



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

October 18, 2024

Anna Ginette Quenga
Principal Planner
County of Monterey Housing & Community Development
1441 Schilling Place South 2nd Floor
Salinas, CA 93901
quengaav@countyofmonterey.gov

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LATOURETTE
SUBDIVISION (LATOURETTE JEFFREY EDWARD TR) PROJECT DATED OCTOBER
9, 2024, STATE CLEARINGHOUSE NUMBER [1995123048](#)

Dear Anna Ginette Quenga,

The Department of Toxic Substances Control (DTSC) received and reviewed a Draft Environmental Impact Report (DEIR) for the LaTourette Subdivision (LaTourette Jeffrey Edward Tr) project (project). The proposed project consists of the development of the La Tourette Subdivision, a 19-lot low-density residential subdivision located in the unincorporated area of northern Monterey County and a standard subdivision vesting tentative map for the division of a 47.8-acre parcel into 19 residential lots ranging in size from ranging in size from 1.17 to 5.3 acres with an average size of 2.4 acres. The project also involves the expansion of the existing Woodland Heights Mutual Water System and construction of project infrastructure, including roads, water and utility lines, and drainage facilities. The Proposed project consists of 1) standard subdivision vesting tentative map; 2) use permit for expansion of the Woodland Heights Mutual Water System to provide 19 additional water connections necessary for the proposed lots; and

3) use permit for removal of protected trees. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. Section 4.8.4.3 Impact Analysis of the LaTourette Subdivision Public Draft Environmental Impact Report dated October 2024, Impact HZ-2 states, “The Project could create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project site has historically been used for agricultural purposes, which could expose site occupants to residual hazards due to pesticide use.” When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of 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 [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.
2. Section 4.8.4.3 Impact Analysis of the LaTourette Subdivision Public Draft Environmental Impact Report dated October 2024, Mitigation Measure HZ-2a states, “Prior to the issuance of any grading permit or building permit, the Applicant shall retain a qualified professional to conduct a Phase I Environmental Site Assessment (ESA) in conformance with ASTM Standard 1527-05 for the portion of land to be graded. The Phase I shall identify potential locations where hazardous material contamination may be encountered on the site in connection with prior agricultural use. Where potential contamination is identified, the Environmental Site Assessment shall include site-specific soil sampling to assess the presence of potential soil contamination (pesticide residues). If an Environmental Site Assessment indicates that residual contamination or a release of hazardous materials

could have affected soil or groundwater quality at a project site, a Phase II Environmental Site Assessment shall be conducted to determine the extent of contamination. The Phase II ESA shall identify recommended measures to address residential agricultural contamination, including but not limited to removal of contaminated soils.” DTSC reserves the right to review the Phase I and II ESA’s and determine if there is appropriate mitigation and/or remedial measures in place to proceed with the project. Once received, DTSC may provide additional comments on the DEIR as further information becomes available.

3. Section 4.8.4.3 Impact Analysis of the LaTourette Subdivision Public Draft Environmental Impact Report dated October 2024, Mitigation Measure HZ-2a also states, “If the results of the subsurface investigation(s) indicate the presence of hazardous materials, the Applicant shall coordinate with the County of Monterey Environmental Health Bureau to develop and implement a program to remediate or manage the contaminated soil during construction.” The County of Monterey Environmental Health Bureau is not a [self-certified local agency](#) therefore, DTSC recommends the Monterey County enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from such an agency, DTSC or the 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 your [Regional Brownfield Coordinator](#).
4. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

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Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the DEIR for LaTourette Subdivision (LaTourette Jeffrey Edward Tr) 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 [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

Anna Ginette Quenga

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cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse

State.Clearinghouse@opr.ca.gov

Tyler Potter

Planner

Denise Duffy & Associates Inc

tpotter@ddaplanning.com

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Tamara.Purvis@dtsc.ca.gov

Scott Wiley

Associate Governmental Program Analyst

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov