Department of Toxic Substances Control

Meredith Williams, Ph.D., Director 8800 Cal Center Drive Sacramento, California 95826-3200

Governor's Office of Planning & Research

February 21, 2020

STATE CLEARINGHOUSE

Mr. Chris Erias, Community Development Director City of Galt Community Development Department 495 Industrial Drive Galt, California 95632

MITIGATED NEGATIVE DECLARATION (MND) FOR THE CARDOSO II SUBDIVISION PROJECT – DATED FEBRUARY 2020 (STATE CLEARINGHOUSE NUMBER: 2020029002)

Dear Mr. Erias:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for Cardoso II Subdivision Department.

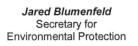
The proposed project would include the development of an 87-unit singlefamily subdivision and associated improvements on the northern 24.62 acres of the subject property. The remaining 34.55 acres would be designated as a remainder parcel and would not be developed. The proposed project would require approval of a rezone to change the zoning of the 24.62-acre project site to Maximum Density, Single-Family Residential. The remainder parcel would continue to be designated and zoned open space.

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

- The MND should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have or occurred or 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 MND 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

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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).

- 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 (<u>https://dtsc.ca.gov/wp-</u> 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 MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 Interim Guidance for Sampling Agricultural Properties (Third Revision) (<u>https://dtsc.ca.gov/wp-</u> content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf).

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

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

Sincerely,

Hanin MMMun /

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

cc: (see next page)

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cc: (via email)

Governor's Office of Planning and Research State Clearinghouse <u>State.Clearinghouse@opr.ca.gov</u>

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Mr. Dave Kereazis Office of Planning & Environmental Analysis Department of Toxic Substances Control Dave.Kereazis@dtsc.ca.gov