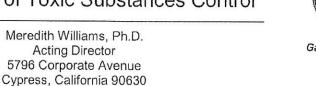




Jared Blumenfeld
Secretary for
Environmental Protection

Department of Toxic Substances Control





March 14, 2019

Mr. Manny Baeza Senior Planner City of Menifee Community Development Department 29714 Haun Road Menifee, California 92586 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

cc: Governor's Office of Planning and Research (via e-mail)

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