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Secretary for
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Department of Toxic Substances Control

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July 14, 2022

SENT VIA ELECTRONIC MAIL

Mr. Sean Reilly
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Governor's Office of Planning & Research

Jul 14 2022

STATE CLEARINGHOUSE

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE HOLY NAME OF JESUS CATHOLIC CHURCH/SCHOOL PROJECT, CONDITIONAL USE PERMIT NO. 1136 AND LOT MERGER/LOT LINE ADJUSTMENT NO. 640 (SCH #2022060178)

Dear Mr. Reilly:

The Department of Toxic Substances Control (DTSC) has received your Initial Study/Mitigated Negative Declaration (IS/MND) for the Holy Name of Jesus Catholic Church/School Project, Conditional Use Permit No. 1136 and Lot Merger/Lot Line Adjustment No. 640 (Project). The Project site totals approximately 19.46 acres on two parcels (Assessor's Parcel Numbers: 0168-161-02-0000 and 0168-161-03-0000) and is located on the northwest corner of Dearborn Street and East Lugonia Avenue in the City of Redlands, California.

The proposed Project would involve four phases of construction for eight habitable buildings and a maintenance building, totaling approximately 102,547 square feet (SF). Buildings for the proposed religious facility and school would include a Parish Hall with 371 seats, a Sanctuary with 1,454 seats, and a total of 27 classrooms with capacity for 530 students. The Project would involve the consolidation of the two parcels into one parcel through the Lot Merger. The proposed project would include 520 parking stalls that would be dispersed throughout the south and east portions of the site. The sanctuary building, parish hall, and classroom buildings would be located in the central

portion of the Project site. The track and field facility would be located on the northern portion the Project site. Outdoor basketball and tennis courts would be provided southwest of the track and field facility. The outdoor pavilion would be located west of the proposed Sanctuary and Parish Hall buildings near the center of the site.

DTSC recommends the following items be addressed in the IS/MND:

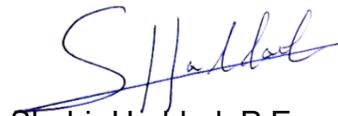
1. Identify any known or potentially releases, investigations and/or contamination within the Project Site and evaluate whether conditions at the Project Site may pose a threat to human health or the environment.
2. The IS/MND should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. The IS/MND states there is no impact related to Hazard and Hazardous Materials. However, the Phase I Environmental Site Assessment (Phase I) (EFI Global, December 3, 2019) states, "The subject property has been used for agricultural purposes since as early as 1938. There is a potential that agricultural chemicals, such as pesticides, herbicides, and fertilizers, have been and/or are currently used onsite. Agricultural chemicals tend to accumulate in the near-surface soils. Based on the foregoing and the proposed redevelopment of the subject property to include a church, school, and sports field, EFI Global Inc. considers the agricultural use of the subject property to represent a Recognized Environmental Concern (REC)." DTSC considers historical agricultural use as a recognized environmental condition that require investigation and/or remediation. For school projects, DTSC recommends environmental review under the DTSC school program oversight to ensure the school is safe for students and staff.
3. Discuss potential presence of hazardous chemicals related to building materials, such as lead-based paints, mercury, asbestos containing materials. If these chemicals are identified, removal and disposal should be conducted in accordance with applicable local, state, and federal regulations and policies.
4. Discuss whether project may require soil excavation or filling in certain areas. The IS/MND states, "Project grading will require the import of 3,458 cubic yards of soil to raise the pad elevation out of the existing Twin Oaks Valley Creek floodplain." If soil is contaminated, it must be properly characterized and disposed of. If the project proposes to import soil to backfill the areas excavated, DTSC recommends sampling be conducted in accordance with DTSC's Information Advisory Clean Imported Fill Material (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)
5. Discuss procedures to be taken if the soil and/or groundwater contamination is suspected during construction/demolition of the project.

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6. The IS/MND states that the total area of the Project site is 18.67 acres. However, the Notice of Intent indicates that the area is 19.46 acres. The Land Evaluation and Site Assessment (Lilburn Corporation, April 2022) indicates that the area is 19.46 acres. Please resolve discrepancy, as necessary.

If you have any questions regarding this letter, please contact Mr. Johnson P. Abraham, Project Manager, at (714) 484-5380 or Johnson.Abraham@dtsc.ca.gov or me at (714) 484-5368 or Shahir.Haddad@dtsc.ca.gov.

Sincerely,



Shahir Haddad, P.E.
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mv/ja/sh

cc: (via e-mail)

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