



Department of Toxic Substances Control



Jared Blumenfeld
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
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5796 Corporate Avenue
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Gavin Newsom
Governor

December 17, 2019

Mr. Michael Coyne
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Governor's Office of Planning & Research

DEC 17 2019

STATE CLEARINGHOUSE

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION, GRAVES
COMMERCIAL CENTER (CONDITIONAL USE PERMIT), SANTEE

Dear Mr. Coyne:

The Department of Toxic Substances Control (DTSC) received your Initial Study and Negative Declaration for Graves Commercial Center, located at the northwest corner of Prospect Avenue and Graves Avenue, in Santee.

The project proposes to construct a 6,267 square foot one-story building, divided into two retail facilities, 7-Eleven convenience store and Starbucks coffee shop, and parking lot.

DTSC reviewed the Initial Study and has the following comments for Section 9, Hazards and Hazardous Materials:

1. Phase I Environmental Site Assessment (Phase I ESA) stated that the project site had been historically used as an agriculture land and a nursery plant from 1928 to 1980s. DTSC recommends the following:
 - a. Residual chemical related chemicals (including organochlorine pesticides, herbicides and metals) may be found in the soil due to past agricultural use. Emissions of the potential soil impacted by agricultural related chemicals during the soil stockpiling and transportation should be evaluated in the Initial Study for construction activities.
 - b. Transportation of soil potentially impacted by agricultural related chemicals should also be discussed in the Initial Study. If agricultural

related chemicals are detected during the investigation, excavated soil should be segregated, characterized, transported and disposed in accordance with all applicable laws and regulations.

2. Any 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 backfilling activities are required, DTSC recommends the imported fill materials be characterized in accordance with the Information Advisory Clean Imported Fill Material to minimize the possibility of introducing contaminated soil onto a site. The Information Advisory can be found at:
<https://dtsc.ca.gov/brownfields/voluntary-agreements-quick-reference-guide/>.

DTSC appreciates the opportunity to review the Initial Study and 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 email at ChiaRin.Yen@dtsc.ca.gov.

Sincerely,



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

cc: See next page

Mr. Michael Coyne
December 17, 2019
Page 3

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Schools Evaluation and Cleanup Team Reading File – Cypress Office