



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

September 16, 2026

Joe Sidor
Contract Senior Planner
City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950
jsidor@cityofpacificgrove.org

RE: MITIGATED NEGATIVE DECLARATION FOR 1398 PICO AVENUE DATED
SEPTEMBER 15, 2026, STATE CLEARINGHOUSE NUMBER [2026090603](#)

Dear Joe Sidor,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for 1398 Pico Avenue (Project). The proposed Project would include demolition of the existing residence, driveway, and other hardscaped areas, and construction of a 3,155 square foot, single story residence with an attached garage, a 720 square foot courtyard, a 535 square foot flagstone patio area (including a deck and spa), an 842 square foot driveway, and a 750 square foot Outdoor Use Area. The Project would result in a total Primary Coverage Area of 5,252 square feet, and a Residential Development Envelope (Primary Coverage Area plus the Outdoor Use Area) of 6,002 square feet. The proposed residence would occupy approximately the same footprint as the existing residence and would maintain the same height and setback distances. The remaining 29,011 square feet of the 35,013 square foot parcel would be placed under a conservation easement. 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 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 would like to thank you for the opportunity to comment on the MND for the 1398 Pico Avenue 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
Department of Toxic Substances Control
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Joe Sidor
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cc: (via email)

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