



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 19, 2023

Jonathan Iniesta, Planner
City of Long Beach Development Services
411 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
jonathan.iniesta@longbeach.gov



RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE 4501 ORANGE AVENUE RESIDENTIAL PROJECT DATED SEPTEMBER 26, 2023 STATE CLEARINGHOUSE NUMBER [2023090574](#)

Dear Jonathan Iniesta,

The Department of Toxic Substances Control (DTSC) received a MND for the 4501 Orange Avenue Residential Project. The proposed project would include the demolition of all existing structures on the project site including two commercial buildings, a surface parking lot, and a privately owned open space area, to construct six three-story buildings containing 32 townhome units with attached garages. After reviewing the project, DTSC recommends and requests consideration of the following comment:

1. DTSC entered into a [Standard Voluntary Agreement \(SVA\)](#) for the property address of 4501 - 4555 Orange Avenue and 1140 East San Antonio Drive on April 18, 2023. The purpose of this Agreement is for Proponent to investigate, remediate, and/or evaluate a release, a threatened release, or a potential release

of any hazardous substance at or from the Site under the oversight of DTSC. The purpose of this Agreement is also for DTSC to obtain reimbursement from Proponent for DTSC's oversight costs incurred pursuant to this Agreement. I would like to reiterate the conditions of the agreement are to be adhered to as discussed in the [agreement document](#).

Furthermore, a Supplemental Site Investigation (SSI) Workplan was recently submitted in September and is under DTSC review. The Workplan proposes installation of a Vapor Intrusion Mitigation System (VIMS). If there are no ground intrusion activities happening at the site, there will be no issues other than the rezoning of the property from commercial to residential. This could initiate tribal outreach which DTSC does at the time of remedy selection and the CEQA process might be warranted at that time. According to the Project Manager Aisha Shareef, the Groundwater (GW) remediation has not been proposed, and the proposed demo and construction of residential structures may not be impacted by GW contamination. The City of Long Beach shall take these conditions and guidance as the project moves forward. If any hazardous wastes are encountered, DTSC shall be notified as outlined in the SVA.

2. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers](#)

If any projects initiated as part of the proposed Project require the importation of soil to fill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be

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characterized according to [DTSC's 2001 Information Advisory Clean Imported Fill Material](#) webpage.

DTSC appreciates the opportunity to comment on the MND for the 4501 Orange Avenue Residential Project. If you have any questions or concerns, simply respond to this [email](#) for guidance.

Sincerely,

A handwritten signature in black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

Dave Kereazis
Associate Environmental Planner
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cc: (via email)

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