



**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 17, 2024

Tiffany Martinez  
Assistant Planner

City of Highland

27215 Base Line Street

Highland, CA 92346

[tmartinez@cityofhighland.org](mailto:tmartinez@cityofhighland.org)

RE: MITIGATED NEGATIVE DECLARATION FOR THE 7394 CENTRAL AVENUE  
RESIDENTIAL DEVELOPMENT PROJECT DATED JULY 8, 2024, STATE  
CLEARINGHOUSE NUMBER 2024070292

Dear Tiffany Martinez,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration for the 7394 Central Avenue Residential Development Project (Project). The Project proposes to demolish all on-site improvements, including the existing single family residential structure, and construct 79 new detached small lot homes on the 8.3-acre Project site. To accommodate this proposal, a General Plan Amendment and Zone Change are requested. The General Plan Amendment would change the land use designation from Low Density (2.1-6.0 dwelling units per acre) to PD - Planned Development (PD). The Zone Change would change the zoning classification from R-1 (Single Family Residential) to PD.

DTSC recommends and requests consideration of the following comments:

1. It is understood an Asbestos Survey would be conducted prior to any demolition activities. These 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. On Page 6 of the Phase I Environmental Site Assessment states, "There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site, and that the subject property has been impacted by the use of such agricultural chemicals. In general, historical agricultural use is not the subject of environmental enforcement actions by regulatory agencies, and therefore, could be considered a de minimis condition. However, should the subject property be slated for redevelopment, it would be prudent for the owner of the subject property to determine whether sampling relating to the former agricultural use of the subject property is required by the local planning department or other applicable oversight agency prior to the commencement of redevelopment activities." Therefore, when agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COC) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCP) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.
3. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for

Tiffany Martinez

July 17, 2024

Page 3

Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.

4. All imported soil and fill material should be tested to assess any COCs 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. More information can be found on the [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the MND for the 7394 Central Avenue Residential 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 clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Tiffany Martinez

July 17, 2024

Page 4

cc: (via email)

Governor's Office of Planning and

Research State Clearinghouse

[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Matt Gibson

Project Applicant / Representative

DSMG Investments, LLC

[matt@anacapadg.com](mailto:matt@anacapadg.com)

Peter Carlson

President

Carlson Strategic Land Solutions

[pcarlson@carlsonsls.com](mailto:pcarlson@carlsonsls.com)

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

[Tamara.Purvis@dtsc.ca.gov](mailto:Tamara.Purvis@dtsc.ca.gov)

Scott Wiley

Associate Governmental Program Analyst

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

[Scott.Wiley@dtsc.ca.gov](mailto:Scott.Wiley@dtsc.ca.gov)