



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 17, 2024

Katie Nall

Planner

County of Santa Barbara – Planning & Development

123 E. Anapamu Street

Santa Barbara, CA 93101

nallk@countyofsb.org



RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE PLSB, LLC
RESIDENCE AND ACCESSORY STRUCTURES PROJECT (PROJECT) DATED
MARCH 28, 2024 STATE CLEARINGHOUSE NUMBER [2024031113](#)

Dear Katie Nall,

The Department of Toxic Substances Control (DTSC) received a MND for the proposed project. The project is for a Coastal Development Permit, Case No. 20CDH-00000-00022, to allow the demolition of the existing residence, garage, guest house, greenhouse, and shed, and allow for the construction of a new 5,282-square-foot residence, a 760-square-foot detached garage, a 754-square-foot storage room above the garage, a 770-square-foot cabana, a 765-square-foot guesthouse above the cabana as well as a new backup generator, which includes all hardscaping and landscaping.

The proposed project will require approximately 1,200 cubic yards of cut and 3,000 cubic yards of fill and will result in the removal of 42 trees throughout the property including native and nonnative species. The parcel will be served by the Carpinteria

Valley Water District, the Carpinteria Sanitary District, and the Santa Barbara County Fire District. The property is a 2.02-acre parcel located at 3393 Padaro Lane in the Toro Canyon Community Plan area. After reviewing the project, DTSC recommends and requests 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 appreciates the opportunity to comment on the MND for the 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.

Katie Nall
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Sincerely,

Dave Kereazis

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

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

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