



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 30, 2024

Marie Jones

City Planner

City of Point Arena

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Governor's Office of Planning & Research

Apr 30 2024

STATE CLEARINGHOUSE

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE WILDFLOWER EAST (PROJECT) DATED APRIL 23, 2024 STATE CLEARINGHOUSE NUMBER [2024040981](#)

Dear Marie Jones,

The Department of Toxic Substances Control (DTSC) received a MND for the Project. The applicant requests a Lot Line Adjustment to transfer 0.145 acres from Parcel B (APN 027-122-21) to Parcel A (027-122-20) and a Coastal Development Permit and Use Permit to: 1) reestablish and rehabilitate a restaurant and residential use and construct a 280 square foot trellis on Parcel A; 2) reestablish and rehabilitate lodging, restaurant, and residential use on Parcel B, 3) demolish an existing 3,880 square foot structure on Parcel B; 4) construct five (5) detached lodging units of 160 square feet each on Parcel B and; 6) other associated site work as demonstrated on the project plans. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. 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 Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. 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 meets screening levels outlined in the [PEA](#) 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](#).
3. The City of Point Arena enter into an Standard Voluntary Agreement (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. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#)

DTSC appreciates the opportunity to comment on the MND for the 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

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DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
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cc: (via email)

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