



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

March 20, 2024

Sherri Metzker

Community Development and Sustainability Director

City of Davis Department of Community Development and Sustainability

23 Russell Boulevard, Suite 2

Davis, CA 95616

smetzker@cityofdavis.org



RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE PALOMINO PLACE PROJECT DATED FEBRUARY 23, 2024 STATE CLEARINGHOUSE NUMBER [2007072020](#)

Dear Sherri Metzker,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Palomino Place Project. The proposed project would demolish two on-site duplex buildings and a barn, followed by residential development, comprised of a total of 163 new units, consisting of cottages, half-plex townhomes, single-family residences, and multi-family apartments. The existing ranch home would be retained and renovated. Proposed recreational facilities would include a pool complex and the USA Pentathlon Training Facility. The project would also consist of new on-site roadways; associated utility improvements; and open space, landscaping, and trails. The project would require the following entitlements from the City: Site Plan and Architectural Review, Vesting

Tentative Map, and an Affordable Housing Plan. After reviewing the project, 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 [Update to June 2006 Phase I Addendum Guidance](#).
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. 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 meets screening levels 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.

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Palomino Place 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sherri Metzker
March 20, 2024
Page 3

Sincerely,

Tamara Purvis

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

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

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