



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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



**Gavin Newsom**  
Governor

November 15, 2019

Governor's Office of Planning & Research

**NOV 15 2019**

### STATE CLEARINGHOUSE

Mr. Robert Hingtgen  
Environmental Coordinator  
County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 310  
San Diego, California 92123  
[Robert.Hingtgen@sdcounty.ca.gov](mailto:Robert.Hingtgen@sdcounty.ca.gov)

NOTICE OF PREPARATION, COTTONWOOD SAND MINE; PDS2018-MUP-18-023,  
PDS2018-RP-18-001, PDS2018-ER-18-19-007

Dear Mr. Hingtgen:

The Department of Toxic Substances Control (DTSC) received your Notice of Preparation for preparing an Environmental Impact Report (EIR) for the Cottonwood Sand Mine, located at 3121 Willow Glen drive in the Valle de Oro Community Planning Area, within the southwestern portion of the unincorporated area of San Diego County.

The project proposes to convert two golf courses to a sand mining operation that would be conducted in three phases over 10 years.

DTSC reviewed the Initial Study-Environmental Review Checklist Form prepared for this project and has the following comments for Section IX, Hazards and Hazardous Materials:

- 1) The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances and cause any air emissions during the project operation. DTSC is uncertain whether the site was historically used for agricultural purpose, but the site has been used as golf courses and weed abatement may have been conducted at the project site. Investigation to determine whether onsite soils contain herbicide residue and other agricultural related chemicals may be needed.
- 2) If the investigation is needed, the investigation and/or remediation (e.g.,

excavation) shall be conducted under a workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup.

- 3) If buildings or other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals such as lead-based paints or products, mercury, and asbestos containing materials. If other hazardous chemicals are identified, proper precautions should be taken during demolition activities and in accordance with applicable ordinances, regulations and laws.

DTSC appreciates the opportunity to review the Notice of Preparation. 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 email at [ChiaRin.Yen@dtsc.ca.gov](mailto: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: Governor's Office of Planning and Research (via e-mail)  
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