



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

September 12, 2024

Carol Ziesenhenne
Senior Planner
City of Santa Maria
110 South Pine Street Suite 101
Santa Maria, CA 93458
cziesenhenne@cityofsantamaria.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE BELLECREST RESIDENCES
PROJECT DATED SEPTEMBER 3, 2024, STATE CLEARINGHOUSE NUMBER
[2024090050](#)

Dear Carol Ziesenhenne,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Bellecrest Residences Project (Project). The proposed Project involves the demolition of the existing single-family residence and associated structures and the development of a gated, senior age-restricted residential community. The residential community would include a subdivision to create 142 single-family residential lots; a community clubhouse with a pool, spa, and cabanas; an outdoor living and activity lawn; and a pet-friendly pocket park with a covered gazebo and outdoor seating. The proposed Project includes a General Plan Land Use Amendment and Zone Change and Tract Map to facilitate development of the proposed residential community. This would change the Project site's land use classification from Lower-Density Residential to Medium Density Residential and zoning from Single Family Residential with a Planned Development overlay to Medium Density Residential with a Planned

Development overlay. After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.
2. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.
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](#).
4. 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 Bellecrest Residences 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 clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Tamara Purvis

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Carol Ziesenhenn
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cc: (via email)

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