



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

September 12, 2024

John Doughty
Assistant City Manager
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
jdoughty@hmbcity.com

RE: MITIGATED NEGATIVE DECLARATION FOR THE STONE PINE COVE
AFFORDABLE FARMWORKER HOUSING PROJECT DATED SEPTEMBER 4, 2024,
STATE CLEARINGHOUSE NUMBER [2024090093](#)

Dear John Doughty,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Stone Pine Cove Affordable Farmworker Housing Project (Project). The Project proposes to develop 46 affordable manufactured homes available to low income and lower income farmworkers, one manager's unit, and one management office on a 6.82-acre portion of a 20.33-acre parcel under the ownership of the City of Half Moon Bay (City). The County of San Mateo and the City are co applicants for the proposed Project. Site access, parking, landscaping, recreation, lighting, and utility improvements are also planned. The Project would require approval of a Parcel Map to divide the subject parcel into three legal parcels. After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of 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 [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.
2. 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.
3. 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 \(PEA\) 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 the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).
4. 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

John Doughty
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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 PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the MND for the Stone Pine Cove Affordable Farmworker Housing 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 [email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

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cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
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Scott.Wiley@dtsc.ca.gov

October 17, 2024

Tamara Pervis
HWMP - Permitting Division – CEQA Unit Department of Toxic Substances Control
8800 Cal Center
Sacramento, CA, 95826

RE: Response to Department of Toxic Substances Control Comment on the Stone Pine Cove Affordable Farmworker Housing Project

Dear Tamara Pervis:

Thank you for your comments on the Half Moon Bay Stone Pine Cove Affordable Farmworker Housing Project (project) Draft Initial Study and Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2024090093). The City of Half Moon Bay (City) and its partner, San Mateo County are committed to ensuring this project is carried out in a safe, sustainable, and efficient manner. The City has reviewed the comments received from the Department of Toxic Substance Control (DTSC), dated September 12, 2024, and has prepared the following responses.

The DTSC comments raise questions related to hazardous materials which may persist from agricultural operations and identify the responsibilities of the Lead Agency in identifying those potential hazards.

A Phase I Environmental Site Assessment was completed for the property in 2020 and identified that the property was used for agriculture between 1943 and 2006. The Phase I did not identify evidence of toxic materials on the site (ACC Environmental Consultants, Inc. 2020).¹

A Phase II Environmental Site Assessment was completed in 2004. It identified that prior to 1988 the property was used for growing row crops, vegetables, and flowers. From 1988 to approximately 2006 the property was primarily used for growing ornamental plants and flowers.²

The potential for residual pesticides and metals are discussed in the IS/MND in Section 3.9, Hazards and Hazardous Materials, question (d). Additional detail is provided in the responses below.

Comment 1. Soil Contaminants:

- 1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of 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 **HHRA NOTE NUMBER 3, DTSC-SLs** approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.*
- 2. 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.*

¹ ACC Environmental Consultants. 2020. *Phase I Environmental Site Assessment Report*. 880 Stone Pine Road, Half Moon Bay, California. Project number 2091-002.00. August 27, 2020.

² Green Environment Inc. 2004. *Phase II Assessment Report*. Nurseryman's Exchange Property. 325 San Mateo Road, Half Moon Bay, California. August 27, 2004.

The comments identify organochlorine pesticides that require analysis including dichloro-diphenyl-trichloroethane (DDT), toxaphene, dieldrin, arsenic, as well as polycyclic aromatic hydrocarbons or total petroleum hydrocarbons.

As noted in IS/MND Section 3.9(d), the Phase II sampled for organochlorine pesticides as well as priority pollutant metals and determined that with the exception of 12 µg/kg of dieldrin in one discrete soil sample, all chemical levels in soil samples were under the Environmental Screening Levels (ESL) for residential land use from the 2003 document. The metals data were compared with background metals data from California and the report concluded that the concentrations of priority metals from project site samples were within the background ranges, and no release of priority pollutant metals was indicated. In general, the presence of chemicals at concentrations above the ESLs does not necessarily indicate that a significant risk exists at the site. It does, however, indicate that additional investigation, remedial actions and/or evaluation of potential risks are warranted.

The Phase II Environmental Site Assessment analyzed shallow soil samples collected from the growing areas and other operational areas of the property for organochlorine pesticides and priority pollutant metals. The analyses followed the soil sampling guidelines in the *Interim Guidance for Sampling Agricultural Field for School Sites (Second Revision)* dated August 2002.³ Samples were also collected outside the sheds that housed the fertilizer injection and water treatment system to sample for pesticide and metal residue. The sample data were compared with the San Francisco Bay RWQCB Risk-Based Environmental Screening Levels (ESLs) in the *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater (Interim Final-July 2003)*.⁴ The RWQCB ESLs have been updated and many have been replaced by DTSC ESLs since publication of this document, therefore Table 1 shows the pesticides that showed detectable levels in the Phase II, compared to the updated DTSC ESLs.⁵ Table 1 does not include chemicals where all samples were at non-detectable levels. Where ESLs were not available, Table 1 includes the DTSC-recommended Regional Screening Levels promulgated by the Environmental Protection Agency (EPA).

Table 1. Environmental Screening Levels and Detectable Pesticide Concentrations in Soil Samples

Sample	4,4'DDE	4,4'DDD	4,4'DDT	Gamma-chlordane	Dieldrin	Endosulfan sulfate
Screening Levels for Residential Soil, Cancer Endpoint ¹	2,300 ug/kg	2,000 ug/kg	1,900 ug/kg	n/a	340 ug/kg	n/a
Screening Levels for Residential Soil, Non-cancer Endpoint	1,900 ug/kg	23,000 ug/kg	37,000 ug/kg	39,000 ug/kg ²	3,200 ug/kg	380,000 ug/kg
Composite A6-A12 (south end)	23 µg/kg	3.1 µg/kg	ND	ND	ND	ND

³ Department of Toxic Substances Control (DTSC). 2002. *Interim Guidance for Sampling Agricultural Fields for School Sites (Second Revision)*. Available at: <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://dtsc.ca.gov/wp-content/uploads/sites/31/2016/01/interim-ag-soils-guidance.pdf>> Accessed October 15, 2024.

⁴ San Francisco Bay Regional Water Quality Control Board. 2003. *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*. Available at: [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.waterboards.ca.gov/rwqcb2/water_issues/programs/sitecleanup/esl/sfb%20rwqcb%20esls%20-%20vol.%20%20appendix%201%20\(july%202003,%20updated%209.4.03\).pdf](chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.waterboards.ca.gov/rwqcb2/water_issues/programs/sitecleanup/esl/sfb%20rwqcb%20esls%20-%20vol.%20%20appendix%201%20(july%202003,%20updated%209.4.03).pdf). Accessed October 15, 2024.

⁵ Department of Toxic Substances Control 2022. *Human Health Risk Assessment Note 3 – DTSC Modified Screening Levels*, June 2020 – Revised May 2022. Available at: <https://dtsc.ca.gov/human-health-risk-hero/>. Accessed October 15, 2024.

Composite A4-A10 (southwest portion)	55 µg/kg	ND	9.1 µg/kg	ND	ND	ND
Composite A25-A28 (southeast portion)	ND	ND	ND	2.7 µg/kg	ND	ND
Other growing areas	91 µg	45 µg/kg	21 µg/kg	ND	12 µg/kg	ND
Outside fertilizer injection shed (P1,P2,P3)	11-22 µg/kg	ND	ND	ND	ND	2.3 µg/kg (A-5)

ND= non-detectable; µg/kg = micrograms per kilogram; n/a = not available

¹ DTSC. 2022. HHRA Note Number 3 – Source: DTSC. 2022. *DTSC-Modified Screening Levels – June 2020 Revised 2022. Table 1.* Available at: 2 Noncancer Child Hazard Index, Ingestion SL Child. THQ=1. Source: EPA. May 2024. *Regional Screening Levels (RSLs). Resident Soil Table (TR=1E-06, HQ=1).*

As can be seen in Table 1, all of the detectable amounts of pesticide residue were below the current screening levels for both cancer and non-cancer hazards in residential soil.

In addition, the Phase II analyzed soil borings and groundwater samples for total petroleum hydrocarbons. It chose boring locations that were downgradient from former fuel tanks and concluded that there was no significant hydrocarbon impacts at the selected boring locations.

The Phase II also completed a survey for asbestos-containing building materials in the existing structures on the site. The complex of pesticide, fertilizer, pump and electrical sheds (identified as building #7 in the Phase II) and the pump house (identified as Building #8 in the Phase 2) are the only two structures within the footprint of the Stone Pine Cove housing development. These two structures contained less than 1 percent asbestos levels (Green Environment Inc. 2004).

Comment 3. Test Imported Soil and Fill

- 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 (PEA) 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 the prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.*

All imported soil will be tested as outlined in DTSC's *Preliminary Endangerment Assessment (PEA) Guidance Manual*.

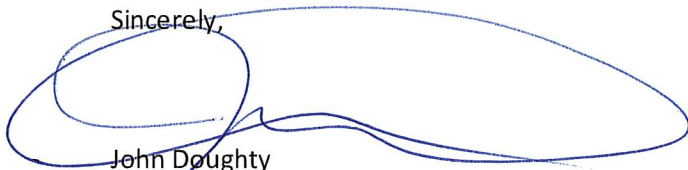
Comment 4. Test Building to be Demolished

- 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 PEA Guidance Manual.*

The history of environmental site analyses is discussed in IS/MND Section 3.9(d). The project removed the remains of a fiberglass-sided shed which had housed a fertilizer injector and water treatment system. The Phase II investigation tested the shed (labeled Building #7 in the Phase II) for asbestos and found levels to be below 1 percent in the building materials. The structure was not tested for mercury, lead-based paints or products, or polychlorinated biphenyl caulk. The fiberglass-sided structure did not contain construction materials likely to contain those products.

Should you have questions or need any additional information, please contact me at (650) 726-8284 or by e-mail at jdoughty@hmbcity.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Doughty", is written over a large, irregular blue oval scribble.

John Doughty
Assistant City Manager

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



September 25, 2024

SCH #: 2024090093
GTS #: 04-SM-2024-00615
GTS ID: 32764
Co/Rt/Pm: SM/92/0.633

John Doughty, Assistant City Manager
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

Re: Stone Pine Cove Affordable Farmworker Housing Project – Draft Mitigated Negative Declaration (MND)

Dear John Doughty:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Stone Pine Cove Affordable Farmworker Housing Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the September 2024 Draft Initial Study/Mitigated Negative Declaration (IS/MND).

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding

The project consists of the development of 46 affordable housing units available to low- and lower-income farmworkers, one manager's unit, and one management office on a 6.82-acre portion of a 20.33-acre parcel. This housing is being developed as an emergency response to a mass shooting at two local farms in January 2023 which exposed substandard, unsafe living conditions and resulted in the displacement of 19 lower-income farmworker households. Construction began in May 2024 under an Emergency Coastal Development Permit. The project site is adjacent to State Route 92 (SR 92) and is also located approximately half a mile from State Route 1 (SR 1).

Construction-Related Impacts

Project work that requires movement of oversized or excessive load vehicles on State

roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' right-of-way (ROW) requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)). Please note that the checklist TR-0416 is used to determine the appropriate Caltrans review process for encroachment projects. Your application package may be emailed to D4Permits@dot.ca.gov.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen, Transportation Planner, via LDR-D4@dot.ca.gov.

For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

John Doughty, Assistant City Manager
September 25, 2024
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Sincerely,

A handwritten signature in black ink, appearing to read "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" being larger and more prominent than the last name "Yunsheng".

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse



October 15, 2024

Yunsheng Luo
California Department of Transportation
P.O Box 23660
Oakland, CA, 94623

RE: Stone Pine Cove Affordable Farmworker Housing Project – Draft Mitigated Negative Declaration (MND)

Dear Yunsheng Luo:

Thank you for your comments on the Half Moon Bay Stone Pine Cove Affordable Farmworker Housing Project (project) Draft Initial Study and Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2024090093). The City of Half Moon Bay (City) is committed to ensuring this project is carried out in a safe, sustainable, and efficient manner. The City has reviewed the comments received from the California Department of Transportation (Caltrans), dated September 25, 2024, and has prepared the following responses.

Construction-Related Impacts

The City understands a Caltrans Transportation permit may be required for the movement of oversized or excessive load vehicles. Applicants will work with Caltrans to require the necessary permits in the event that a Transportation Permit is needed.

Equitable Access

The Caltrans comment letter indicated if any facilities are impacted by the project that those facilities must meet American Disabilities Act (ADA) Standards. The proposed project does not include any work within Highway 92 or any other Caltrans facility..

Encroachment Permit

The City understands a Caltrans issued encroachment permit would be required for any work or traffic control within the Caltrans right of way. No work is proposed that would require an encroachment permit.

The project does not include any new access or other encroachments into Caltrans right of way. Existing access is for emergency use only and there are no changes proposed

Should you have questions or need any additional information, please contact me at (650) 726-8284 or by e-mail at jdoughty@hmbcity.com.

Sincerely,

A handwritten signature in black ink that reads "John Doughty".

John Doughty
Assistant City Manager