



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

April 10, 2024

Governor's Office of Planning & Research

Willow Brown

Planner

County of Santa Barbara – Planning and Development

123 E. Anapamu Street

Santa Barbara, CA 93101

wbrown@countyofsb.org

Apr 10 2024

STATE CLEARINGHOUSE

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR HR PROPERTY HOLDINGS TRUST NEW SINGLE-FAMILY DWELLING, DATED MARCH 14, 2024
STATE CLEARINGHOUSE # [2024030526](#)

Dear Willow Brown,

The Department of Toxic Substances Control (DTSC) received a MND for the HR Property Holdings Trust New Single-Family Dwelling. The project is a request for a Development Plan and Coastal Development Permit to allow demolition of two single-family dwellings, a secondary residence, two detached garages, and an accessory building. Also proposed, is the construction of a new 6,741-square-foot single-family dwelling with an 8,088-square-foot fully subterranean basement, 5,902-square-foot fully subterranean garage, and 2,519-square-foot utility tunnel. Grading will include 10,000 cubic yards of cut and 7,350 cubic yards of fill. Two silk oak, seven red iron bark, two coral, three pear, and five sycamore trees are proposed for removal. The loss of five sycamore trees will be mitigated onsite by planting a mixture of four 48" boxes, six 24" boxes, and five 15-gallon oak trees. The project is located in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District. Based on our project review,

DTSC recommends consideration of the following comments:

1. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's [Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) 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 outlined in the [PEA](#) 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 believes the City of Santa Barbara Planning and Development 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 appreciates the opportunity to comment on HR Property Holdings Trust New Single-Family Dwelling. 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,

Dave Kereazis

Dave Kereazis
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HWMP - Permitting Division – CEQA Unit
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cc: (via email)

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