Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

September 26, 2025

Rudy Lopez
Assistant Planner
City of Diamond Bar
21810 Copley Drive
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rlopez@diamondbarca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE WALNUT VALLEY UNIFIED SCHOOL DISTRICT ELECTRONIC BILLBOARD PROJECT DATED SEPTEMBER 19, 2025, STATE CLEARINGHOUSE NUMBER 2025090910

Dear Rudy Lopez,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Walnut Valley Unified School District Electronic Billboard Project (Project). The applicants request approval to install and operate a dual-faced digital LED billboard on the Walnut Valley Unified School District (WVUSD) property at 880 South Lemon Avenue, Diamond Bar, immediately north of SR-60. The sign would be placed within an approximately 100-square-foot base area at the southwest corner of the 6.08-acre parcel, occupying roughly 1,500 square feet of airspace above the base. The proposed structure would be approximately 97 feet in total height, consisting of a 90-foot sign with up to 7 feet of decorative architectural features. Each sign face would measure 14 feet high by 48 feet wide and display static images that change every eight seconds. Project work includes foundation excavation, installation of the monopole and superstructure, underground electrical trenching to connect to WVUSD or Southern California Edison service, removal of two pine trees along South Lemon Avenue with replacement planting of two 24-inch box crape myrtles, and minor landscape

enhancements along the SR-60 frontage. DTSC recommends and requests consideration of the following comments:

1. If the district plans to use California Department of Education (CDE) State funds for the Project, then the district shall comply with the requirements of Education Code (EDC), §17210, §17213.1, and §17213.2, unless otherwise specifically exempted under section §17268. If the district is not using CDE State funds for the Project, or is otherwise specifically exempt under section §17268, DTSC recommends the district continue to investigate, clean up the Site under the oversight of Los Angeles County and in concurrence with all applicable DTSC guidance documents, if necessary. For more information on the CDE State funding, please visit the Office of Public-School Construction webpage. A local education agency may also voluntarily request the CDE site/plan approval for locally funded site acquisitions and new construction projects. In these cases, CDE will require DTSC to review and approve prior to its final approval, except when exempt under section 17268.
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 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/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 soil/fill and knowledge of prior land use.

DTSC appreciates the opportunity to comment on the MND for the Walnut Valley Unified School District Electronic Billboard Project. If you would like to proceed with DTSC's school environmental review process, please visit DTSC's Evaluating & Clean-up School 3-Step Process to begin a Phase I Environmental Site Assessment. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
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HWMP - Permitting Division – CEQA Unit
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cc: (via email)

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