



**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

July 03, 2024

Justin Sauder

Associate Planner

City of Santa Clarita, Planning Division

23920 Valencia Boulevard, Suite 302

Santa Clarita, CA 91355

[jsauder@santa-clarita.com](mailto:jsauder@santa-clarita.com)

RE: MITIGATED NEGATIVE DECLARATION FOR THE RIVERVIEW DEVELOPMENT PROJECT DATED JUNE 25, 2024, STATE CLEARINGHOUSE NUMBER [2024061060](#)

Dear Justin Sauder,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Riverview Development Project (Project). The proposed project will construct 318 residential units (122 detached single-family condos and 196 attached townhomes and an approximate 127,000 square-foot light manufacturing industrial building. The Project also includes a community recreation area, and other on-site improvements including on-site parking and landscaping. The Project site is approximately 35.2 acres in size on a property formerly occupied by the Saugus Speedway and is directly adjacent to the existing Santa Clarita Metrolink Station.

After reviewing the Project, 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 assess any contaminants of concern meet screening levels as outlined in the [PEA Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. 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 are suitable 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 Riverview Development 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.

Justin Sauder

July 3, 2024

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Sincerely,

*Tamara Purvis*

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

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cc: (via email)

Governor's Office of Planning and

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