



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

May 22, 2025

Lane Sutherland
Planner II
County of San Luis Obispo
976 Osos Street RM 200
San Luis Obispo, CA 93408
lsutherland@co.slo.ca.us

RE: MITIGATED NEGATIVE DECLARATION FOR HR HOLDINGS TRACT MAP
(SUB2020-00024 / TRACT 2879 / ED 25-0099) DATED MAY 21, 2025, STATE
CLEARINGHOUSE NUMBER [2025050960](#)

Dear Lane Sutherland,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for HR Holdings Tract Map (SUB2020-00024 / Tract 2879 / ED 25-0099) (Project). The proposed Project is a request by HR Holdings LLC for a Vesting Tentative Tract Map (Tract 2879, SUB2020-00024) to divide a 2.17 acre parcel into eight single-family residential lots for the purpose of sale and development, and one lot for a private street. The Project will include site improvements for vehicular access, the grading of building sites and the extension of utilities over an area of disturbance of about 2.1 acres including 11,280 cubic yards of cut and 4,780 cubic yards of fill (including trenching for utilities). The project site is within the Residential Single Family land use category. 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 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.

2. 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 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 prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the MND for HR Holdings Tract Map (SUB2020-00024 / Tract 2879 / ED 25-0099) 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

Lane Sutherland

May 22, 2025

Page 3

Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

State.Clearinghouse@opr.ca.gov

Daniel Lloyd

Project Applicant

HR Holdings LLC

danrlloyd@yahoo.com

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Tamara.Purvis@dtsc.ca.gov

Scott Wiley

Associate Governmental Program Analyst

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov