Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

September 26, 2025

Angel Leon-Martell
Planner
City of Inglewood
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RE: SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT FOR THE MORNINGSIDE PROJECT DATED AUGUST 27, 2025, STATE CLEARINGHOUSE NUMBER 2025061402

Dear Angel Leon-Martell,

The Department of Toxic Substances Control (DTSC) reviewed the Sustainable Communities Environmental Assessment (SCA) for the Morningside Project (Project). The proposed project is located on an approximate 22.87-acre property. The proposal is to change the General Plan land use designation from Low Density to Medium Density and to develop an approximately 762,684 square-foot, residential development that will include 571 townhome style apartments, two clubhouses, and a pocket park. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they

do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the DTSC's Human and Ecological Risk Office (HERO) webpage for the most recent guidance and screening levels.

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 Preliminary Endangerment Assessment (PEA) Guidance Manual.
3. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment 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/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/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 prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

DTSC reserves the right to comment on any future circulated documents related to this Project based on our review or proposed or incorporated changes, measures, or project features. Furthermore, the project is on or near the DTSC site Morningside Middle School and any development and/or activity should be discussed with DTSC moving forward. The contact for this site is Shahir Haddad. Shahir can be reached at (714) 484-5368 or via email.

DTSC would like to thank you for the opportunity to comment on the SCA for the Morningside 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 regarding these comments, please contact us via our CEQA Review email.

Sincerely,

Dave Kereazis

Dave Kereazis
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cc: (via email)

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