



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

August 7, 2024

Elizabeth Richardson

Senior Planner

City of Simi Valley

2929 Tapo Canyon Road

Simi Valley, CA 93063

erichardson@simivalley.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE MND – OAK ROAD, DATED JULY 30, 2024 STATE CLEARINGHOUSE NUMBER: [2024071172](#))

Dear Elizabeth Richardson,

The Department of Toxic Substances Control (DTSC) received the Mitigated Negative Declaration (MND) for the MND – Oak Road project (project). The Applicant, City Ventures, proposes to demolish six existing, non-operational, vacant preschool buildings and construct a three story, 70-unit condominium townhouse complex on a 3.61-acre property located east of the Yosemite Avenue and Los Angeles Avenue intersection in the City of Simi Valley. The proposed project includes a General Plan Land Use change from General Commercial and Medium Density Residential to High Density Residential and would rezone the project site from Commercial Planned Development and Residential Medium Density to Residential High Density.

DTSC recommends the City of Simi Valley adhere to the following:

1. The City of Simi Valley enter into DTSC's Standard Voluntary Agreement (SVA) program or seek oversight with soil remediation and testing as the

zoning is changing from Commercial to Residential. Furthermore, there is no history of soil testing mentioned or referenced in the document. If entering into an SVA with DTSC, the [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click “Start a Request for Lead Agency Oversight Application.” DTSC recommends that once the SVA is signed, a Preliminary Endangerment Assessment Report (PEA Report) be submitted for DTSC review. The PEA Report shall summarize all existing data and provide an evaluation of the possible risk to current and future users of the site. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).

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 [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](#).
3. 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

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addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's PEA Guidance Manual](#).

DTSC appreciates the opportunity to review and comment on the MND – Oak Road 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 concerns, please contact me or a member of our [CEQA Unit Team](#).

Sincerely,

A handwritten signature in black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

Dave Kereazis
Associate Environmental Planner
CEQA Unit-Permitting/HWMP
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

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cc: (via email)

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