Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

November 14, 2025

Jen Chard
Planner III
Sonoma County
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RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE AIRPORT VILLAGE MULTIFAMILY HOUSING PROJECT, PLP24-0016 DATED NOVEMBER 6, 2025, STATE CLEARINGHOUSE NUMBER 2025110183

Dear Jen Chard,

The Department of Toxic Substances Control (DTSC) received the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Airport Village Multifamily Housing Project, PLP24-0016 (Project). The proposed Project would result in the construction of approximately 1,464 for-rent housing units, 10,561 square feet of recreational space, and 10,000 square feet in commercial spaces in Sonoma County. The residential construction would consist of 19-four story buildings, and 1-five story building featuring a ground floor parking structure under four residential floors. Of the proposed 1,464 for-rent housing units, 1,019 are one-bedroom units, 265 are two-bedroom units, and 180 are three-bedroom units. The Project's construction would result in 1,150,041 square feet of residential buildings, 10,561 square feet of recreational buildings, 10,000 square feet for commercial spaces, and 3,200 square feet in maintenance buildings. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the DTSC's Human and Ecological Risk Office (HERO) webpage for the most recent guidance and screening levels.
2. DTSC recommends that 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 reserves the right to comment on any future circulated environmental documents related to this Project on proposed or incorporated changes, measures, or project features. DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Airport Village Multifamily Housing Project, PLP24-0016. 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 email for additional guidance.

Sincerely,

Tamara Purvis
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Department of Toxic Substances Control
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cc: (via email)

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