



**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

July 10, 2024

Stefan Heisler

Housing Manager

City of Rancho Cordova

2729 Prospect Park Drive

Rancho Cordova, CA 95670

[sheisler@cityofranchocordova.org](mailto:sheisler@cityofranchocordova.org)

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MILLS CROSSING PROJECT, DATED JUNE 7, 2024, STATE CLEARINGHOUSE NUMBER [2023010102](#)

Dear Stefan Heisler,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the Mills Crossing Project (Project). The City of Rancho Cordova is proposing a 9.85-acre mixed use Project located at the corner of Folsom Boulevard and La Loma Drive in Rancho Cordova. The Project will include approximately 140,000 square feet of community-commercial space, up to 120 housing units including multi-family affordable apartments and zero lot line townhouse-style homes, up to 2.5 acres of public open space, and a parking structure with up to 325 parking stalls. Adoption of the Project contemplates approval of the following city entitlements: certification of the EIR; amendment of the City of Rancho Cordova General Plan and Specific Plan; a zoning amendment; a tentative subdivision map; and a Major Design Review approval. DTSC recommends and requests consideration of the following comments:

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1. 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 Regional Screen Levels 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 [Preliminary Endangerment Assessment Guidance Manual](#) 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. The City of Rancho Cordova coordinate with the Regional Water Quality Control Board (RWQCB) as the [Veterans Martinizing Cleaners](#) once occupied a portion of the proposed Project area. The RWQCB will oversee the cleanup if it is necessary as they manage the [Lily Company](#) site.

DTSC appreciates the opportunity to comment on the DEIR for the Mills Crossing 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.

Sincerely,



Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

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cc: (via email)

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