



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

March 14, 2019

Mr. Manny Baeza
Senior Planner
City of Menifee
Community Development Department
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Governor's Office of Planning & Research

MAR 14 2019

STATE CLEARINGHOUSE

DRAFT INITIAL STUDY FOR MENIFEE NORTH SPECIFIC PLAN 260, AMENDMENT NO. 3 (2010-090), PALOMAR CROSSINGS, MENIFEE (SCH# 2019029123)

Dear Mr. Baeza:

The Department of Toxic Substances Control (DTSC) reviewed the draft Initial Study (Matthew Fagan Consulting Services, Inc., February 2019) for the Menifee North Specific Plan 260, Amendment No. 3 – Palomar Crossings, located in the City Menifee (City).

The project proposes to modify the current land uses to allow residential and/or commercial uses. For purposes of conducting an Initial Study, the City evaluated as a basis, a conservative or worst-case scenario, projecting up to 246,312 square feet of commercial uses and 637 multi-family dwelling units.

The Initial Study, in Section 9.b., states that the project site was utilized for agricultural purposes from at least 1938 until at least 1967. As a result, mitigation measure MM-HAZ-1 is proposed in the Initial Study. MM-HAZ-1 requires monitoring during ground disturbance activities and remediation if pesticides are present.

DTSC is uncertain whether soil investigations will be conducted prior to any ground disturbance activities; therefore, DTSC recommends that the Initial Study include a mitigation measure to investigate site prior to any ground disturbance activities. DTSC recommends that a workplan be prepared in accordance with DTSC's Interim Guidance for Sampling Agricultural Properties (<https://dtsc.ca.gov/schools/upload/Ag-Guidance-Rev-3-August-7-2008-2.pdf>)

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Please note that any environmental investigation shall be conducted under a workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup.

DTSC appreciates the opportunity to review the Initial Study. Should you need any assistance in environmental investigation, please submit a request for Lead Agency Oversight Application which can be found at <https://www.dtsc.ca.gov/SiteCleanup/Brownfields/voluntary-agreements-guide.cfm>.

Should you have any questions regarding this letter, please contact me at (714) 484-5392 or by email at ChiaRin.Yen@dtsc.ca.gov.

Sincerely,



Chia Rin Yen
Environmental Scientist
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

ar/cy/yg

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