



Department of Toxic Substances Control



Jared Blumenfeld
Secretary for
Environmental Protection

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

Gavin Newsom
Governor

June 18, 2019

Governor's Office of Planning & Research

JUNE 18 2019

STATE CLEARINGHOUSE

Mr. Michael Diaz
City Planner/Planning Manager
City of Montclair
5111 Benito Street
P. O. Box 2308
Montclair, California 91763
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NOTICE OF PREPARATION FOR ENVIRONMENTAL IMPACT REPORT,
MONTCLAIR PLACE DISTRICT SPECIFIC PLAN, 5060 EAST MONTCLAIR PLAZA
LANE, MONTCLAIR

Dear Mr. Diaz:

The Department of Toxic Substances Control (DTSC) has received the submitted Notice of Preparation (NOP) for the above-mentioned project. The project would allow development of a 104.35-acre land into a residential and commercial mixed-use downtown district with demolition of existing building or structures.

The NOP states that the demolition of the existing buildings may result in exposure of hazardous materials including asbestos, lead paint and other hazardous materials. In addition to the lead-based paint and asbestos containing materials, DTSC recommends the following comments be addressed in the Environmental Impact Report (EIR), Hazards and Hazardous Materials impact analysis:

1. Buildings or other structures, asphalt or concrete-paved surface areas are being planned to be demolished. The EIR should require a survey by qualified professionals to identify the presence of lead-based paints or products, mercury, asbestos containing materials (ACMs) and polychlorinated biphenyl caulk in the buildings prior to the demolition. If these materials are identified,

proper precautions should be taken during demolition activities. Additionally, the need of investigation of contaminants in soil should be discussed in the EIR.

2. The EIR should identify and determine whether historic and present uses of the project site may have resulted in any release of hazardous wastes/substances.
3. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. All environmental investigations, sampling and/or remediation for the site should be conducted under a workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup.

DTSC appreciates the opportunity to review the NOP and 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://dtsc.ca.gov/brownfields/voluntary-agreements-quick-reference-guide/>.

Should you have any questions regarding this letter, please contact me at (714) 484-5392 or by e-mail at chiarin.yen@dtsc.ca.gov.

Sincerely,



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

mv/cy/yg

cc: See next page

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