



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

June 26, 2025

Seamus Laffey
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City of West Sacramento
1110 W Capitol Ave.
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RE: MITIGATED NEGATIVE DECLARATION FOR JEWELLED PALACE BUDDHIST TEMPLE AT DHARMA REALM DATED JUNE 24, 2025, STATE CLEARINGHOUSE NUMBER [2025061143](#)

Dear Seamus Laffey,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Jeweled Palace Buddhist Temple at Dharma Realm (Project). The Project would involve partial demolition of two buildings and total demolition of a courtyard and associated courtyard features. Once demolition is complete, a new 3-story, approximately 90-foot-tall Temple Building and pedestrian bridge (Sky Bridge) will be constructed. The ground floor of the building would include a kitchen and a dining area. The Sky Bridge would consist of a mix of steps and a paved bridge pathway that would ascend over two existing buildings to connect to the third story of the building. The proposed Project would also include the construction of three new entrance/egress areas, including a gated archway along El Rancho Court that would serve as the main site access, as well as a pedestrian plaza and vehicular circulation and pedestrian connectivity improvements within the site.

A Phase I Environmental Site Assessment was conducted by Partner Engineering and Science, Inc. and their recommendation stated: "An Operations and Maintenance (O&M) Program should be implemented in order to safely manage

the suspect ACMs and LBP located at the subject property”. This recommendation has not been incorporated in the Hazard and Hazardous materials section of the MND, therefore, DTSC recommends and requests consideration of the following comments:

1. 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 Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. All imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC’s PEA 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 Jeweled Palace Buddhist Temple at Dharma Realm. 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.

Seamus Laffey
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Sincerely,

Tamara Purvis

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cc: (via email)

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