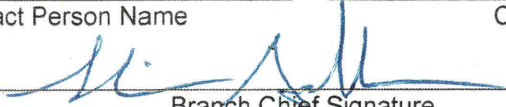
DTSC utilized information and analysis in the IS/MND and the Addendum to support a final determination of the type of environmental document required to be prepared for the RAW pursuant to Sections 15162, 15163 and 15164 of the CEQA Guidelines.

As  Lead Agency  a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on October 22, 2019 and has made the following determinations:

1. The project  will  will not have a significant effect on the environment.
2. A  Negative Declaration  Mitigated Negative Declaration  Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of project approval.
4. A Statement of Overriding Considerations  was  was not adopted for this project.

5. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the final environmental document, comments and responses, and the record of project approval are available to the public at the following location: DTSC Chatsworth – 9211 Oakdale Avenue, Chatsworth, CA 91311

<u>Manjul Bose</u> Contact Person Name	<u>Environmental Scientist / Project Manager</u> Contact Person Title	<u>818-717-6560</u> Phone #
		<u>12/19/2019</u> Date
<u>Haissam Y. Salloum, P. E.</u> Branch Chief Name	<u>Supervising Hazardous Substances Engineer I</u> Branch Chief Title	<u>818-717-3538</u> Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR:

Governor's Office of Planning & Research

DEC 19 2019

STATE CLEARINGHOUSE

#1103

State of California—Natural Resources Agency  
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
201712201240036
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE	
LOS ANGELES DEPT OF CITY PLANNING			12/20/2017	
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER	
LA			2017355485	
PROJECT TITLE				
ENV-2016-5002-MND				
PROJECT APPLICANT NAME			PHONE NUMBER	
GARY WERNER			(818)716-2659	
PROJECT APPLICANT ADDRESS		CITY	STATE	ZIP CODE
200 N SPRING ST.		LA	CA	90012
PROJECT APPLICANT (Check appropriate box):				
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity				

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,078.25	\$	0.00
<input checked="" type="checkbox"/> Negative Declaration (ND)(MND)	\$2,216.25	\$	2,216.25
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)		\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)		\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee		\$	75.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	0.00

Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION  
NORWALK DEPARTMENT HEADQUARTER

PAYMENT METHOD:

Cash     Credit     Check    [

Cashier: C. CHEN



SIGNATURE

X

Wednesday, December 20, 2017 4:36 PM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee	1	\$75.00
2017355485		
NoD - Negative Declaratio	1	\$2,216.25
2017355485		
<b>Total</b>		<b>\$2,291.25</b>

Total Documents: 1

Customer payment(s):

ORIGINAL - PROJECT APPLICANT    COPY - CDFW    Check    \$2,291.25    tk    FG 753.5a (Rev. 01/16)

Check List:  
#1116

\$2 291 25

Governor's Office of Planning & Research  
DEC 19 2019  
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