



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 3, 2026

Juan Galvan
Senior Planner
City of La Puente
15900 East Main Street
La Puente, CA 91744
jgalvan@lapuente.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE CITY OF LA PUENTE MIXED-
USE PLACES PROJECT MAY 1, 2026, STATE CLEARINGHOUSE NUMBER
[2026050039](#)

Dear Juan Galvan,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the City of La Puente Mixed-Use Places Project (Project). The City of La Puente is proposing the La Puente Mixed-Use Places Project to address the City's housing needs and comply with State Housing Law while revitalizing the City's commercial corridors. The Project would apply a Mixed-Use (M-U) overlay zone to General Commercial zoned parcels within the City, including Housing Element sites, that would enable parcels to redevelop with residential and a mix of uses if certain site criteria are met. The M-U overlay zone is intended to allow for a variety of medium- to high-density housing types and promote mixed-use development with supportive commercial uses, while continuing to allow properties to redevelop as commercial uses consistent with the underlying base zone. The City proposes implementing the Project in accordance with the City's Housing Element Update to encourage the development of housing for residents at various income levels and housing sizes. Implementation of the Project would update zoning regulations to increase development opportunities, simplify

the process of building housing, and accommodate the City's mandated fair share of Los Angeles County's housing needs (also known as the Regional Housing Needs Allocation), as well as necessary additional capacity. As a result, the Project could result in additional housing capacity of approximately 3,128 dwelling units over the next 20 years (through 2046). DTSC recommends and requests consideration of the following comments:

1. The Project site is in close vicinity to the boundary of hazardous materials sites known as the Cortese List (compiled pursuant to Government Code Section 65962.5) that DTSC regulates under its authority, in particular, [Ensenada Markets](#), which is an active site under a [Standard Voluntary Agreement](#) with DTSC. The site is located on the northeast corner of Valley Boulevard and Dora Guzman Avenue within a residential and commercial area of La Puente. The City of La Puente should conduct further coordination with DTSC as the site should be cleaned up prior to any development. The proposed Project may impact further areas that may fall under DTSC's purview and oversight.
2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, 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.
3. 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 Guidance Manual](#).

DTSC would like to thank you for the opportunity to comment on the MND for the City of La Puente Mixed-Use Places 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 clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,

A handwritten signature in cursive script that reads "Dave Kereazis".

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

Juan Galvan
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cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Laura Masterson
Project Manager
Dudek / Consulting Firm
lmasterson@dudek.com

Tajinder S. Gill
Hazardous Substances Engineer
SMRP - Chatsworth
Department of Toxic Substances Control
Tajinder.Gill@dtsc.ca.gov

Vu Nguyen
Supervising Hazardous Substances Engineer I
SMRP - Chatsworth
Department of Toxic Substances Control
Vu.Nguyen@dtsc.ca.gov

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

Scott Wiley
Analyst II
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov