



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

July 17, 2026

Dominique Vogelpohl
Senior Planner
Contra Costa County, Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
Dominique.Vogelpohl@dcd.cccounty.us

RE: MITIGATED NEGATIVE DECLARATION FOR 2-LOT RESIDENTIAL
SUBDIVISION, COUNTY FILE #CDMS25-00003 DATED JULY 10, 2026, STATE
CLEARINGHOUSE NUMBER [2026070410](#)

Dear Dominique Vogelpohl,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the 2-Lot Residential Subdivision, County File #CDMS25-00003 (Project). The applicant seeks approval of a Tentative Parcel Map to subdivide a 1.9-acre property into 2 new residential parcels (Parcel A: 42,899.4 square-feet and Parcel B: 40,028.3 square-feet) with two variance requests to allow both parcels to have an average lot width of less than the 120-foot minimum required (Parcel A: 85-feet and Parcel B: 87-feet) The Project also includes: removal of 21 onsite trees and work within the dripline of 22 onsite trees to remain, reconstruction of the existing driveway into a private road, demolition of the existing detached garage and two shed buildings, and approximately 1,260 cubic yards of grading (160 cubic yards of cut and 1,100 cubic yards of fill). 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. DTSC recommends all imported soil/fill material be tested to ensure all contaminants of concern (COCs) meet screening levels as outlined in [DTSC's PEA 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.

DTSC appreciates the opportunity to comment on the MND for the 2-Lot Residential Subdivision, County File #CDMS25-00003 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 [the CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
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Dominique Vogelpohl

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cc: (via email)

Governor's Office of Land Use and Climate Innovation

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