



*Jared Blumenfeld*  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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



*Gavin Newsom*  
Governor

November 4, 2019

Governor's Office of Planning & Research

**NOV 04 2019**

Ms. Cindi Hoover  
Kern County Planning and Natural Resources Department  
2700 "M" Street, Suite 100  
Bakersfield, California 93301-2323

**STATE CLEARINGHOUSE**

DRAFT SUPPLEMENTAL RECIRCULATED ENVIRONMENTAL IMPACT REPORT  
FOR GRAPEVINE SPECIFIC AND COMMUNITY PLAN BY TEJON RANCHCORP  
(2019) – DATED AUGUST 2019 (STATE CLEARINGHOUSE NUMBER: 2014041005)

Dear Ms. Hoover:

The Department of Toxic Substances Control (DTSC) received a Supplemental Recirculated Environmental Impact Report (SREIR) for the Grapevine Specific and Community Plan by Tejon Ranchcorp (2019) (Plan).

The Proposed project is the reconsideration of new applications for the Grapevine Specific and Community Plan (Grapevine 2019) for consideration and potential approval by Kern County. The Grapevine planning area encompasses approximately 8,010 acres in southwestern Kern County, California, and would include up to 12,000 residences (single-family and multifamily units), an additional 2,000 units that may be permitted if maximum commercial/industrial square footage is reduced as specified in the Specific and Special Plan, and up to 5,100,000 square feet of commercial/industrial development. The area would also include 157 acres for schools, and 96 to 112 acres for parks and other public facilities, including fire stations, a sheriff's substation, transit facilities/park-and-rides, and water and wastewater treatment facilities. Approximately 3,367 acres (about 42 percent of the planning area) would be designated as exclusively agricultural, with grazing and open space as the predominant land uses. Approximately 83 acres of additional infrastructure improvements would occur outside of the designated Specific Plan development area, and would include roadway improvements, an agricultural haul road, and the potential relocation of an existing California Vehicle Enforcement Facility located along I-5 to the immediate east of the project site.

DTSC recommends that the following issues be evaluated in the SREIR, Hazards and Hazardous Materials section:

1. The SREIR should acknowledge the potential for historic project site activities to have resulted in the release of hazardous wastes/substances. In instances in which releases have occurred, 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. The SREIR should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. If buildings or other structures are to be demolished on any project sites included in the Plan, 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 should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance\\_Lead\\_Contamination\\_050118.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf)).
3. If any projects initiated as part of the Plan require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to *DTSC's 2001 Information Advisory Clean Imported Fill Material* ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP\\_FS\\_Cleanfill-Schools.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)).
4. If any sites included as part of the Plan have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the SREIR. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).

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DTSC appreciates the opportunity to review the SREIR. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: [https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP\\_App-1460.doc](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc). Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

If you have any questions, please contact me at (916) 255-3710 or via email at [Gavin.McCreary@dtsc.ca.gov](mailto:Gavin.McCreary@dtsc.ca.gov).

Sincerely,



Gavin McCreary  
Project Manager  
Site Evaluation and Remediation Unit  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control

cc: (via email)

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