CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

To: Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street
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: Capitol Industrial Development, Formerly Known as ITT Goulds Pumps, Response Plan

State Clearinghouse Number: The City of Industry filed a Notice of Determination with the Los Angeles County Registrar-Recorder/County Clerk on May 9, 2023, Document Number 2023102752. A State Clearinghouse Number has not yet been assigned.

Project Location: 3951 Capitol Avenue, City of Industry, California 90601

County: Los Angeles

Project Applicant: Capitol Avenue Business Park, LLC, Jason Korengold, (949) 389-7286, 130 Vantis Street Suite 200, Aliso Viejo, California, 92656

Project Description: The following project activities are required to prevent inhalation of soil vapor containing volatile organic compounds (VOCs), primarily Perchloroethylene (PCE), at concentrations that may pose an unacceptable risk to future occupants of the two proposed industrial buildings:

1) Installation of a passive vapor intrusion mitigation system (VIMS), which includes a venting layer, subslab piping network, and a VOC vapor barrier to be installed beneath the new building slab. VIMS installation will occur concurrently with the overall site preparation and building construction previously evaluated in the City of Industry's May 2023, Initial Study/Mitigated Negative Declaration (IS/MND). The system is designed to operate passively but may be upgraded to an active system if future monitoring indicates the need for active vapor control.
2) Recordation of a Land Use Covenant (LUC) as an institutional control to ensure ongoing land use compatibility with the approved remedy.
3) Implementation of an Operations, Maintenance, and Monitoring Plan to confirm long-term effectiveness of the VIMS and to ensure that institutional and engineering controls remain protective over time.

The Final IS/MND for the Development Plan Number 22-01 and 22-06 project was approved by the City on April 27, 2023, for the City's project. The City filed a Notice of Determination with the County of Los Angeles on May 9, 2023 (No. 2023102752). DTSC's Addendum updates the Project description provided in the Final IS/MND to include an overview of the Response Plan, specifically implementation of the VIMS, and document that implementation of the Response Plan would not result in any new significant impacts or increase the severity of impacts that were previously identified.

As a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on January 21, 2026 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project by the City of Industry 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 for this project.
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 & Restoration Program
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=60003448

Contact Person	Contact Title	Phone Number
Folashade Simpson, M.S., R.E.H.S.	Environmental Scientist-Project Manager	818-717-6543

Branch Chief's Signature:

Date:

January 26, 2026

Branch Chief's Name	Branch Chief's Title	Branch Chief's Phone Number
Gregory Shaffer	Environmental Program Manager I Supervisory	714-484-5491