



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control



Gavin Newsom
Governor

Meredith Williams, Ph.D.
Acting Director
5796 Corporate Avenue
Cypress, California 90630

April 22, 2019

Governor's Office of Planning & Research

APR 23 2019

STATE CLEARINGHOUSE

Ms. Andrea Gilbert
Senior Planner
City of Chino
Development Services Department
13220 Central Avenue
Chino, California 91710

NOTICE OF PREPARATION FOR MAJESTIC CHINO HERITAGE, CHINO HILLS (SCH#2019039133)

Dear Ms. Gilbert:

The Department of Toxic Substances (DTSC) received a Notice of Preparation of an Environmental Impact Report (EIR) for the Majestic Chino Heritage project located at the southeast corner Mountain Avenue and Bickmore Avenue, in Chino Hills.

The project proposes construction and operation of two industrial buildings on an approximately 96.9-acre land that was historically used for agriculture and factory dairy operations. According to the initial study prepared for this project, an environmental site assessment (ESA) will be prepared to address the potential site contamination.

DTSC recommends the following issues be included in the ESA or EIR analysis:

1. DTSC EnviroStor database indicates that the Viega Dairy Farm (https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=36020005) operated at the project location. A letter from the County Fire Department, dated January 21, 20011, indicated that residual contaminants below hazardous waste thresholds remain in the soil. The findings of any investigations should be summarized and all sampling results in which hazardous substances were found should be clearly summarized in a table. A human health risk assessment is needed to ensure that the residual contaminants is protective of human health and the environment.

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2. Due to the historical use of the site, the site should be investigated for the presence of organochlorine pesticides, metal-based herbicides, and methanol. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup prior to construction of the project.
3. If buildings or other structures are being planned to be demolished, a survey by a certified professional should be conducted prior to the demolition for the presence of other related hazardous chemicals, such as lead-based paints or products, mercury, asbestos containing materials (ACMs), and polychlorinated biphenyl (PCB)-containing caulk. If other hazardous chemicals, lead-based paints or products, mercury, ACMs or PCB-containing caulk are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

DTSC appreciates the opportunity to review the Initial Study. Should you need any assistance in environmental investigation, please submit a request for Lead Agency Oversight Application which can be found at:

<https://www.dtsc.ca.gov/SiteCleanup/Brownfields/voluntary-agreements-guide.cfm>.

Should you have any questions regarding this letter, please contact me at (714) 484-5392 or by email at ChiaRin.Yen@dtsc.ca.gov.

Sincerely,



Chia Rin Yen
Environmental Scientist
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

ar/cy/yg

cc: See Next Page.

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cc: (via e-mail)

Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
State.clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Ms. Yolanda M. Garza
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program
Yolanda.Garza@dtsc.ca.gov

Violeta Mislant
Site Mitigation and Restoration Program
Violeta.Mislant@dtsc.ca.gov