



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 8, 2024

Arturo Ortuno
Senior Planner
City of Chula Vista
276 4th Avenue
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aortuno@chulavista.gov

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE ROHR/WOHL
BAYFRONT SPECIFIC PLAN DATED AUGUST 26, 2024, STATE CLEARINGHOUSE
NUMBER [2022100138](#)

Dear Arturo Ortuno,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the Rohr/Wohl Bayfront Specific Plan (Project). The proposed Project involves the preparation of a Specific Plan that would govern future development within the three Planning Areas (A, B-1, and B-2) at the Project site. The Project establishes the procedures and requirements to approve new development within the Specific Plan area. Amendments to the General Plan and Local Coastal Plan are proposed to be processed concurrently with the new Specific Plan adoption, which would change the existing I-G (General Industrial) zoning designation to three new zoning designations: PA-1 (for Planning Area A), PA-2 (for Planning Area B-1), and P-3 (for Planning Area B-2). These new designations would provide for permitted, conditionally permitted, and prohibited uses within six land use categories: Commercial Retail, Commercial Visitor, Commercial Office, Light Industrial, Regional Technology

Park, and Business Park Flex. The existing zoning designations of I-G would also be amended to complement the Collins Aerospace Campus to allow a flexible combination of light industrial, office, commercial and visitor-oriented uses to complement both the overall Chula Vista Bayfront area and the western part of Chula Vista. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. There are several areas within the proposed project site which DTSC and San Diego Regional Quality Control Board (SDRWQCB) have regulatory oversight over that are listed as having documented contamination, land use restrictions, subject to a Hazardous Waste Facility Permit, or have the potential for the project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
DTSC acknowledges that the City of Chula Vista is actively working with the SDRWQCB for future remedial actions as stated in the DEIR Section 1.2 Project Background and concurs with the City to continue working with SDRWQCB so they can provide the necessary oversight.
2. DTSC supports sampling for per- and poly-fluoroalkyl substances (PFAS) in accordance with the protocols identified by the [U.S. Environmental Protection Agency](#). Please incorporate remediation efforts and findings in the EIR. PFAS sampling should be conducted prior to development to better understand if PFAS/PFOA is present in the subsurface soils and groundwater.
3. DTSC supports the need for soil vapor sampling in the proposed areas designated for enclosed buildings to ensure that there is no vapor intrusion concern in future buildings. Also, all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) 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 and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and 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 the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

4. 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 PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the DEIR for the Rohr/Wohl Bayfront Specific Plan. 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 [email](#) for additional guidance.

Sincerely,

Tamara Purvis

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cc: (via email)

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