



Jared Blumenfeld  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Acting Director  
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Sacramento, California 95826-3200



Gavin Newsom  
Governor

Governor's Office of Planning & Research

October 28, 2019

**OCT 29 2019**

### STATE CLEARINGHOUSE

Mr. Tom Westbrook, Director of Community Development  
City of Ceres  
2220 Magnolia Street  
Ceres, California 95307

REVISED NOTICE OF PREPARATION OF A MITIGATED NEGATIVE DECLARATION  
FOR THE CERES GATEWAY CENTER – DATED OCTOBER 1, 2019  
(STATE CLEARINGHOUSE NUMBER: 2019109006)

Dear Mr. Westbrook:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration for the Ceres Gateway Center.

The proposed project includes a Specific Site Plan Review, Vesting Tentative Parcel Map, and Variance to allow for the development of a commercial/retail development on 13.65+/- acres located at 2812 and 2942 East Service Road in Ceres, California 95307. It will be a commercial development with multiple buildings, including a gas station and hotel.

DTSC recommends the following issues be evaluated prior to development of the site:

1. The Mitigated Negative Declaration should acknowledge the potential for project site activities to have resulted in the release of hazardous wastes/substances. In instances in which releases have occurred, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The Mitigated Negative Declaration should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. If the project requires importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material*

[https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP\\_FS\\_Cleanfill-Schools.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)).

3. Since the site and surrounding areas have been used for agricultural activities, proper investigation for arsenic, other metals, and organochlorinated pesticides should be conducted in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties* (Third Revision) (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>). In addition, sampling should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* ([https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance\\_Lead Contamination\\_050118.pdf](https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead Contamination_050118.pdf)).

DTSC appreciates the opportunity to review the Mitigated Negative Declaration. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: [https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP\\_App-1460.doc](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc). Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

If you have any questions, please contact me at (916) 255-3710 or via email at [Gavin.McCreary@dtsc.ca.gov](mailto:Gavin.McCreary@dtsc.ca.gov).

Sincerely,



Gavin McCreary  
Project Manager  
Site Evaluation and Remediation Unit  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control

cc: Governor's Office of Planning and Research  
State Clearinghouse  
[State.clearinghouse@opr.ca.gov](mailto:State.clearinghouse@opr.ca.gov)

Ms. Lora Jameson, Chief  
Site Evaluation and Remediation Unit  
Department of Toxic Substances Control  
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Mr. Tom Westbrook  
October 28, 2019  
Page 3

cc: (cont'd)

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