



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 24, 2024

Craig Jimenez, AICP
Director of Community Development
City of Monrovia
415 S Ivy Avenue
Monrovia, CA 91016
cjimenez@MonroviaCA.gov

RE: NEGATIVE DECLARATION FOR THE MONROVIA LAFCO#2023-02
REORGANIZATION (TENTH AVENUE ANNEXATION) PROJECT (GENERAL PLAN
AMENDMENT GPA 2024-0001/RESOLUTION NO. 2024-57, ZONING AMENDMENT
ZA2024-00 DATED OCTOBER 11, 2024, STATE CLEARINGHOUSE NUMBER
[2024100493](#)

Dear Craig Jimenez,

The Department of Toxic Substances Control (DTSC) received a Negative Declaration (Neg Dec) for the Monrovia LAFCO#2023-02 Reorganization (Tenth Avenue Annexation) Project (General Plan Amendment GPA 2024-0001/Resolution No. 2024-57, Zoning Amendment ZA2024-00 (Project)). The 0.46-acre Project site is located at 923 South 10th Avenue in the City of Arcadia. The Project would result in the detachment of the subject parcel from the City of Arcadia into the City of Monrovia, including actions to pre-designate an appropriate General Plan Land Use (Residential Medium Density and Public/Quasi-Public) and appropriate pre-zoning to allow future construction of up to six total dwelling units on the subject parcel (5780-019-011) and

two adjacent parcels (5780-019-008 and -010) if consolidated wholly within the City of Monrovia. The Project site is currently occupied by a single-family dwelling that was built in 1931 which is proposed to get demolished before future construction can begin. After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. Prior to future construction, DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).
2. If and when buildings or other structures are to be demolished on any project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the Neg Dec for the Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Craig Jimenez
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Sincerely,

Tamara Purvis

Tamara Purvis
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cc: (via email)

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