

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Planning and Research
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

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

Project Title: Cudahy Seniors Removal Action Workplan

State Clearinghouse Number: 2017071071

Project Location: 4610 Santa Ana Street, Cudahy CA 90201

County: Los Angeles

Project Applicant: Prima Development

Project Description: The Department of Toxic Substances Control (DTSC) has approved a Removal Action Workplan (RAW) associated with the Prima Development Senior Mixed-Use Project located on an approximately 1.33-acre parcel in the city of Cudahy (Site). The Site is currently vacant and is planned for redevelopment with a six-story mixed-use building containing subterranean parking, commercial lease space on the first floor, and senior housing apartment units on the upper five levels. The RAW was prepared to address potential effects from contaminants in the soil vapor at the Site, and the remediation activities identified in the RAW consist of the installation of a Vapor Intrusion Mitigation System (VIMS) and the recordation of a Land Use Covenant (LUC).

- Vapor Intrusion Mitigation System (VIMS): The VIMS includes installation of a subsurface vapor membrane and a passive ventilation system with the option to convert to active ventilation beneath the future building. The vapor membrane will be a chemically resistant, spray-applied membrane installed over prepared substrate. The vapor capture piping network will be placed in a sub-slab gravel layer which provides permeability to collect gases for venting to exterior vent risers located throughout the building. The venting system includes six ventilation risers, with each vent riser terminating approximately 18 inches above the building roof. Active venting, if needed, would require installation of blowers on the roof of the building at select vent risers to actively discharge subsurface vapors at a rate of up to 100 cubic feet per minute (CFM). Gas mitigation system design drawings will be prepared during the design phase of Site development and are required to be submitted to the DTSC for review and approval prior to installation.

The installation of the vapor membrane and venting equipment would occur as part of the construction of the mixed-use senior development.

- Land Use Covenant: A LUC will be recorded on Title to inform future Site owners about Site conditions and prohibit activities that will disturb soil at the Site (e.g., excavation, grading, removal, trenching, filling, earth movement, mining, or drilling) without a Soil Management Plan (SMP) pre-approved by DTSC in writing. LUC inspection and reporting requirements, including annual inspections and Five-Year Reviews, will be included in the separate Operations and Maintenance Plan.

CEQA Background:

The City of Cudahy (City), as part of its adoption of the Cudahy 2040 General Plan, certified the Cudahy General Plan Update Program Environmental Impact Report in March 2018 ("Cudahy General Plan PEIR", State Clearinghouse No. 2017071071). The Cudahy General Plan PEIR evaluated environmental impacts associated with buildout of the land use designations and implementation of the policies set forth in the City's General Plan Update, and mitigation measures were incorporated to address impacts involving Biological Resources, Cultural Resources, Noise and Groundborne Vibration, and Transportation and Traffic. The General Plan PEIR determined that even with incorporation of feasible mitigation measures the implementation of the Cudahy 2040

General Plan would result in significant and unavoidable impacts involving Air Quality, Greenhouse Gas Emissions, and Noise. The City adopted a Statement of Overriding Considerations as part of its certification of the EIR and adoption of the General Plan.

On October 13, 2020, the City approved an Addendum to the Cudahy General Plan PEIR (“2020 PEIR Addendum”), which evaluated the environmental impacts associated with the Prima Development Senior Mixed-Use Project, i.e., the mixed-use senior development project proposed to be constructed at the Site. The 2020 PEIR Addendum included more specific construction and operational details of the senior mixed-use development project. The analysis included an environmental checklist and identified mitigation measures from the General Plan PEIR and General Plan policies applicable to the senior mixed-use development project, adherence to which would reduce certain project-related environmental effects. The 2020 PEIR Addendum determined that the senior mixed-use development project would not result in new or substantially increased impacts from those Cudahy General Plan PEIR.

Pursuant to the provisions of CEQA, DTSC, as a Responsible Agency, prepared an Addendum to the General Plan PEIR and 2020 PEIR Addendum in order to incorporate the recommended remedy from the RAW. As demonstrated in the Addendum, none of the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR or Negative Declaration are applicable to the changes or additions necessary to address the proposed remedial activities included as part of the Prima Development Senior Mixed-Use Project.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on March 7, 2025 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report Addendum was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A mitigation reporting or monitoring plan was adopted.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

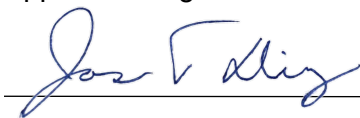
The administrative record for this project is available to the public by appointment at the following location:

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

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/ or https://envirostor.dtsc.ca.gov/public/profile_report?global_id=60003171

Contact Person	Contact Title	Phone Number
Nancy Cardona	Project Manager	(818) 717-6613

Approver's Signature:



Date:

March 12, 2025

Approver's Name	Approver's Title	Approver's Phone Number
Jose Diaz	Acting Branch Chief	(818) 717-6614

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: