Department of Toxic Substances Control

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Secretary for
Environmental Protection

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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

November 25, 2025

Albert Enault
Senior Planner
City of Vacaville
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RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE EAST OF LEISURE TOWN SPECIFIC PLAN DATED NOVEMBER 21, 2025, STATE CLEARINGHOUSE NUMBER 2025110955

Dear Albert Enault,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the East of Leisure Town Specific Plan (Project). The Project comprises 601 acres of land located in unincorporated Solano County, immediately east of the City of Vacaville's existing City limits. The Project proposes to annex 508 acres out of the 601 acres of land from Solano County into the City of Vacaville for the purpose of developing a phased, comprehensive master planned community. The Project includes 4,219 residential units, approximately 124,600 commercial mixed use square feet an 11-acre elementary school to serve approximately 500 to 600 students, and 32.6 acres of parks. Utilities include 19 acres of stormwater detention basins, and 7 .2 acres for water/wastewater infrastructure. The Project also includes approximately 93 acres of non-participating parcels which are proposed to be included in the proposed annexation area with no specific development proposed at this time. 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 all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. Furthermore, 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/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.

3. The City of Vacaville should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the City of Vacaville address the contaminations within the Project area through an Environmental Site Assessment and/or receive 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.

DTSC would like to thank you for the opportunity to comment on the NOP of a DEIR for the East of Leisure Town Specific Plan. 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,

Tamara Purvis

Tamara Purvis
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HWMP - Permitting Division – CEQA Unit
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cc: (via email)

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