



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

January 22, 2026

Steven Ayers
Principal Planner
City of Saratoga
10200 Slater Avenue
Fountain Valley, CA 92708
Steven.Ayers@fountainvalley.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE 8550 WARNER AVENUE
PROJECT (PARKSIDE FV) DATED JANUARY 15, 2026, STATE CLEARINGHOUSE
NUMBER [2026010463](#)

Dear Steven Ayers,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the 8550 Warner Avenue Project (Parkside FV) (Project). The Project involves the construction of a three-story, 72-unit apartment complex and a one-story amenity building totaling 76,876 square feet that form a U-shape on the Project site. The amenity building would be located in the center of the apartment complex and would include a 122-square-foot leasing office, 663-square-foot clubhouse, and an adjacent trellis structure with a patio area. The Project would provide 107 parking spaces on-site, consisting of 96 resident parking spaces and 11 guest parking spaces, including five (5) ADA-accessible spaces. DTSC recommends and requests consideration of the following comments:

1. According to the Initial Study (IS)/MND, EnviroStor and GeoTracker, the Site and surrounding locations are impacted by historical contamination. Section 9 Hazards and Hazardous Materials of the IS/MND, page 66 states: "The Leaking Underground Storage Tank (LUST) Cleanup Sites within 0.25-mile of

the project site identified by GeoTracker include: Saad Service Center located at 8471 Warner Avenue, which had a potential contaminant of concern for gasoline in groundwater for uses other than drinking water supply. The cleanup status is Open – Remediation as of 2011”.

Due to these contaminations and the nature of the Project purposed as a residential development, DTSC recommends the City of Fountain Valley address the contaminations within and around the Project area through a Phase I Environmental Site Investigation and/or receive oversight from a [self-certified local agency](#), DTSC or the Regional Water Quality Control Board. If entering into one of DTSC’s voluntary agreements, please note 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. 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](#).
3. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC’s PEA Guidance Manual](#). Furthermore, 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/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be

conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC would like to thank you for the opportunity to comment on the MND for the 8550 Warner Avenue Project (Parkside FV). 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
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Steven Ayers
January 22, 2026
Page 4

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Robert Franklin
Project Applicant
The Stellrecht Company - FV Center LP
geographicresearch@gmail.com

Vanessa Villanueva
Project Manager
Rincon Consultants, Inc. / Consulting Firm
vvillanueva@rinconconsultants.com

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

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov