



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control



Gavin Newsom
Governor

Meredith Williams, Ph.D.
Acting Director
5796 Corporate Avenue
Cypress, California 90630

July 22, 2019

Ms. Elizabeth Shearer-Nguyen
City of San Diego
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Governor's Office of Planning & Research

JULY 22 2019

STATE CLEARINGHOUSE

NOTICE OF PREPARATION FOR DRAFT ENVIRONMENTAL IMPACT REPORT, AVION PROPERTY, SAN DIEGO (SCH# 1997111070)

Dear Ms. Shearer-Nguyen:

The Department of Toxic Substances Control (DTSC) has received a Notice of Preparation (NOP) for the Avion Property in San Diego. The project would allow development of an undeveloped 41.48-acre land into 117 dwelling units. The site is currently zoned for low density residential and agricultural uses.

As a Responsible Agency under the California Environmental Quality Act, DTSC is providing comments to the lead agency. DTSC recommends the following comments be addressed in the Environmental Impact Report (EIR), Hazards and Hazardous Materials impact analysis:

1. If the site was used for agricultural or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances including pesticides.
2. The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated. If pesticides and other agricultural related chemicals were used at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, 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, particularly for future residential uses.

3. All environmental investigations, sampling and/or remediation for the site should be conducted under a workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations should be summarized in an investigation report. All sampling results in which hazardous substances were found should be clearly summarized in a table. The investigation report shall also include recommendations to address sources of releases, if needed.
4. Proper investigation, sampling and remedial actions overseen by the respective regulatory agencies, if necessary, should be conducted at the site prior to the new development or any construction. All closure, certification or remediation approval reports by these agencies should be included in the EIR.
5. If buildings or other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

DTSC appreciates the opportunity to review the NOP. Should you need any assistance in environmental investigation, please submit a request for Lead Agency Oversight Application which can be found at: <https://dtsc.ca.gov/brownfields/voluntary-agreements-quick-reference-guide/>

Should you have any questions regarding this letter, please contact me at (714) 484-5392 or by e-mail at chiarin.yen@dtsc.ca.gov.

Sincerely,



Chia Rin Yen
Environmental Scientist
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

mv/cy/yg

cc: See next page

Ms. Elizabeth Shearer-Nguyen
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cc: via email

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