



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 14, 2024

Taven Kinison Brown
Community Development Director
City of Arcata
147 Fourth Street
Gonzales, CA 93926
tkinisionbrown@ci.gonzales.ca.us

Governor's Office of Planning & Research

Mar 14 2024

STATE CLEARINGHOUSE

RE: DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE VISTA LUCIA PROJECT, DATED JANUARY 31, 2024 STATE CLEARINGHOUSE # [2020039056](#)

Dear Taven Kinison Brown,

The Department of Toxic Substances Control (DTSC) received a DEIR for the Vista Lucia Project. The proposed project would facilitate development of a portion of the City's growth area and has been anticipated since the General Plan was adopted in 2010. The requested entitlements include a general plan amendment (specific plan), pre-zoning, annexation, and the first of several anticipated tentative maps. Up to 3,498 dwelling units at various densities; 96,000 square feet of local serving retail (mixed use), 79 acres of parks, promenades, and village greens; two elementaries and one middle school on a total of 48 acres; roads, stormwater detention, agricultural buffers and other open space comprise the planned improvements and uses.

DTSC has identified that this project may affect a nonactive mitigation and clean-up site, [Fanoe Ranch](#) which is located near or within the project boundaries. The Site is located in a rural agricultural area cultivated with row crops. Agricultural chemicals

historically used onsite include herbicides, fungicides, insecticides, and pesticides. A dairy farm business leased and used a portion of the Site from 1938 until 1970. Two petroleum tanks were reportedly buried in the vicinity of the former dairy area. Sturdy Oil Company leased a portion of the former dairy area for bulk storage of gasoline and diesel beginning in 1972. The company also used an approximately 15-acre area at the northeastern corner of the Site for treatment/disposal of hydrocarbon impacted soil excavated from Sturdy Oil service stations in the south Monterey County area with approval from the Monterey County Health Department. A Phase I and II Environmental Site Assessment Report was completed in 2004 for the Site in advance of the planned purchase and development of the Site by the Wellington Corporation and provides the Site history and chemical use, presents the results of a soil quality evaluation, and identifies known or possible impacted areas. Three debris areas and two burning areas were identified in the Phase I/II Environmental Site Assessment Report. DDT and toxaphene were detected in some soil samples above residential screening levels. Based on our project review, we request the consideration of the following comments:

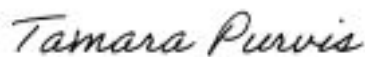
1. The City of Gonzales enter into DTSC's Standard Voluntary Agreement (SVA) program, so a proper evaluation of the Project is completed. If entering into an SVA with DTSC, the [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click "Start a Request for Lead Agency Oversight Application. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. 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 meets screening levels 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.

DTSC believes the City of Gonzales must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the City connect with our unit if any hazardous waste is discovered.

DTSC appreciates the opportunity to comment on the DEIR for the Vista Lucia 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

A handwritten signature in cursive script that reads "Tamara Purvis".

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

Taven Kinison Brown

March 14, 2024

Page 4

cc: (via email)

Governor's Office of Planning and Research

State Clearinghouse

State.Clearinghouse@opr.ca.gov

Dave Kereazis

Associate Environmental Planner

HWMP – Permitting Division - CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

Scott Wiley

Associate Governmental Program Analyst

HWMP – Permitting Division - CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov

Ron Sisseem

Senior Principal

EMC Planning Group, Inc.

[sissem@emcplanning.com](mailto:sisseem@emcplanning.com)