Department of Toxic Substances Control

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Secretary for
Environmental Protection

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SENT VIA ELECTRONIC MAIL

December 16, 2025

Andy Knighton
Planner II
County of San Luis Obispo
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San Luis Obispo, CA 93401
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RE: MITIGATED NEGATIVE DECLARATION FOR THE GIBSON MAJOR GRADING PERMIT (GRAD2025-00040 / ED25-0133) DATED DECEMBER 10, 2025, STATE CLEARINGHOUSE NUMBER 2025120437

Dear Andy Knighton,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Gibson Major Grading Permit (GRAD2025-00040 / ED25-0133) (Project). The proposed Project is a request by Field Gibson for a Major Grading Permit (GRAD2025-00112) to authorize the grading for the construction of a 1,665-square-foot single-family residence with an 812-square-foot attached garage, 1,200 square-foot metal barn, 520 square-foot carport, septic system and associated site improvements. The proposed Project will disturb approximately 0.83 acres of the 5.13-acre parcel, including 657-cubic-yards of cut and fill. The proposed parcel is within the Agricultural land use category and is located near the intersection of Play Doe Lane and Maverick Way. 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 all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment 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.

3. San Luis Obispo County should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the County of San Luis Obispo address the contaminations within the Project area through an Environmental Site Assessment and/or receive oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: Request for Agency Oversight Application. Submittal of the online

application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant Regional Brownfield Coordinator for your Project.

DTSC would like to thank you for the opportunity to comment on the MND for the Gibson Major Grading Permit (GRAD2025-00040 / ED25-0133). 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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