



Department of Toxic Substances Control



Jared Blumenfeld
Secretary for
Environmental Protection

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Gavin Newsom
Governor

January 3, 2020

Governor's Office of Planning & Research

JAN 03 2020

Mr. Ron Bess
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, California 95811

STATE CLEARINGHOUSE

WEST BROADWAY SPECIFIC PLAN DRAFT ENVIRONMENTAL IMPACT REPORT –
DATED DECEMBER 2019
(STATE CLEARINGHOUSE NUMBER: 2018072032)

Dear Mr. Bess:

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (EIR) for the West Broadway Specific Plan.

The West Broadway Specific Plan (WBSP) would systematically reintegrate approximately 240 acres of the western portion of Broadway and the Upper Land Park area into the fabric and activity of the City of Sacramento. The project would encourage an increase in overall land use density and facilitate new mixed-use development, reuse, and redevelopment within the Specific Plan Area that supports a mixed income community and a variety of housing choices, including market rate and affordable housing options for low-income, very low-income, and extremely low-income households. While actual future development patterns may vary from these plan assumptions, implementation of the WBSP could result in approximately 3,787 new residences, a net increase of 16.8 acres of parks and recreation space, and up to 42,500 square feet of new recreation-related building space within the Specific Plan Area.

DTSC recommends that the following issues be evaluated in the EIR, Hazards and Hazardous Materials section:

1. The EIR should acknowledge the potential for project site activities to result in the release of hazardous wastes/substances. In instances in which releases may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The EIR should also identify the mechanism(s)

to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

2. 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 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* (https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf).
3. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).
4. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the EIR. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).

DTSC appreciates the opportunity to review the EIR. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc. Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

Mr. Ron Bess
January 3, 2020
Page 3

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,

A handwritten signature in blue ink, reading "Gavin McCreary". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

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