



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Acting Director
5796 Corporate Avenue
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Gavin Newsom
Governor

Governor's Office of Planning & Research

June 13, 2019

JUNE 14 2019

STATE CLEARINGHOUSE

Ms. Minoo Ashabi
Principal Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

NOTICE OF PREPARATION FOR ENVIRONMENTAL IMPACT REPORT,
ONE METRO WEST PROJECT, COSTA MESA (SCH# 2019050014)

Dear Ms.Ashabi:

The Department of Toxic Substances Control (DTSC) has received the submitted Notice of Preparation (NOP) for the above-mentioned project. The project proposes a mixed-use development that consists of residential, commercial and recreational uses.

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, Hazards and Hazardous Materials impact analysis:

1. The EIR should also discuss removal of polychlorinated biphenyl (PCB) caulk in building materials.
2. In addition to the current use of the site by Sakura Paper Inc., the EIR should identify and determine whether historic uses at the project site may have resulted in any release of hazardous wastes/substances.
3. The EIR should identify any known or potentially contaminated sites within the proposed project area. For all identified sites, the EIR should evaluate whether conditions at the site may pose a threat to human health or the environment.

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4. 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 draft Focused Environmental Impact report. 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: (via e-mail)

Governor's Office of Planning and Research

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