



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 13, 2024

Mary Jeyaprakash
Senior Planner
City of Sunnyvale
456 W Olive Avenue
Sunnyvale, CA 94086
mjeyaprakash@sunnyvale.ca.gov

Governor's Office of Planning & Research

Mar 13 2024

STATE CLEARINGHOUSE

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE 1313 SOUTH WOLFE ROAD GENERAL PLAN AMENDMENT & REZONING PROJECT DATED FEBRUARY 14, 2024 STATE CLEARINGHOUSE # [2024020540](#)

Dear Mary Jeyaprakash,

The Department of Toxic Substances Control (DTSC) received a MND for the 1313 South Wolfe Road General Plan Amendment & Rezoning Project. The project proposes a General Plan Amendment (GPA) and rezoning to allow future development of multi-family residential and commercial uses on-site. The project proposes to change the General Plan land use designation of the site from Commercial to High Density Residential. The proposed High Density Residential land use designation allows a density of 25 to 36 dwelling units per acre (du/ac). The project also proposes to rezone the site from Neighborhood Business (C-1) to High Density Residential (R-4) with a MU Mixed Use (MU) combining district overlain on the site. The proposed R-4 zoning district supports residential uses with a maximum density of 36 du/ac. Based on our Project review, DTSC requests consideration of the following comment:

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1. A Phase II Environmental Site Assessment (ESA) is recommended. At the very minimum, sampling and testing should be conducted and documented to determine if any further hazardous waste or hazardous waste concerns exist. The documentation should be sent to an approved regulatory oversight agency. The Santa Clara County Department of Environmental Health is not listed on our [Local Agency Resources webpage](#) as an approved agency therefore, DTSC recommends the City of Sunnyvale enter into DTSC's Standard Voluntary Agreement (SVA) program so a proper evaluation of the Project can be reviewed by designated DTSC technical staff. 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." If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).

DTSC appreciates the opportunity to comment on the 1313 South Wolfe Road General Plan Amendment & Rezoning 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.

Sincerely,



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)

Governor's Office of Planning and

Research State Clearinghouse

State.Clearinghouse@opr.ca.gov

Tamara Purvis

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