



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

May 16, 2025

Ron Bess
Associate Planner
City of Sacramento, Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
RBess@cityofsacramento.org

RE: MITIGATED NEGATIVE DECLARATION FOR 6325 STOCKTON BOULEVARD
MIXED-USE PROJECT DATED May 2, 2025, STATE CLEARINGHOUSE NUMBER
[2025050127](#)

Dear Ron Bess,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the 6325 Stockton Boulevard Mixed-Use Project (Project). The proposed Project would include the removal of all on-site structures and trees, and the development of two, three-story residential buildings with 24 units in each for a total of 48 apartment units, a car wash station, an oil change facility. The proposed Project would include 86 parking spaces throughout the Project site. Partner's Phase II Subsurface Investigation Report (SIR) revealed methylene chloride impacting soil gas initially exceeded the commercial/industrial screening levels. An additional Tier 2 Evaluation found they were within the commercial/industrial thresholds, however there is no mention of residential screening levels. Since the proposed Project will have residential use and Partner's SIR tested for commercial/industrial use, DTSC recommends and requests consideration of the following comments:

1. The analysis within the MND should reflect residential screening levels as the Phase I Environmental Site Assessment and Phase II SIR only analyzed screening levels to commercial / industrial thresholds.
2. The City of Sacramento 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.
3. 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 6325 Stockton Boulevard 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.

Ron Bess
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Sincerely,

Tamara Purvis

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cc: (via email)

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