



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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



Gavin Newsom
Governor

January 20, 2023

SENT VIA ELECTRONIC MAIL

Ms. Cynthia de la Torre
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INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE HOLY INNOCENTS PARISH CHURCH AND SCHOOL PROJECT (SCH #2023010063)

Dear Ms. de la Torre:

The Department of Toxic Substances Control (DTSC) has received your Initial Study/Mitigated Negative Declaration (IS/MND) for the Holy Innocents Parish Church and School Project (Project). The Project site is located at 2500 Pacific Avenue, Long Beach, California. The site is comprised of five parcels (Assessor's Parcel Numbers: 7205-005-021, -024, -025, -026, and -027) that total 2.31 acres (100,623 square feet). The Project site also contains a commercial office building that houses a doctor's office, a classroom, and a storage area for one of the parish ministries located to the northeast of the school across an existing alley.

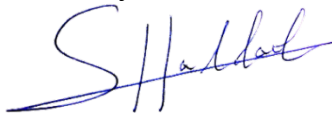
The proposed project consists of a three-phased development to expand the existing Holy Innocents Parish School to include instruction for 9th through 12th grades and the addition of church-related facilities. Each phase would be completed before the start of the subsequent phase. The three phased expansion would include a parish office, a two-story school building, a single-story gymnasium, a rectory, a convent, and a church. Project entitlements include a Vesting Tentative Parcel Map, a Long-Range Development Plan, Site Plan Review, and a Sign Program.

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

1. The ND should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. A Phase I Environmental Site Assessment is necessary to identify any recognized environmental conditions.
2. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.
3. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the IS/MND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.
4. Discuss whether project may require soil excavation or filling in certain areas. 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)

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.
Supervising Engineer
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

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cc: See next page

Ms. Cynthia de la Torre

January 20, 2023

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cc: (via e-mail)

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Brownfields Restoration and School Evaluation Branch Reading File – Cypress