



**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 5, 2026

Dane Mueller  
Planner II  
County of San Luis Obispo  
976 Osos Street Room 300  
San Luis Obispo, CA 93408  
[dmueller@co.slo.ca.us](mailto:dmueller@co.slo.ca.us)

RE: MITIGATED NEGATIVE DECLARATION FOR THE SNOW MINOR USE PERMIT /  
COASTAL DEVELOPMENT PERMIT: N-DRC2023-00054 DATED APRIL 30, 2026,  
STATE CLEARINGHOUSE NUMBER [2026041396](#)

Dear Dane Mueller,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Snow Minor Use Permit / Coastal Development Permit: N-DRC2023-00054 (Project). The Project is a request by Mark Snow to allow for construction of a 4,412 square-foot single-story single-family residence with 1,315 square-feet of deck areas, 1,384 square-foot attached garage, a new access driveway, well, water tank with waterline, and a septic tank with leach fields. The Project will result in the disturbance of approximately 1.4 acres on an approximately 251-acre parcel with 3,100 cubic yards (CY) of cut material, 2,500 CY of fill material, and an export of 600 CY. The proposed Project is within the agriculture land use category and is located at 887 Atascadero Road directly adjacent to the Morro Bay city limit. 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 County of San Luis Obispo 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 appreciates the opportunity to comment on the MND for the Snow Minor Use Permit / Coastal Development Permit: N-DRC2023-00054 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,



Dave Kereazis  
Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Dane Mueller

May 5, 2026

Page 4

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

[state.clearinghouse@lci.ca.gov](mailto:state.clearinghouse@lci.ca.gov)

Jerry Mark Snow

Owner / Project Applicant

Snow Well Service

[mark@snowwellservice.com](mailto:mark@snowwellservice.com)

Amber Davis

Authorized Agent

Quest Planning, Inc / Consulting Firm

[amber@questplanning.net](mailto:amber@questplanning.net)

Tamara Purvis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

[Tamara.Purvis@dtsc.ca.gov](mailto:Tamara.Purvis@dtsc.ca.gov)

Scott Wiley

Analyst II

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

[Scott.Wiley@dtsc.ca.gov](mailto:Scott.Wiley@dtsc.ca.gov)