



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

February 24, 2026

Sonal Aggarwal
Planner III
County of San Mateo
455 County Center, 2nd Floor
Redwood City, CA 94063
Saggarwal@smcgov.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE NOLAN-STEVAUX NEW SINGLE-FAMILY RESIDENCE DATED FEBRUARY 18, 2026, STATE CLEARINGHOUSE NUMBER [2026020674](#)

Dear Sonal Aggarwal,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Nolan-Stevaux New Single-Family Residence (Project). The Project consists of a Planned Agricultural District Permit, Grading Permit, and After-the-Fact Coastal Development Permit and Significant Tree Permits to construct a new 2,466 square foot single-family residence, an attached 568 square foot garage, and detached 522 square foot pool house. A legalization of an existing well into a domestic well and a new septic system and three (3) 4,900-gallon domestic/fire suppression water tanks are also proposed. The Project also involves approximately 385 cubic yards of grading including 295 cubic yards of cut and 90 cubic yards of fill and removal of four Black Walnut trees for the proposed house, pool and new septic tank. The site is located in the Pescadero Road County Scenic corridor. 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 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 is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.
3. The County of San Mateo 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 County of San Mateo 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 believes the County of San Mateo must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the department connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered. Please refer to the [San Mateo County EnviroStor Map](#) for additional information about the areas of potential contamination. If further concerns or impacts surface in light of any forthcoming environmental documents, DTSC reserves the right to provide applicable comments at that time.

DTSC appreciates the opportunity to comment on the MND for the Nolan-Stevaux New Single-Family Residence. 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 [CEQA Review email](#) for additional guidance.

Sincerely,



Dave Kereazis
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HWMP-Permitting Division – CEQA Unit
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Sonal Aggarwal
February 24, 2026
Page 4

cc: (via email)

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