



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

April 30, 2024

Julie Newton

Environmental Coordinator
Sacramento County Planning
827 7th Street, Suite 225
Sacramento, CA 95814
newtonj@saccounty.net

Governor's Office of Planning & Research

Apr 30 2024
STATE CLEARINGHOUSE

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR PLNP2022-00298 5644
WALNUT AVENUE TENTATIVE PARCEL MAP (PROJECT) DATED APRIL 17, 2024
STATE CLEARINGHOUSE NUMBER [2024040745](#)

Dear Julie Newton,

The Department of Toxic Substances Control (DTSC) received a MND for the project. The project requests the following entitlements from the County of Sacramento:

1. A Tentative Parcel Map to divide a 0.78-acre parcel developed with a single-family residence into four lots in the Residential 5 (RD-5) zoning district.
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
 - Public Street Frontage: Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, 4 lots would be served by a private street network.

3. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines). 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 Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) 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 outlined in the [PEA](#) 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. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the MND for the 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.

Julie Newton
April 30, 2024
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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