



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



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 3, 2024

Victor Mendez
Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Victor.Mendez@costamesaca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR VICTORIA PLACE PROJECT
DATED MARCH 26, 2025, STATE CLEARINGHOUSE NUMBER [2025031168](#)

Dear Victor Mendez,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Victoria Place Project (Project). The Project proposes to develop a 40-unit residential development community comprising of 18 duplexes and four detached units. The 76,923-square foot lot area would be developed with 18 duplexes, or 36 units. The Project would also construct four detached units. Proposed City entitlements include a General Plan Amendment (24-0001), a Zoning Code Amendment, Tentative Tract Map (No. 19351), and a Master Plan.

DTSC recommends and requests consideration of the following comments:

1. The Phase II Environmental Site Assessment indicated if the use of the property is changed to more sensitive uses such as residential, care stations, schools or childcare, further subsurface soil and soil gas investigations and health risk assessments may be required. Mitigation Measure HAZ-1 stated a Soil Management Plan (SMP) will be prepared and implemented during earthwork redevelopment activities in case soil impacts are encountered during grading and excavation activities. As part of this SMP, any on-site

contaminated soils, including soils that could potentially be imported to the site, would be assessed to confirm that they are handled in compliance with all applicable regulatory guidance. DTSC does not recommend a SMP be used as a primary cleanup plan.

DTSC recommends that any potential contamination be fully characterized and then remediated under the oversight of a [self-certified local agency](#), DTSC or a Regional Water Quality Control Board as a SMP alone cannot sufficiently identify and document the potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan or Remedial Action Plan, be prepared to adequately address all site impacts after complete characterization. If entering into one of DTSC's cleanup plans such as a voluntary agreement, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).

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](#).

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DTSC appreciates the opportunity to comment on the DEIR for Victoria Place Project. Thank you for assisting in protecting California's people and the 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 [CEQA Review email](#) for additional guidance.

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
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

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cc: (via email)

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