



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 5, 2024

Beth Chow

Planning Manager

City of Monterey Park

320 West Newmark Avenue

Monterey Park, CA 91754

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RE: MITIGATED NEGATIVE DECLARATION FOR THE 338-410 SOUTH ALHAMBRA AVENUE 64-UNIT CONDOMINIUM PROJECT, DATED MAY 22, 2024, STATE CLEARINGHOUSE NUMBER [2024051026](#)

Dear Beth Chow,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the 338-410 South Alhambra Avenue 64-Unit Condominium Project (Project). The proposed Project includes demolition of existing residential structures, a tentative map to combine the three parcels into two new parcels of equal size, and construction of a residential development consisting of 64 multi-family condominium units along with associated parking and landscaping improvements.

After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. 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 Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [PEA](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the Mitigated Negative Declaration (MND) for the 338-410 South Alhambra Avenue 64-Unit Condominium Project. 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.

Beth Chow
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Sincerely,

Dave Kereazis

Dave Kereazis
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cc: (via email)

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