



**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 26, 2024

Joseph Lawlor  
Senior Planner  
Contra Costa County  
30 Muir Road  
Martinez, CA 94553

[joseph.lawlor@dcd.cccounty.us](mailto:joseph.lawlor@dcd.cccounty.us)

RE: MITIGATED NEGATIVE DECLARATION FOR THE SUNSET ROAD TWO-PARCEL  
MINOR SUBDIVISION PROJECT DATED JUNE 17, 2024, STATE CLEARINGHOUSE  
NUMBER [2024060770](#)

Dear Joseph Lawlor,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration the Sunset Road Two-Parcel Minor Subdivision project (project). The applicant is seeking approval of a vesting tentative map to subdivide a 13.9- acre property into two parcels. Proposed parcels "A" & "B" would be 8.9 and 5-acres, respectively. One-acre building envelopes for the expected future single-family residential development are specified in each parcel. The vesting tentative map includes proposed locations for access driveways, freshwater wells, and a septic system for Parcels A & B.

After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are Dichlorodiphenyltrichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.
2. Additional chemicals of concern may be found in mixing/loading/storage area, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.
3. 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](#).
4. DTSC recommends that all imported soil and fill material should be tested to assess any COC's meet screening levels as outlined in the [PEA](#). 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

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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 Sunset Road Two-Parcel Minor Subdivision 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,



Tamara Purvis  
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HWMP - Permitting Division – CEQA Unit  
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cc: (via email)

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