



## Department of Toxic Substances Control



Jared Blumenfeld  
Secretary for  
Environmental Protection

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Gavin Newsom  
Governor

November 7, 2019

Governor's Office of Planning & Research

Mr. Kip Morais  
County of San Luis Obispo  
Department of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, California 93408-2040

**NOV 08 2019**

**STATE CLEARINGHOUSE**

QUAGLINO PROPERTIES MITIGATED NEGATIVE DECLARATION; DRC2018-00239  
– DATED OCTOBER 21, 2019 (STATE CLEARINGHOUSE NUMBER: NA)

Dear Mr. Morais:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for 760 Fiero Lane in San Luis Obispo, California, 93401.

The Proposed project is a Minor Use Permit to allow a two-story office and manufacturing building totaling 38,929 square feet. The project will result in the disturbance of approximately 103,803 square feet on an approximately 2.3-acre parcel.

DTSC recommends that the following issues be evaluated in the MND, Hazards and Hazardous Materials section:

1. The Hazards & Hazardous Materials section of the MND should acknowledge the potential for historic project site activities to have resulted in the release of hazardous wastes/substances. In instances in which releases have occurred, 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. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. If buildings or other structures are to be demolished on the project site discussed in the MND, 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 former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* ([https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance\\_Lead\\_Contamination\\_050118.pdf](https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf)).

3. If the project requires the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material* ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP\\_FS\\_Cleanfill-Schools.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)).
4. If the subject site has been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).

DTSC appreciates the opportunity to review the MND. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: [https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP\\_App-1460.doc](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc). Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

If you have any questions, please contact me at (916) 255-3710 or via email at [Gavin.McCreary@dtsc.ca.gov](mailto:Gavin.McCreary@dtsc.ca.gov).

Sincerely,



Gavin McCreary  
Project Manager  
Site Evaluation and Remediation Unit  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control

cc: (see next page)

Mr. Kip Morais  
November 7, 2019  
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cc: (via email)

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