



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

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Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

Mr. John Morgan
Development Services Manager
City of Laguna Niguel
Community Development Department
30111 Crown Valley Parkway
Laguna Niguel, California 92677
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NOTICE OF PREPARATION, CITY CENTER MIXED-USE PROJECT,
LAGUNA NIGUEL (SCH #2019110083)

Dear Mr. Morgan:

The Department of Toxic Substances Control (DTSC) received your Notice of Preparation for preparing a Draft Environmental Impact Report (DEIR) for the City Center Mixed-Use Project, located south of Pacific Land Drive and west of Alicia Parkway (Assessor's Parcel Number 656-242-18) in Laguna Niguel.

The project proposes to develop a 25-acre land to commercial and civic uses and multifamily residential units.

DTSC has the following comments for the DEIR

- 1) The DEIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances and cause any air emissions during the project operation. Although the site appears to be located in an area that is currently used for civic and residential uses, DTSC is uncertain whether the site was historically used for agricultural purpose. If the site was formerly used for agricultural purposes, investigation to determine whether onsite soils contain herbicide and pesticide residues and other agricultural related chemicals may be needed.

- 2) If the investigation is needed, the investigation and/or remediation (e.g., excavation) shall be conducted under a workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup.
- 3) If buildings or other structures, asphalt or concrete-paved surface areas are to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals such as lead-based paints or products, mercury, and asbestos containing materials. If other hazardous chemicals are identified, proper precautions should be taken during demolition activities and in accordance with applicable ordinances, regulations and laws.

DTSC appreciates the opportunity to review the Notice of Preparation. 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 email 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: Governor's Office of Planning and Research (via e-mail)
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