



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
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May 2, 2019

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

Ms. Susan Vandrew Rodriguez
Associate Planner
City of San Marcos
Development Services Department
Planning Division
1 Civic Center Drive
San Marcos, California 92069

NOTICE OF PREPARATION FOR SUNRISE SPECIFIC PLAN PROJECT, SAN MARCOS (SCH#2019049004)

Dear Ms. Rodriguez:

The Department of Toxic Substances (DTSC) received a Notice of Preparation of an Environmental Impact Report (EIR) for the Sunrise Specific Plan Project located at the southeastern limits of the city of San Marcos. The project site is comprised of Assessor's Parcel Numbers (APNs) 228-312-09-00 and 228-312-10-00.

The proposed project, if approved, would allow development of 192 multi-family units with public and private recreational and open space within a 14.2-acre-land. The project site is currently vacant, with areas disturbed from previous agricultural uses. In addition, trash and debris, concrete and asphalt rubble piles and a groundwater supply well were observed at the project site.

DTSC recommends the following issues be included in the Environmental Impact Report (EIR), Hazards and Hazardous Materials section:

1. Some areas within the project site were historically used for agriculture. The EIR should discuss potential presence of organochlorine pesticides and metal-based herbicides and propose proper investigation, and remedial actions, if necessary. The investigation and remediation, if proposed, should be conducted under the oversight of and approved by a regulatory agency that has jurisdiction to oversee

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hazardous substance cleanup prior to construction of the project. DTSC recommends that the soil be investigated for agriculture related chemicals in accordance with DTSC's Interim Guidance for Sampling Agricultural Fields that are proposed for School Sites
(<https://dtsc.ca.gov/assessingRisk/upload/Sampling-Ag-Fields-for-Schools.pdf>)

2. Trash and debris were observed at the project site. The EIR should discuss whether there are any building construction materials and/or debris that may contain lead-based paint, mercury, asbestos containing materials, and polychlorinated biphenyl containing caulk. If the construction materials and/or debris are identified, they should be disposed of in accordance with all applicable laws and regulations and soil investigation may be needed.

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

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cc: See Next Page.

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cc: (via e-mail)

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