



**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

June 28, 2024

Francisco Avila  
Principal Planner  
Contra Costa County  
30 Muir Road  
Martinez, CA 94553

[francisco.avila@dcd.cccounty.us](mailto:francisco.avila@dcd.cccounty.us)

RE: MITIGATED NEGATIVE DECLARATION FOR THE VILLAGE AT PACHECO 33 UNIT TOWNHOME PROJECT DATED JUNE 14, 2024, STATE CLEARINGHOUSE NUMBER [2024060676](#)

Dear Francisco Avila,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Village at Pacheco 33 Unit Townhome Project (Project). The applicant seeks approval of Vesting Tentative Map for a 33-parcel townhome Project. A tree permit for the removal of 5 trees and work within the dripline of 9 others and grading of 10,200 cubic yards is also included. 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 assess any contaminants of concern meet screening levels as outlined in the [PEA 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 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 Village at Pacheco 33 Unit Townhome 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.

Francisco Avila  
June 28, 2024  
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Sincerely,

*Tamara Purvis*

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