



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

August 1, 2024

Alison Bermudez

Senior Planner

City of Citrus Heights

6360 Fountain Square Drive

Citrus Heights, CA 95621

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RE: MITIGATED NEGATIVE DECLARATION FOR THE 7820 AND 7828 OLD AUBURN ROAD PROJECT DATED JULY 23, 2024, STATE CLEARINGHOUSE NUMBER [2024070852](#)

Dear Alison Bermudez,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the 7820 and 7828 Old Auburn Road Project (Project). The City of Citrus Heights is considering two separate but independent parcel map applications that would subdivide two existing parcels into six parcels. In addition to the parcel map applications, the Project proposes to convert the existing 1,056-square foot (sf) detached garage on the western parcel into an 898-sf Accessory Dwelling Unit (ADU) and a 158-sf storage area. The Project also proposes to convert the existing 624-sf detached garage on the eastern parcel into a 624-sf ADU on the first floor, and a 396 sf studio living space on the top floor/attic of the garage. Also, as part of the proposed Project, existing concrete foundations, sheds, and livestock shelters located on the

Project site would be demolished and removed. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are Dichlorodiphenyltrichloroethane, 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.
2. 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 Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) 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 7820 and 7828 Old Auburn Road Project. Thank you for your assistance in protecting California's people and

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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.

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)

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