



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

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Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
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[dtsc.ca.gov](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

December 5, 2024

Simar Gill  
Senior Planner  
City of Walnut Creek - Community Development Department  
1666 North Main Street  
Walnut Creek, CA 94596  
[Gill@walnut-creek.org](mailto:Gill@walnut-creek.org)

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE MITCHELL TOWNHOMES PROJECT DATED NOVEMBER 25, 2024, STATE  
CLEARINGHOUSE NUMBER [2024110923](#)

Dear Simar Gill,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Mitchell Townhomes Project (Project). The proposed Project includes the construction of 422 3-story multi-family dwelling units in townhome-style condominium configuration within approximately 83 buildings, totaling approximately 841,764 gross square feet of buildings, and 721,113 net square feet of residential units. The building groups would consist of two building styles, and four-unit plans per style. The proposed Project would also include an approximately 0.7-acre central common open space area, a rain garden common area, a dog park, and various paseo walking areas. Additionally, the proposed Project would include landscaping, stormwater detention, utilities, internal streets, pedestrian paths and seating, and other infrastructure improvements. 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 [DTSC's Preliminary Endangerment Assessment \(PEA\) 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 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 NOP of a DEIR for the Mitchell Townhomes 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 clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Simar Gill  
December 5, 2024  
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Sincerely,

*Tamara Purvis*

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