



**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**

June 13, 2024

Mark Michelena

Principal Planner

Butte County Development Services Department

7 County Center Drive

Oroville, CA 95965

[mmichelena@buttecounty.net](mailto:mmichelena@buttecounty.net)

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE TUSCAN RIDGE  
PROJECT, DATED MAY 6, 2024 STATE CLEARINGHOUSE NUMBER [2022020536](#)

Dear Mark Michelena,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the Tuscan Ridge Project (Project). The Project site consists of 163.12 acres of what was formerly the Tuscan Ridge Golf Course. The site is highly disturbed, with large graveled and/or paved areas void of vegetation, due to damage sustained immediately before, during, and after the 2018 Camp Fire. Three unused and unoccupied structures associated with the previous Tuscan Ridge Golf Course currently exist on-site: a 2,440-square-foot grill building, an 1,830-square foot clubhouse, and a Quonset hut. In addition, an existing potable water well and associated system, including two 10,000-gallon aboveground storage tanks, as well as an existing wastewater treatment system, including septic tanks, leach field, and disposal ponds, are located in the southwestern portion of the site. The Project site currently has a County of Butte General Plan land use designation of Planned Unit Development.

The proposed Project would include subdivision of the site to develop a total of 165 residential units, 15.9 acres of commercial development, 4.1 acres of landscape, 36.7 acres of open space, 49 acres of special utility district, various on-site road improvements, and a sanitary waste disposal station.

DTSC recommends and requests consideration of the following comments:

1. The DEIR should acknowledge the potential for historic or future activities on or near the Project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, 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 DEIR 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. DTSC recommends the Butte County Development Services Department utilize a certified oversight on the [Certified Local Agencies](#) list or enter into DTSC's Standard Voluntary Agreement (SVA) program so a proper evaluation of the Project is completed. If entering into an 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](#).
3. 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 [Preliminary Endangerment](#)

Mark Michelena

June 13, 2024

Page 3

[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](#).

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 Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

DTSC appreciates the opportunity to comment on the DEIR for the Tuscan Ridge 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)

Mark Michelena

June 13, 2024

Page 4

cc: (via email)

Governor's Office of Planning and

Research State Clearinghouse

[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

[Tamara.Purvis@dtsc.ca.gov](mailto: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](mailto:Scott.Wiley@dtsc.ca.gov)