



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200  
[dtsc.ca.gov](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

February 20, 2025

Michael Flemming  
Planner III  
Alameda County Planning Department  
2224 West Winton Avenue Room 111  
Hayward, CA 94544  
[MichaelFlemming@acgov.org](mailto:MichaelFlemming@acgov.org)

RE: MITIGATED NEGATIVE DECLARATION FOR THE GEORGE RANCH  
IMPROVEMENTS PROJECT DATED FEBRUARY 13, 2025, STATE  
CLEARINGHOUSE NUMBER [2025020478](#)

Dear Michael Flemming,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the George Ranch Improvements Project (Project). The Project proposes to correct grading violations, remove two existing dwelling units and allow the construction of a single-family dwelling and agricultural caretaker unit. The first dwelling unit is a 1,140 square-foot double-wide manufactured home outfitted for residential occupancy and the second is a 1,200- square-foot two-bedroom, one-bathroom cottage. The project also plans to remove 21 trees around the area where the new home is going to accommodate the new home and new landscaping. 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 [DTSC's Preliminary Endangerment Assessment 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 prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the MND for the George Ranch Improvements 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 our [CEQA Review email](#) for additional guidance.

Sincerely,

*Tamara Purvis*

Tamara Purvis  
Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
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Michael Flemming  
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cc: (via email)

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