



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
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Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

July 18, 2024

Bianca Dinkler

Senior Planner

El dorado County Planning Services Department

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RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GENERATIONS AT GREEN VALLEY (GPA22-0001, 222-0001, TM22-0001, DA24-0001) PROJECT DATED JUNE 27, 2024, STATE CLEARINGHOUSE NUMBER [2024040463](#)

Dear Bianca Dinkler,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the Generations at Green Valley (GPA22-0001, 222-0001, TM22-0001, DA24-0001) project (project). The project proposes to amend the General Plan land use designations to High Density Residential, Low Density Residential, and Public Facilities. The project would rezone the site to Residential, Single-Unit, Open Space, Recreational Facilities, High Intensity, and Residential Estate, Five-Acre. The project also proposes a tentative subdivision map to create 379 residential lots, open space lots and a park site. Access to the project site would consist of two new roadway connections to Green Valley Road and would include dedicated deceleration lanes and turn lanes separated from the travel lanes of the roadway. The C-Drive intersection with Green Valley Road would be limited to a right-turn in and left turn out access from C-

Drive, while the A-Drive intersection with Green Valley Road would be a signalized full access intersection. The project would also require off-site improvements for water supply service and wastewater conveyance, such as the construction of new pipelines and force mains. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are Dichlorodiphenyltrichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.
2. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. 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 are suitable 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

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information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the DEIR 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 DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

*Tamara Purvis*

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cc: (via email)

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