



*Yana Garcia*  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



*Gavin Newsom*  
Governor

### SENT VIA ELECTRONIC MAIL

April 11, 2024

Carl Nadela

Principal Regional Planner

Los Angeles County Department of Regional Planning

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Governor's Office of Planning & Research

**Apr 11 2024**

**STATE CLEARINGHOUSE**

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE BROADWAY AVENUE APARTMENTS DATED MARCH 13, 2024 STATE CLEARINGHOUSE #[2024030487](#)

Dear Carl Nadela,

The Department of Toxic Substances Control (DTSC) received a MND for the Broadway Avenue Apartments (project). The project proposes a General Plan Amendment and a Zone Change to change the land use designation from H9 (Residential 9 – 0-9 dwelling units per net acre) to H50 (Residential 50 – 20-50 dwelling units per net acre) and the zone from R-1 to R-3, respectively, to allow for the development of a five story, 60-unit apartment building on two parcels. One parcel is currently vacant, and the other is developed with a Single-Family Residence. The project also includes a ministerial Site Plan Review to authorize the actual development of the proposed building and an Administrative Housing Permit to allow for a density bonus of 17 additional units in addition to the base density of 43 units allowed for the 0.85-acre project Site as an incentive for providing 7 affordable units as part of the project. Based on our project review, we request consideration of the following comments:

1. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [PEA](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC believes the Los Angeles County Department of Regional Planning must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA.

DTSC appreciates the opportunity to comment on the MND for the Broadway Avenue Apartments. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Carl Nadela  
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Sincerely,

*Dave Kereazis*

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