



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
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Gavin Newsom
Governor

November 17, 2023

Governor's Office of Planning & Research

Shirlee Herrington
Senior CDRA Technician
Placer County
3091 County Center Drive
Auburn, CA 95603

Nov 17 2023

STATE CLEARINGHOUSE

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE HOUSING ELEMENT SITES REZONE (PLN22-00476) PROJECT, DATED OCTOBER 20, 2023 STATE CLEARINGHOUSE # [2023100581](#)

Dear Shirlee Herrington,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Housing Element Sites Rezone (PLN22-00476) project. The proposed project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very low-income households as required by the State's Regional Housing Needs Assessment (RHNA) allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low and very-low-income units. The RM30 zone district would require residential development at a

minimum density of 20 units per acre and a maximum density of 30 units per acre.

DTSC requests consideration of the following comments:

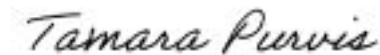
1. The proposed project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this project. This may restrict what construction activities are permissible in the proposed Project areas in order to avoid any impacts to human health and the environment.
2. Based on the information provided in the NOP, DTSC believes that additional assessment of potential impacts and hazards is warranted. DTSC agrees that this project may pose significant effect on the environment; preparation of an EIR is required, with consideration to the items identified above.
3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed, evaluated, and addressed for mining waste. Please visit the DTSC [Abandoned Mine Lands webpage](#) for reference or further guidance.
4. Further review should be conducted to identify the locations of the proposed project site and clarify whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends providing further information on the project site and areas that may fall under DTSC's oversight within the DEIR. Once received, DTSC may provide additional comments on the DEIR as further information becomes available. Please review the project area in [EnviroStor](#); DTSC's public-facing database.

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DTSC believes Placer County must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends Placer County connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered. Please refer to the [County of Placer EnviroStor Map](#) for additional information about the areas of potential contamination

DTSC appreciates the opportunity to comment on the Housing Element Sites Rezone (PLN22-00476) 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,



Tamara Purvis
Associate Environmental Planner
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control

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cc: Governor's Office of Planning and Research
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