

COMMUNITY Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

Draft Cleanup Plan for Former Monrovia Nursery, Glendora, California

Para información en español por favor comuníquese con Jesus Cruz al número (916) 255-3315.

A draft plan to mitigate soil with elevated arsenic from past nursery operations at the Proposed City Ventures Monrovia Nursery Project located in Glendora, California is available for public review and comment. The draft cleanup plan, called a draft Removal Action Workplan (draft RAW), was submitted by City Ventures (Developer) for the Site under a Voluntary Cleanup Agreement signed with the Department of Toxic Substances Control (DTSC).

The Site is approximately 95 acres in size; however the focus is on a smaller portion of the property. The Site is bordered on the west by Azusa's Rosedale Community, BNSF Railroad to the South, Sierra Madre Blvd to the North and Barranca Avenue to the east. Existing residential is located in the vicinity of the proposed project.

Why Cleanup Is Necessary

There is no immediate health risk because the public is not exposed to the contaminated soil. However, DTSC is requiring that the Developer prepare a cleanup plan to mitigate the elevated arsenic in the soil in order to develop this site into a residential neighborhood and to protect the future occupants of the Site. DTSC will oversee the cleanup that will take place and will ensure that it is performed in a manner that protects public health and the environment.

History and Operations at the Site

Available records kept by the County of Los Angeles, City of Glendora, aerial photograph reviews, city directories, etc., indicate that between the 1880s and the 1960s, the Site was occupied by citrus groves. In the 1960s, the Site was converted into a nursery. It has been used as a nursery from the 1960s until recently that is now no longer in operation.



Public Comment Period, February 1 through March 4, 2013

Project related documents are available for review and comment at the locations listed on Page 3. DTSC will make a final decision after all public comment has been considered.

Please send comment to: Steve McArdle, Project Manager
DTSC
9211 Oakdale Avenue
Chatsworth, California 91311
or by e-mail: stephen.mcardle@dtsc.ca.gov

Comments must be sent by March 4, 2013.

DTSC will hold a public open house style meeting from 4.30 pm to 7.30 pm on February 12, 2013 located at the Glendora Public Library, 140 S. Glendora Avenue, Glendora, California 91741. DTSC staff will be available to answer questions concerning the cleanup.



Environmental Investigations

In compliance with State laws, there have been several phases of environmental investigations at the Site. Elevated concentrations of arsenic above background concentrations were discovered locally at the site during the investigations. The elevated concentrations were found mainly from the ground surface to a depth of about 1.5 feet and, in a small percentage of sample locations, to a depth of 3 feet. Most of these affected areas are along the southern portion and a limited area of the west-central and northwestern portion of the southern parcel and in the northwestern corner of the northern parcel. As a result of the environmental investigations, DTSC recommended that a plan be developed to mitigate the arsenic in soil.

Proposed Cleanup Options

The following Cleanup Options have been considered for this Site:

Alternative 1 - No Action

Alternative 2 – Excavation and On-Site Containment (Capping)

Alternative 3 – Excavation and Off-site Disposal

Recommended Cleanup Option

Based on careful analysis of the options, Alternative 2, Excavation and On-Site Containment (Capping) is recommended because it protects human health and the environment, and is cost effective.

If Alternative 2 is approved, the contaminated soil will be removed and buried in a greenbelt/park along the southern property boundary of the proposed development. This project will include: excavation of impacted soil, testing of the soil left-in-place, placing the impacted soil into the cap area excavations as engineered fill, placement of

clean soil as a cap containing no arsenic above the site background level over the impacted soil, maintaining the cap areas over the lifetime of the residential development through an Operations and Maintenance (O & M) Plan, and recording the final cap area as part of a Land Use Covenant (LUC).

Safety During Cleanup

The following actions will be taken during this process to ensure public safety:

- Installing temporary fencing around the excavation areas
- Monitoring of dust levels to ensure no off-site migration of the impacted soil

California Environmental Quality Act

In compliance with the California Environmental Quality Act (CEQA), DTSC has prepared a draft Responsible Agency Checklist (RAC) for this project. The RAC will be attached as an Addendum to the City of Glendora's Mitigated Negative Declaration in order to provide more specific information regarding the RAW remedial activities.

Next Steps

At the close of the public comment period, DTSC will review and consider public comments and make any necessary revisions to the draft RAW prior to final approval. Also, a Response to Comments document will be mailed to everyone who makes a comment and provides their name and address. The cleanup of the soil is expected to start around the beginning of April this year just prior to the start of building activities. The cleanup for the Site will take approximately 2 months. After the proposed excavations are completed, additional soil sampling and testing will be undertaken to confirm that the cleanup goals established for this Site have been



achieved. If the confirmation soil samples still show contamination above a level of concern, additional excavations will be conducted until those levels are achieved. Following the completion of the RAW, a Removal Action Completion Report and an Operations and Maintenance Plan will be prepared and submitted to DTSC for review and approval.

Where to Find Project Documents

DTSC encourages you to review the draft RAW, RAC, and other site-related documents which are available at the information repositories listed below:

Glendora Public Library
140 S. Glendora Avenue
Glendora, CA 91741
Phone: (626) 852-4891
Open Monday through Saturday:
Mon - Wed: 10 a.m. to 8 p.m.
Thurs - Friday: 1 p.m. to 5 p.m.
Saturdays: 10 a.m. to 5 p.m.
Closed Sundays

Department of Toxic Substances Control
Regional Records Office (Cypress or Chatsworth?)
9211 Oakdale Avenue
Chatsworth, CA 91311
(818) 717-6521
Mon. – Fri. 8 a.m. – 5 p.m.

Project documents are available on DTSC's EnviroStor website located at: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001563

City of Glendora – City Hall
116 E. Foothill Blvd.
Glendora, CA 91741
(626) 914-8200

Copies of key technical reports, fact sheets and other site-related information are also available online at DTSC's website: www.envirostor.dtsc.ca.gov.

Who to Contact for More Information

For more information about the draft cleanup plan or to be added to the site mailing list please contact the following DTSC representatives:

Steve McArdle
Project Manager
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311
Phone: (818) 717-6521
E-mail: Stephen.McArdle@dtsc.ca.gov

Tim Chauvel
DTSC Public Participation Specialist
5796 Corporate Avenue
Cypress, CA 90603
(714) 484-5487
E-mail: TChauvel@dtsc.ca.gov

For media related inquiries, please contact:
Charlotte Fadipe,
DTSC Public Information Officer
(916) 323-3395
E-mail: CFadipe@dtsc.ca.gov





Department of Toxic Substances Control

Tim Chauvel, Public Participation Specialist

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Cypress, CA 90630

Inside: Information on FORMER MONROVIA NURSERY, Glendora California

For more information about the DTSC, please visit our web site at: www.dtsc.ca.gov