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Secretary for
Environmental Protection



Department of Toxic Substances Control

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Acting Director
8800 Cal Center Drive
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Gavin Newsom
Governor

November 4, 2019

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

Mr. Darren Nash
City of Paso Robles
1000 Spring Street
Paso Robles, California 93446

DRAFT ENVIRONMENTAL IMPACT REPORT FOR OLSEN/SOUTH CHANDLER RANCH SPECIFIC PLAN – DATED OCTOBER 2019 (STATE CLEARINGHOUSE NUMBER: 2019011065)

Dear Mr. Nash:

The Department of Toxic Substances Control (DTSC) received an Environmental Impact Report (EIR) for the Olsen/South Chandler Ranch Specific Plan (Plan).

The project includes a request for a General Plan amendment, a specific plan, a rezone, multiple tentative tract maps, an oak tree removal permit, abandonment of portions of the Condict Boulevard public right-of-way spur in the Our Town development, a development agreement, and formation of a community facilities district. The project includes 1,293 residential units, a Neighborhood Commercial Overlay District that would support up to 9,800 square feet of non-residential use; a School Overlay District that would allow development of a public elementary school; and approximately 29,335 square feet of community amenities. Approximately 30 percent of the site would be preserved for open space/recreational uses.

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

1. The EIR 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 EIR 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/wpcontent/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).
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 EIR. 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>).

DTSC appreciates the opportunity to review the EIR. 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. Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

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If you have any questions, please contact me at (916) 255-3710 or via email at 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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