



**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 8, 2024

Lane Sutherland

Planner

County of San Luis Obispo

976 Osos Street, Room 300

San Luis Obispo, CA 93408

[lsutherland@co.slo.ca.us](mailto:lsutherland@co.slo.ca.us)

RE: MITIGATED NEGATIVE DECLARATION FOR THE AMBURGEY PARCEL MAP (N-SUB2022-00025 / CO21-0019) ED23-129 –PROJECT DATED JULY 31, 2024, STATE CLEARINGHOUSE NUMBER [2024071246](#)

Dear Lane Sutherland,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Amburgey Parcel Map (N-SUB2022-00025 / CO21-0019) ED23-129 project (project). The project proposes a Vesting Tentative Parcel Map to subdivide an existing 10-acre parcel into two parcels of 5 acres each for the purpose of sale and/or development. The site is currently developed with two existing residences (mobile homes), several animal pens, small storage structures, a water storage tank, and minimal landscaping. Both parcels will be served by a shared on-site well. Future development of the site includes a 4,105 square foot single family residence, 1,322 square foot attached garage, 2,222 square feet of covered patios and balcony space, and a new septic system and leach field. Grading will result in an estimated 400 cy of cut and 900 cy of fill. The area of disturbance is estimated to be approximately 0.78

acres. The proposed project is within the Residential Rural land use category and is located at 1721 Viejo Road, approximately ½ mile north of the Black Lake Village Reserve Line and two miles northwest of the community of Nipomo.

DTSC recommends and requests consideration of the following comments:

1. 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](#).
2. 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 PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the MND for the Amburgey Parcel Map (N-SUB2022-00025 / CO21-0019) ED23-129 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.

Lane Sutherland  
August 8, 2024  
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Sincerely,



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