



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 20, 2025

Margaret Netto
Consulting Senior Planner
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RE: SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE 749 WEST EL CAMINO REAL MIXED-USE PROJECT DATED MARCH 6, 2025, STATE CLEARINGHOUSE NUMBER [2023050251](#)

Dear Margaret Netto,

The Department of Toxic Substances Control (DTSC) reviewed the Supplemental Environmental Impact Report (SEIR) for the 749 West El Camino Real Mixed-Use Project (Project). The Project would demolish the existing 1,487 square foot restaurant building, 18,302 square foot bank building, and all associated surface parking and landscaping on-site to construct two new buildings on-site: 1) a two-story, 41 feet tall, 11,500 square foot bank and 2) a six-story, mixed-use building with 299 multi-family residential units up to 13,465 square feet of ground-floor commercial uses, and two levels of underground parking.

In March 2020, a Phase I Environmental Site Assessment (ESA) was prepared for the Project by Ramboll. The ESA states that former underground storage tanks (USTs) were removed from the northwestern portion of the site according to a Subsurface Investigation Report conducted prior to 1990 and the report does not provide any information regarding oversight of the UST removals by a regulatory agency. The ESA also states: "Ramboll was not provided with any specific information regarding historical

agricultural chemical use, although pesticides or other agricultural chemicals may have been applied on the site, and it is possible that residual concentrations of agricultural chemicals may be present in soil and potentially groundwater.” The City addresses these issues in the SEIR under COA HAZ -2.1 Toxic Assessment section stating: “A toxic assessment report shall be prepared and submitted as part of the building permit submittal. The applicant must demonstrate that hazardous materials do not exist on the site or that construction activities and the proposed use of this site are approved by: the City’s Fire and Environmental Protection Division (FEPD); the State Department of Health Services; the Regional Water Quality Control Board; and any Federal agency with jurisdiction”.

DTSC recommends and requests consideration of the following comments:

1. The City’s Fire and Environmental Protection Division (FEPD) is not a certified local agency, therefore, DTSC recommends the City of Mountain View address contamination found to be present within the Project area through oversight from a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. If entering into one of DTSC’s voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant [Regional Brownfield Coordinator](#) for your Project.
2. 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 dichloro-diphenyl-trichloroethane, 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 local area baselines or thresholds. If they are not, remedial action

must take place to mitigate them below those thresholds.

Additional COCs may be found in mixing/loading/storage areas, 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. 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 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 would like to thank you for the opportunity to comment on the SEIR for the 749 West El Camino Real Mixed-Use 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 our [CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
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HWMP - Permitting Division – CEQA Unit

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