



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

September 19, 2024

Alan Hernandez
Assistant Planner
City of Whittier Community Development Department
13230 Penn Street
Whittier, CA 90602
hernandez@cityofwhittier.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE HONOLULU TERRACE
PROJECT, DATED SEPTEMBER 9, 2024 STATE CLEARINGHOUSE NUMBER:
[2024090214](#)

Dear Alan Hernandez,

The Department of Toxic Substances Control (DTSC) received and reviewed the Mitigated Negative Declaration (MND) for the Honolulu Terrace Project (Project). The Project consists of a Tentative Parcel Map No. 21-0001 proposing to subdivide the 0.73-gross acre subject area into four separate parcels at the northwest corner of Honolulu Terrace and Beverly Drive in the Low Density Residential General Plan Land Use Designation and in the R-1 Single-Family Residential Zone. Development Review No. DRP22-0021 involves the new construction and operation of a single-family residence identified as 12526 Honolulu Terrace on Parcel 4 of Tentative Parcel Map 21-0001. The two-story residence is proposed to be 2,267 square feet with an attached 2-car garage at 542 square feet. Additionally, there is an attached 617 square foot accessory dwelling as part of the primary structure. Accessory Dwelling Unit No. ADU24-0090 involves the permitting of a single-story 617 square foot attached accessory dwelling unit on Parcel 4 of Tentative Parcel Map 21-0001.

DTSC recommends and requests consideration of the following comments:

1. The Phase II Environmental Site Analysis states: “Based on the planned residential development for the subject property, Partner recommends additional steps to further evaluate and/or mitigate the potential vapor intrusion concern. Partner also recommends development and implementation of a Soil Management Plan to address potential impacts and/or other unidentified subsurface features which may be encountered during future redevelopment activities at the subject property.” DTSC does not recommend a Soil Management Plan (SMP) be used as a primary cleanup plan. DTSC recommends that any potential contamination be fully characterized and then remediated under the oversight of a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. A SMP alone cannot sufficiently identify and document the potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan (RAW) or Remedial Action Plan (RAP), be prepared to adequately address all site impacts after complete characterization.
2. The City of Whittier Community Development Department enter into a voluntary agreement to address contamination at brownfields and other types of properties, receive oversight from a [self-certified local agency](#), DTSC or the Regional Water Quality Control Board. If entering into one of DTSC’s voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. 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 are suitable 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 review and comment on the Honolulu Terrace 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 concerns, please contact me or a member of our [CEQA Unit Team](#).

Sincerely,



Dave Kereazis
Associate Environmental Planner
CEQA Unit-Permitting/HWMP
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Alan Hernandez
September 19, 2024
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cc: (via email)

Governor's Office of Planning and Research
CEQA State Clearinghouse
State.Clearinghouse@opr.ca.gov

Scott Wiley
Associate Governmental Program Analyst
CEQA Unit-Permitting/HWMP
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

Tamara Purvis
Associate Environmental Planner
CEQA Unit-Permitting/HWMP
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov