



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

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



Gavin Newsom
Governor

December 5, 2019

Governor's Office of Planning & Research

Mr. David F. Eoff IV
Senior Planner
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
david.eoff@cityofrc.us

DEC 05 2019

STATE CLEARINGHOUSE

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT,
9TH & VINEYARD DEVELOPMENT PROJECT, RANCHO CUCAMONGA
(SCH#2019110456)

Dear Mr. Eoff:

The Department of Toxic Substances Control (DTSC) received your Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the 9th & Vineyard Development Project, located at the southwest corner of East 9th Street and Vineyard Avenue, in Rancho Cucamonga.

The project proposes to construct three warehouse buildings with ancillary office space and associated parking and landscaping. Construction would include the demolition of existing structures with no soil import or export.

DTSC recommends the following comments be addressed in the DEIR, Hazards and Hazardous Materials:

- 1) The project is located in an area zoned for mixed residential and industrial uses. Current and historical uses should be evaluated to determine whether releases have occurred as a result of any past or current uses and if appropriate investigation is needed.
- 2) Since buildings and/or other structures (such as 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, polychlorinated biphenyl caulk, and asbestos containing

Mr. David F. Eoff IV

December 5, 2019

Page 2

materials. If other hazardous chemicals are identified, proper precautions should be taken during demolition activities and in accordance with applicable ordinances, regulations and laws.

- 3) DTSC also recommends an evaluation of potential presence of perfluoroalkyl and polyfluoroalkyl substances (PFAS), including perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) due to their persistency in the environment and in the human body. Additional information regarding these chemicals can be found at <https://www.epa.gov/pfas/basic-information-pfas>.
- 4) The project site is bordered by the Burlington Northern Santa Fe Railway to the south. Potential impact by chemicals used for railroad maintenance (e.g., herbicides, and polycyclic aromatic hydrocarbons) should be discussed.
- 5) If environmental investigations are 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.

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)
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
State.clearinghouse@opr.ca.gov

Mr. Dave Kereazis (via e-mail)

Mr. David F. Eoff IV
December 5, 2019
Page 3

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

Ms. Yolanda M. Garza (via e-mail)
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program
Yolanda.Garza@dtsc.ca.gov