



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

June 18, 2026

Monserath Casillas-Rios
Planner I
County of San Luis Obispo
976 Osos St RM 300
San Luis Obispo, CA 93408
mcasillas-ri@co.slo.ca.us

RE: MITIGATED NEGATIVE DECLARATION FOR THE HUBBARD MAJOR GRADING PERMIT (GRAD2025-00168 & GRAD2025-00327 / ED26-0086) DATED JUNE 12, 2026, STATE CLEARINGHOUSE NUMBER [2026060591](#)

Dear Monserath Casillas-Rios,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Hubbard Major Grading Permit (GRAD2025-00168 & GRAD2025-00327 / ED26-0086) (Project). The Project is a request by Cory Hubbard for Major Grading Permits (GRAD2025-00327 and GRAD2025-00168) to authorize the construction of an approximately 1,798 square-foot single-family residence with an approximately 582 square-foot attached garage, 528 square-foot porch, septic system, and support appurtenances, and the construction of an approximately 2,990 square-foot agricultural barn. The proposed Project will disturb approximately 1.78 acres of the 20-acre parcel, including 2,378 cubic yards of cut and fill. The proposed parcel is within the Agricultural land use category and is located on North Ryan Road (APN: 043-093-017), approximately 9 miles east of the City of Atascadero. 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, and 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 ensure that any potential contamination be fully characterized and then remediated

under the oversight of 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 Hubbard Major Grading Permit (GRAD2025-00168 & GRAD2025-00327 / ED26-0086). 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,

A handwritten signature in black ink that reads "Dave Kereazis". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Monserath Casillas-Rios

June 18, 2026

Page 4

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

state.clearinghouse@lci.ca.gov

John Butler II

Authorized Agent / Consultant

JB DRAFTING / Consulting Firm

jbdraft@gmail.com

Cory Hubbard

Owner / Applicant

coryhubbard1966@gmail.com

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Tamara.Purvis@dtsc.ca.gov

Scott Wiley

Analyst II

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov