



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

October 3, 2023

Jazmin Faccuseh  
Senior Analyst, City of Pico Rivera  
6615 Passons Boulevard  
Pico Rivera, CA 90660

[communitydevelopment@pico-rivera.org](mailto:communitydevelopment@pico-rivera.org)



RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE WASHINGTON AND ROSEMEAD BOULEVARDS TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN, DATED SEPTEMBER 22, 2023 STATE CLEARINGHOUSE # [2023090527](#)

Dear Jazmin Faccuseh:

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Washington and Rosemead Boulevards Transit-Oriented Development Specific Plan. The Specific Plan encompasses approximately 327 acres, with the primary goal of promoting the future revitalization and reuse the Specific Plan area into a vibrant, multi-modal, mixed use, commercial, residential, and open space attraction in the City of Pico Rivera. The Specific Plan will be used as a policy and regulatory guide for subsequent Project-specific reviews and approvals when Project-level proposals within the Specific Plan area are submitted to the City. DTSC has identified that this project may affect multiple sites within the project boundaries therefore, based on our project review, we request the consideration of the following comments:

1. The proposed Project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this Project. This may restrict what construction activities are permissible in the proposed Project areas in order to avoid any impacts to human health and the environment.
2. Due to the broad scope of the Project, DTSC is unable to determine the locations of the proposed Project site, whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the Project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends providing further information on the Project site and areas that may fall under DTSC's oversight within the DEIR. Once received, DTSC may provide additional comments on the DEIR as further information becomes available. Please review the project area in [EnviroStor](#); DTSC's public-facing database.

DTSC believes the City of Pico Rivera must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the City of Pico Rivera connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered.

DTSC appreciates the opportunity to comment on the Washington and Rosemead Boulevards Transit-Oriented Development Specific Plan. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

*Dave Kereazis*

Dave Kereazis  
Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and  
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