Department of Toxic Substances Control

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NOV 21 2019

STATE CLEARINGHOUSE

November 18, 2019

Ms. Kim Cooke
Town of Mammoth Lakes Community and Economic Development
P.O. Box 609
Mammoth Lakes, California 93546

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR MAMMOTH YOSEMITE AIRPORT TERMINAL AREA DEVELOPMENT PLAN PROJECT – DATED OCTOBER 21, 2019
(STATE CLEARINGHOUSE NUMBER: 2019100384)

Dear Ms. Cooke:

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for Mammoth Yosemite Airport Terminal Area Development Plan Project.

The proposed project would include a new approximately 40,000 square foot, three-gate passenger terminal and an associated aircraft parking apron of approximately 130,500 square feet capable of parking three commercial aircraft. The project would include automobile parking lots, an aircraft de-icing apron, new taxiways, an Airport Road extension, service road realignment, a package wastewater treatment plant and wastewater disposal field, new electrical service, and an Aircraft Rescue and Fire Fighting-Snowplow building with a new vehicle parking apron and access road.

DTSC recommends that the following issues be evaluated in the EIR, Hazards and Hazardous Materials section:

1. The forthcoming EIR should acknowledge the potential for project site activities to have resulted in the release of hazardous wastes/substances. In instances in which releases have occurred, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The EIR should also identify the mechanism(s) to initiate any required investigation and/or remediation and

the government agency who will be responsible for providing appropriate regulatory oversight.

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* (https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf).

3. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to *DTSC's 2001 Information Advisory Clean Imported Fill Material* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).

4. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the EIR. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf).

DTSC appreciates the opportunity to review the NOP. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc. Additional information regarding voluntary agreements with DTSC can be found at: https://dtsc.ca.gov/brownfields/.

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,

Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
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