Department of Toxic Substances Control

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Secretary for
Environmental Protection

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SENT VIA ELECTRONIC MAIL

August 28, 2025

Andy Knighton
Planner II
County of San Luis Obispo
976 Osos Street, Room 200
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RE: MITIGATED NEGATIVE DECLARATION FOR TORRENTE MAJOR GRADING PERMIT (GRAD2025-00040 / ED25-0133) DATED AUGUST 27, 2025, STATE CLEARINGHOUSE # 2025081242

Dear Andy Knighton,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Torrente Major Grading Permit (GRAD2025-00040 / ED25-0133) (Project). The Project is a request by Joe Torrente for a Major Grading Permit to authorize the grading for the construction of an 1,894-square-foot single-family residence with a 528-square-foot attached garage, septic system and associated site improvements. The proposed project will disturb approximately 0.83 acres of the 2.32-acre parcel, including 561-cubic-yards of cut and fill. The proposed parcel is within the Agricultural land use category and is located at west end of Reindeer Place, approximately 5.5 miles east of the community of Paso Robles. The project site is in the El Pomar-Estrella Sub-area of the North County Planning Area. 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 that all imported soil/fill material should be tested to assess any COCs 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/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 are suitable for the intended land use. The soil 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 Torrente Major Grading Permit. 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

Dave Kereazis
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cc: (via email)

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