



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 25, 2025

Steve Engfer
Planning Director
Mariposa County
5100 Bullion Street
Mariposa, CA 95338
sengfer@mariposacounty.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE GENERAL PLAN / AREA PLAN AMENDMENT APPLICATION NO. 2024-100 / CONDITIONAL USE PERMIT APPLICATION NO. 2024-101; AND MAJOR DESIGN REVIEW APPLICATION NO. 2024-102 PROJECT DATED MARCH 24, 2025, STATE CLEARINGHOUSE NUMBER [2025030958](#)

Dear Steve Engfer,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the General Plan / Area Plan Amendment Application No. 2024-100 / Conditional Use Permit Application No. 2024-101; and Major Design Review Application No. 2024-102 (Project). The Project proposes to demolish and remove the motel building, office/reception/manager's residence, laundry building, shop building, bathroom / shower building, mobile homes, cabin shells, and other unusable remnants of the former motel / HCD Special Occupancy Park. One mobile home site will be reserved for workforce housing of no more than two employees. DTSC recommends and requests consideration of the following comments:

1. The Phase I Environmental Site Assessment revealed interior observations were not conducted and previous occupants stated it was unknown if asbestos was present, therefore 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 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 assess any contaminants of concern meet screening levels as outlined in [DTSC's 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 prior land use.

Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the MND for this 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 our [CEQA Review email](#) for additional guidance.

Sincerely,



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

Steve Engfer
March 25, 2025
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cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Nico Turek
Project Applicant
Topos Ventures LLC
nico@topos.ventures

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