



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control



Gavin Newsom
Governor

Meredith Williams, Ph.D.
Acting Director
5796 Corporate Avenue
Cypress, California 90630

July 18, 2019

Governor's Office of Planning & Research

JULY 18 2019

STATE CLEARINGHOUSE

Ms. Denise Russell
Project Manager
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, California 92123
Denise.russell@sdcounty.ca.gov

MITIGATED NEGATIVE DECLARATION, AVENTINE AT SWEETWATER SPRINGS,
SPRING VALLEY

Dear Ms. Russell:

The Department of Toxic Substances Control (DTSC) has received the submitted Negative Declaration with an Initial Study for the above-mentioned project. The project proposes to develop 92 detached condominium units on a 10.57-acre land that currently houses a shopping center.

Section IX of the Initial Study states that investigations conducted at a former dry-cleaning business identified that PCE and TCE were detected in soil vapor at levels that exceed residential screening levels. Therefore, remediation (excavation) will be conducted through a soil management plan under the oversight of the County Department of Environmental Health, Site Assessment and Mitigation Program.

DTSC recommends the following comments be addressed in the Environmental Impact Report (EIR), Section IX, Hazards and Hazardous Materials:

1. Discuss the extent of the PCE and TCE contamination. Extent of releases of the volatile organic compounds should be fully defined to determine whether the groundwater is impacted. If the groundwater is impacted, groundwater remediation or monitoring should be proposed.

2. After the excavation of the impacted soil, a cumulative human health risk assessment including vapor intrusion should be conducted to ensure that the site is remediated to meet the residential land use. DTSC's modified screening levels can be found at <https://dtsc.ca.gov/wp-content/uploads/sites/31/2019/04/HHRA-Note-3-2019-04.pdf> and DTSC vapor intrusion guidance documents can be found at <https://dtsc.ca.gov/vapor-intrusion/>.

DTSC appreciates the opportunity to review the Negative Declaration. Should you need any assistance in environmental investigation, please submit a request for Lead Agency Oversight Application which can be found at: <https://dtsc.ca.gov/brownfields/voluntary-agreements-quick-reference-guide/>.

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

Sincerely,



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

mv/cy/yg

cc: See next page

cc: (via e-mail)

Governor's Office of Planning and Research
State Clearinghouse
state.clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Ms. Yolanda Garza
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program
Yolanda.Garza@dtsc.ca.gov