



**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

August 1, 2024

Katie Banister

Associate Planner

City of Paso Robles

1000 Spring Street

Paso Robles, CA 93446

[planning@prcity.com](mailto:planning@prcity.com)

RE: MITIGATED NEGATIVE DECLARATION FOR THE SPRING STREET  
AFFORDABLE HOUSING AND MIXED-USE PROJECT, DATED JULY 10, 2024  
STATE CLEARINGHOUSE NUMBER [2024070401](#)

Dear Katie Banister,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Springs Street Affordable Housing and Mixed-Use Project (Project). The proposed Project is a planned development of a vacant infill site in downtown Paso Robles with a mixed-use building including 3,346 square feet of commercial space, 16 hotel rooms, and 8 residential apartments. After review of the MND, DTSC has the following comments for consideration:

1. The Project and future CEQA documents should acknowledge the potential for historic or future activities on or near the Project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated.

2. DTSC recommends the City of Paso Robles 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." DTSC recommends that once the SVA is signed, a Preliminary Endangerment Assessment Report (PEA Report) be submitted for DTSC review. The PEA Report shall summarize all existing data and provide an evaluation of the possible risk to current and future users of the site. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#)
3. 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](#). 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 believes the City of Paso Robles 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 the MND for the Spring Street Affordable Housing and Mixed-Use 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,

*Tamara Purvis*

Tamara Purvis  
Associate Environmental Planner  
CEQA Unit-Permitting – HWMP  
Department of Toxic Substances Control  
[Tamara.Purvis@dtsc.ca.gov](mailto:Tamara.Purvis@dtsc.ca.gov)

cc: (via email)

Governor's Office of Planning and Research

State Clearinghouse

[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

George Garcia

Architect

Garcia Architecture and Design

[george@garciaarchdesign.com](mailto:george@garciaarchdesign.com)

Scott Wiley

Associate Governmental Program Analyst

CEQA Unit-Permitting/HWMP

Department of Toxic Substances Control

[Scott.Wiley@dtsc.ca.gov](mailto:Scott.Wiley@dtsc.ca.gov)

Dave Kereazis

Associate Environmental Planner

CEQA Unit-Permitting/HWMP

Department of Toxic Substances Control

[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)