



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

May 10, 2024

Alison Buckley

Senior Environmental Planner

University of California, San Diego

9500 Gilman Drive, MC 0074

La Jolla, CA 92093

abuckley@ucsd.edu

Governor's Office of Planning & Research

May 10 2024

STATE CLEARINGHOUSE

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE RANCHO BERNARDO HEALTHCARE CENTER MEDICAL OFFICE BUILDING PROJECT DATED APRIL 25, 2024 STATE CLEARINGHOUSE NUMBER [2024041069](#)

Dear Alison Buckley,

The Department of Toxic Substances Control (DTSC) received a MND for the Rancho Bernardo Healthcare Center Medical Office Building (project). The project involves the development and operation of a 5-story, approximately 152,000 gross square foot medical office building, as well as a 622-space parking structure. The project would also include a traffic signal at the driveway entrance on Bernardo Center Drive and associated intersection improvements (i.e., turn lanes, pedestrian crosswalk, and a sidewalk extension). After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. Due to the presence of VOC's in exceedance of approved screening levels, DTSC recommends The University of California, San Diego utilize

an approved oversight on the list of [Certified Local Agencies](#) or enter into DTSC's Standard Voluntary Agreement (SVA) program so a proper evaluation of the Project is completed. If entering into an SVA with DTSC, the [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click "Start a Request for Lead Agency Oversight Application. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).

2. 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](#).

DTSC appreciates the opportunity to comment on the MND for the Rancho Bernardo Healthcare Center Medical Office Building 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.

Alison Buckley
May 10, 2024
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Sincerely,

Dave Kereazis

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

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

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

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