



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Samuel Assefa
Director

Memorandum

Date: April 26, 2024
To: All Reviewing Agencies
From: Samuel Assefa, Director
Re: SCH # **2023110298**
Paseo Santa Fe Project

The Lead Agency has corrected some information regarding the above-mentioned project. Please see the attached file(s) for more specific information **_Paseo Santa Fe Project Final IS-MND**. All other project information remains the same.



CITY OF EL MONTE

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

Betty Donovanik,
Director

SENT VIA E-MAIL TO STATE.CLEARINGHOUSE@OPR.CA.GOV

April 25, 2024

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Subject: Paseo Santa Fe Project (SCH Number 2023110298)

To whom it may concern:

The City of El Monte is the Lead Agency for the Paseo Santa Fe Project (SCH Number 2023110298).

Prior to the public hearing for this project, the City received the attached comment letter from the California Department of Toxic Substances (DTSC) with a request for minor revisions to Mitigation Measure HAZ-1. This request required edits to the Final IS-MND; however, the original version was incorrectly uploaded to CEQAnet. As such, the City is requesting that CEQAnet is updated to with the revised version of the Final IS-MND.

Should you have any questions or wish to discuss further, please contact me at (626) 580-2096 or via e-mail at nlee@elmonteca.gov.

Sincerely,

Nancy Lee
City Planner

Cc: Susanne Huerta, AICP, Director of Environmental Planning (Rincon Consultants)

Y:\CD-PG\Projects\Monterey\3700 Monterey Ave (Area Y) Entitlements\Area Y 2020\Entitlement\3-Environmental\Initial Study MND\MEMO TO SCH\Area Y - Memo to SCH for MMRP.docx



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

SENT VIA ELECTRONIC MAIL

March 26, 2024

ATTN: Ms. Nancy Lee
City of El Monte
Planning Division
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El Monte, California 91731
Nancy Lee E-Mail: nlee@elmonteca.gov
City of El Monte Planning Division E-Mail: Planning@elmonteca.gov

DTSC COMMENTS ON PASEO SANTA FE TENTATIVE TRACT MAP (TTM) No. 83528, DESIGN REVIEW (DR) No. 03-21, VARIANCE (VAR) Nos. 01-21 & 02-21, FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND DEVELOPMENT AGREEMENT (DEV) No. 01-2024, STAFF REPORT, CITY OF EL MONTE PLANNING COMMISSION HEARING AGENDA ITEM - 8.3 STATE CLEARINGHOUSE NUMBER: 2023110298

Dear Planning Commission Members:

The Department of Toxic Substances Control (DTSC) reviewed the Staff Report for the Paseo Santa Fe Project also referred to as Area Y El Monte Project. As the Staff Report noted, "The Subject Properties are undergoing evaluation and remediation of hazardous materials under the oversight of the Department of Toxic Substances Control (DTSC)."

DTSC provides the following Environmental Background and comments on Mitigation Measure HAZ-1 to clarify our position regarding Site remediation requirements and status for this project.

Environmental Background

Recent environmental site assessments have been completed at the Project Site, under the oversight of DTSC. Results of the assessments indicate that select areas of the Project Site are impacted with lead, arsenic, and dieldrin in soil, and total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs), specifically tetrachloroethene (PCE) in soil vapor. Groundwater at the Project Site is currently being evaluated.

Onsite areas with identified residual contamination will be remediated based on the final approved environmental site characterization reports outlining the required remedial activities. At this time, there are existing data gaps/environmental concerns at the Project Site which require further assessment by the City of El Monte's environmental consultants (Tetra Tech and Haley & Aldrich, Inc.). Final remedial alternatives cannot be evaluated until onsite impacts have been fully characterized.

Mitigation Measure HAZ-1:

1. **Hazards and Hazardous Materials, HAZ-1 Soil Remediation Work** - *Prior to issuance of grading and/or building permits for site development*, the applicant shall retain a qualified environmental professional to oversee remediation work to remove or otherwise mitigate volatile organic compound levels in **Parcel 4 and Parcel 11** on the property, as identified in the September 2023 Supplemental Site Investigation (SSI) Report prepared by Tetra Tech for the project site and to remove soil impacted with elevated concentrations of dieldrin. Upon review and final approval of **or** Condition of Approval the SSI Report, the remediation work shall be implemented to the satisfaction of the oversight agency, the Department of Toxic Substance Control (DTSC). Completion of the remediation work and procurement of an appropriate closure document or written statement from DTSC that the remediation work has been satisfactorily completed and obligations shall be submitted to the satisfaction of the City of El Monte Public Works Department and Planning Division. Compliance with this mitigation may require the applicant to complete a Preliminary Endangerment Report, **Voluntary Cleanup Agreement** or other documentation as determined by DTSC, and receive concurrence that the site's residual soil and soil vapor concentrations are below applicable regulatory screening levels.

DTSC Comment on Mitigation Measure HAZ-1:

The section quoted above, includes Parcels 4 and 11 which are singled out throughout the document. Please remove Parcels 4 and 11 references from the document and replace with "the Project Site" or "Property". The Site is not yet fully characterized and a Removal Action Workplan (RAW) has yet to be prepared, approved, and implemented. Additionally, the Voluntary Cleanup Agreement is now referred to as a Standard Voluntary Agreement and has already been executed and please change the reference to the Preliminary Endangerment Report to RAW.

City of El Monte Planning Commission

March 26, 2024

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DTSC appreciates the opportunity to provide comments on the Paseo Santa Fe Project Document. We look forward to continuing to work with City of El Monte to remediate the Site and move the overall Project forward.

Sincerely,

Rania Zabaneh

Rania A. Zabaneh
Project Manager
Site Mitigation and Restoration Program
cc: via e-mail

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