



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 3, 2025

Syd Sotoodeh
Senior Planner
Contra Costa County Dept. of Conservation and Development
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Martinez, CA 94553
syd.sotoodeh@dcd.cccounty.us

RE: MITIGATED NEGATIVE DECLARATION FOR THE GREEN VALLEY ROAD
REZONE AND TWO-LOT MINOR SUBDIVISION (COUNTY FILE CDRZ23-03271 AND
CDMS23-00005) DATED MARCH 27, 2025, STATE CLEARINGHOUSE NUMBER
[2025031276](https://clearinghouse.ca.gov/2025031276)

Dear Syd Sotoodeh,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Green Valley Road Rezone and Two-Lot Minor Subdivision (County File CDRZ23-03271 and CDMS23-00005) (Project). The applicant is requesting approval of a vesting tentative map to subdivide the subject 2-acre property into two parcels. The Project proposes one approximately 16- to 30-foot private access and utility easement and to remove and replace the existing driveway onto Green Valley Road. New development for proposed Parcel B includes demolishing a barn and constructing a new 3,496-square-foot, two-story, single-family residence. No changes to the existing residence or driveway on Parcel A are proposed. The applicant also requests a rezone of the property from A-2, General Agricultural District to R-40, Single-Family Residential district. 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 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 do 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.
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 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 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 clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Syd Sotoodeh
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Sincerely,

Tamara Purvis

Tamara Purvis
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cc: (via email)

Governor's Office of Land Use and Climate Innovation
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