



**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 17, 2024

Julie Newton  
Environmental Coordinator  
Sacramento County Planning  
827 7<sup>th</sup> Street, Suite 225  
Sacramento, CA 95814  
[newtonj@saccounty.net](mailto:newtonj@saccounty.net)



RE: MITIGATED NEGATIVE DECLARATION (MND) FOR HAZEL RIDGE (PROJECT),  
DATED MARCH 29, 2024 STATE CLEARINGHOUSE NUMBER [2024031154](#)

Dear Julie Newton,

The Department of Toxic Substances Control (DTSC) received a MND for the project. The applicant proposes to develop the subject site with 23 single-family residences, 12 half-plex dwelling units, and one drainage lot. The site is currently accessed from Hazel Avenue and the project proposes a private street network. A sound wall and gate with associated landscaping is proposed along the Hazel Avenue frontage. Six-foot-tall wood fencing is proposed around the perimeter of the subject site and residences. The proposed drainage lot is located in the southeast corner of the project site which will be enclosed with open fencing. The project site contains an existing 1,416 square foot, single-family residence constructed in 1950, and an accessory structure that will be demolished as part of the project. Demolition of the two structures total approximately 2,700 square-feet. There is existing water and sewer in Hazel Avenue to which the

project will connect., DTSC recommends and requests 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 appreciates the opportunity to comment on the MND for the project. 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.

Julie Newton  
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Sincerely,

*Dave Kereazis*

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HWMP-Permitting Division – CEQA Unit  
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