



**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](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

May 12, 2026

Carol Ziesenhenne  
Senior Planner  
City of Santa Maria  
110 South Pine Street Suite 101  
Santa Maria, CA 93458  
[cziesenhenne@cityofsantamaria.org](mailto:cziesenhenne@cityofsantamaria.org)

RE: MITIGATED NEGATIVE DECLARATION FOR WESTGATE VILLAGE  
MARKETPLACE DATED MAY 7, 2026, STATE CLEARINGHOUSE NUMBER  
[2026050301](#)

Dear Carol Ziesenhenne,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Westgate Village Marketplace (Project). Westgate Village Development, LLC is requesting a General Plan Amendment and Rezone, Tract Map, and Planned Development Permit to allow for Santa Maria General Plan land use designation and zoning changes on a 3.51-acre portion of a 7.52-acre property, subdivision of the 7.52-acre property into seven parcels, and development of the 7.52-acre property with 92 multi-family residential units configured within three three-story buildings; on-site amenities; commercial uses, including a sit-down restaurant, a general office and retail space, a drive-through fast-food restaurant, a Starbucks with a drive-through, a neighborhood mini market, a medical space, a gas station, and a carwash; and associated site improvements. 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. The City of Santa Maria 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 City of Santa Maria address the contaminations within the Project area through an Environmental Site Assessment and/or receive oversight from a [self-certified local agency](#),

Carol Ziesenhenne

May 12, 2026

Page 3

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 appreciates the opportunity to comment on the MND for the Westgate Village Marketplace. 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 [CEQA Review email](#) for additional guidance.

Sincerely,

*Tamara Purvis*

Tamara Purvis  
Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
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Carol Ziesenhenne

May 12, 2026

Page 4

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

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