



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

December 14, 2023

Irving Anaya
Senior Planner
City of Stanton
7800 Katella Avenue
Stanton, CA 90860

ianaya@stantonca.gov



RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE STANTON TOWN
CENTER SPECIFIC PLAN, DATED NOVEMBER 15, 2023 STATE
CLEARINGHOUSE # [2023110397](#)

Dear Irving Anaya,

The Department of Toxic Substances Control (DTSC) received a MND for the Stanton Town Center Specific Plan (Project). The proposed Project comprised of 156.9 acres, is intended to improve, enhance, and supplement the land uses within the Specific Plan area by creating a mixed-use, pedestrian-friendly environment. The Project proposes an increase of 139 multi-family dwelling units, excluding accessory dwelling units located on single-family properties. While the Specific Plan area would increase residential multifamily units, retail/commercial, and light industrial uses through new development and redevelopment, the Subsequent MND analyzes the potential impacts of the additional 139 multi-family dwelling units only. Additionally, the Beach Boulevard corridor would be transformed into a mixed-use and pedestrian-friendly community while protecting the existing single-family uses. New gateways are required for corner

properties, and opportunities would be created along Beach Boulevard at its intersections with Cerritos Avenue and Katella Avenue to identify the arrival into the Stanton Town Center. The Specific Plan will include policies, guidelines and standards designed to sustain the vision for the Stanton Town Center.

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 all of 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. DTSC recommends providing further information on the project site and areas that may fall under DTSC's oversight within the project area. Please review the [City of Stanton's project area](#) in [EnviroStor](#); DTSC's public-facing database.
3. The Hazardous and Hazardous Material Section 4.9 includes properties that are currently undergoing an environmental cleanup with DTSC oversight. The two properties, the Former [Quicksand](#) property at 8358 Standustrial St. and [All Metals Processing Company](#) at 8401 Standustrial St., had historical releases of hazardous materials and hazardous waste to subsurface soils, groundwater, airborne dust particulate matter, and rain surface runoff. These two properties will not likely be suitable for residential use or for purposes involving

sensitive population such as a hospital, school, and daycare even after oversight of the environmental cleanup is completed. DTSC recommends that the City of Stanton consult with DTSC on any redevelopment involving residential use or use with sensitive population at these two locations and adjacent properties.

DTSC believes the City of Stanton 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 department connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered.

DTSC appreciates the opportunity to comment on the Stanton Town Center 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,

A handwritten signature in cursive script that reads "Dave Kereazis".

Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
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cc: (via email)

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