



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

March 20, 2024

Vanessa Franken
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RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE LAKE WILDWOOD PUBLIC WORKS MAINTENANCE FACILITY DATED MARCH 1, 2024 STATE CLEARINGHOUSE NUMBER [2024030021](#)

Dear Vanessa Franken,

The Department of Toxic Substances Control (DTSC) received a MND for the Lake Wildwood Public Works Maintenance Facility project. The proposed project is a new Conditional Use Permit application to the Planning Commission, proposing to demolish the existing Lake Wildwood Association Public Works maintenance facility and replace with an updated facility complex to suit the Lake Wildwood Association maintenance needs. The existing Public Works maintenance facility was constructed in the 1970's and no longer suits the needs of the maintenance team. The project parcel is 38.49 acres in size, with a split zoning designation of Single-Family Residential & Planned Development ("R1-PD"). The project intends to disturb a total of 116,094 square-feet of the subject parcel, as part of the development process. New development is comprised

of three new buildings; including a 1,031 square-foot administrative maintenance building, a 6,668 square-foot equipment storage building, a 3,318 square-foot outdoor covered storage area, a 2,700 square foot vehicle wash, fueling, and fertilizer system, a 2,800 square feet of bulk material storage bins; fleet parking, and other site improvements. Other site improvements include re-grading of the existing outdoor storage yard, re-asphalting existing parking areas and internal roadways, as well as new landscape improvements to the site. The project includes a Management Plan application to allow for the removal of approximately 0.25-acres of landmark oak groves on the project site, including the removal of exempt oak trees prior to project construction. 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 [Update to June 2006 Phase I Addendum Guidance](#).
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening 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 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.
3. The Nevada County Environmental Health Department is not an approved oversight on the list of [Certified Local Agencies](#) therefore, we recommend

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Nevada County 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](#).

DTSC appreciates the opportunity to comment on the MND for the Lake Wildwood Public Works Maintenance Facility 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

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HWMP-Permitting Division – CEQA Unit

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cc: (via email)

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