



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

April 17, 2024

Nisha Patel  
Public Works Director  
City of Seaside  
440 Harcourt Avenue  
Seaside, CA 93955  
[npatel@ci.seaside.ca.us](mailto:npatel@ci.seaside.ca.us)



RE: INITIAL STUDY (IS) MITIGATED NEGATIVE DECLARATION (MND) FOR THE SEASIDE FIRE STATION NO. 2 PROJECT IS-MND (PROJECT), DATED MARCH 21 2024 STATE CLEARINGHOUSE NUMBER [2024030799](#)

Dear Nisha Patel:

As a Responsible Agency, the Department of Toxic Substances Control (DTSC) received a MND for the project. The project would involve the construction and operation of Fire Station No. 2, featuring a 13,010-square foot fire station facility and a 54,106-square foot training area. The fire station would include office, living, and general operations rooms and a 3,048-square foot covered apparatus bay with drive through access for two bays. Training areas would consist of a 54,106-square foot area and would potentially include a future planned 3 to 4-story training tower. In addition to the training area, site improvements would include a 2,300-square foot fire apparatus metal pre-engineered storage building, community and staff parking areas, internal driveways, sidewalks along the site frontage and throughout the site, patios, stormwater control, and landscaping. The project would involve subdivision of a parcel for the fire station and zoning as Public/Institutional. Construction would occur over approximately 13 months. Once operational, the fire station would house up to eight full-time

firefighters and provide training facilities for both in-house and countywide activities. After review of the MND, DTSC has the following comments for consideration:

1. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. 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 meets screening levels outlined in the [PEA](#) 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](#).
2. . Section 9, Hazards and Hazardous Materials, subsection d. states: "In addition, lists of hazardous materials compiled pursuant to Government Code Section 65962.5 such as the State Water Resource Control Board's GeoTracker database and the Department of Toxic Substance Control's EnviroStor database do not show additional active cleanup sites on or near the project site (DTSC 2023; SWRCB 2023)." Not all sites impacted by hazardous waste or hazardous substances will be found on the Cortese List. For example, sites under voluntary agreements with DTSC are not included in the Cortese List. DTSC recommends that the Hazards and Hazardous Materials section be revised to rectify this omission. There is an active cleanup site, [Campus Towne-Phase 1A](#) which is located approximately 1,056 feet from the project site The Site is approximately 22.5 acres in size and is bordered by Lightfighter Drive to the north, General Jim Moore Boulevard to the east, commercial developments to the south, and 1st Avenue to the West. The Site and the surrounding land were formerly used by the United States Army as a training and staging facility for infantry troops and as a basic training center. Fort Ord was formally closed in 1994, and since that time

parcels of land have been released by the Army to the City of Seaside, including the proposed Site. Previous investigation identified the presence of metals and pesticides at the Site. The adjoining sites consist of a mix of vacant land and commercial use with California State University Monterey Bay to the north across Lightfighter Drive

3. As of the time of this request, DTSC has not completed its review of the Preliminary Endangerment Assessment Report (PEA Report) for the Campus Town Phase 1A project. Potential impacts to the project from the Campus Town Phase 1A project are thus unknown at this time.
4. The Phase I Environmental Site Assessment (ESA) for the site was prepared by Kimley Horn on May 13, 2023. The Phase I was not reviewed by a qualified regulatory agency. The project proponent should work under a regulatory oversight agreement with a State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a [local agency](#) that meets the requirements of Health and Safety Code section 101480 to provide regulatory concurrence that Phase I ESA was conducted in accordance with industry standards.

DTSC believes the City of Seaside must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC appreciates the opportunity to comment on the 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

*Tamara Purvis*

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