



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 14, 2025

Everett Louie
Planner III
Contra Costa County
30 Muir Road
Martinez, CA 94553
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RE: MITIGATED NEGATIVE DECLARATION FOR THE ALI CARRIAGE RENTAL HOMES – DEVELOPMENT PLAN PROJECT FOR CONSTRUCTION OF 8 TOWNHOMES, COUNTY FILE #CDDP22-03021 DATED NOVEMBER 7, 2025, STATE CLEARINGHOUSE NUMBER [2025110313](#)

Dear Everett Louie,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Ali Carriage Rental Homes – Development Plan Project for Construction of 8 Townhomes, County File #CDDP22-03021 (Project). The applicant seeks approval to develop 8 rental townhomes. The Project includes construction of two buildings. containing 8 units and each unit will comprise of two bedrooms with 744 square feet while the main level will contain a living area approximately 744 square feet and a 30-square-foot-deck. The lower level will also consist of a 616-square-foot, two-car garage. The project will require approximately 200 cubic yards of cut and 750 cubic yards of fill for grading.

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/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 soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/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.

Sincerely,



Dave Kereazis
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HWMP-Permitting Division – CEQA Unit
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Everett Louie
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cc: (via email)

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