



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

September 29, 2026

Abraham Prado
Director of Planning and Building Services
County of San Benito
2301 Technology Parkway
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aprado@sanbenitocountyca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR 5201 AIRLINE HIGHWAY AND 111
BEST ROAD PROJECT DATED SEPTEMBER 24, 2026, STATE CLEARINGHOUSE
NUMBER [2026091076](#)

Dear Abraham Prado,

The Department of Toxic Substances Control (DTSC) has reviewed Mitigated Negative Declaration (MND) for 5201 Airline Highway and 111 Best Road Project (Project). The Project consists of two separate applications for approval of Tentative Maps of Subdivision. One of the subdivision applications (County Planning file PLN250035) would subdivide approximately 235 acres of the Project site into four parcels and one remainder parcel, located at 111 Best Road. The other application (County Planning file PLN250046) would subdivide approximately 198 acres of the Project site into four parcels and one remainder parcel, located at 5201 Airline Highway. Four of the proposed parcels would each contain an existing residential structure. The other six proposed parcels would not have existing residential structures within their boundary. No construction or other activity is proposed on these parcels or elsewhere on the Project site. However, the existing zoning of the site would allow for construction of a single-family residence on each of the newly created vacant lots in the future. For this

reason, the IS/MND evaluates not only the proposed subdivision of the project site, but also the construction and operation of a new residence on each of the six parcels that would be vacant after the subdivision of the Project site. 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 Benito 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 Benito 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 5201 Airline Highway and 111 Best Road Project. 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 the [CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

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cc: (via email)

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