



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 11, 2024

Kyle Smith
Senior Planner
Nevada County
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RE: MITIGATED NEGATIVE DECLARATION FOR THE PLN23-0054 ALPENGLOW
TIMBER USE PERMIT PROJECT DATED MAY 23, 2024 STATE CLEARINGHOUSE
NUMBER [2024051065](#)

Dear Kyle Smith,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the PLN23-0054 Alpenglow Timber Use Permit project (project). The project is a proposed Use Permit application to allow for the construction and operation of a mixed-use development. This will include a forestry management and material processing facility supported by a wood fired boiler and associated structures and six residential dwelling units for State-Regulated Employee Housing in three duplexes located at 10375 Silverado Way in Truckee, California.

DTSC recommends and requests consideration of the following comments:

1. 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 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](#). All testing results shall be submitted to DTSC for further evaluation to determine future involvement. Please use the [Unit's Inbox](#) to submit the results and reference the project title and this comment letter in your response.

2. The Nevada County Department of Environmental Health (NCDEH) apply to become an approved oversight on the list of [Certified Local Agencies](#). There have been several instances wherein NCDEH has acted as a certified local agency providing oversight when they are not on the aforementioned list. It is our understanding that the Lahontan Regional Water Quality Control Board (LRWQCB) is the coordinating agency for oversight and cleanup for the purposes of this project as outlined in a Kerri O'Keefe (LRWQCB) email to the Project Applicant, David Mercer on June 6, 2024. The Project Applicant shall adhere to oversight guidance provided by the LRWQCB.
3. A Hazardous Waste Management Plan be incorporated into the project to segregate and dispose of any hazardous waste if encountered at the Site. Please coordinate with Kerri O'Keefe at the LRWQCB for guidance.
4. The project site achieves a Clean Closure status granted by LRWQCB prior to project commencement.

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- a. Per a comment letter to Kyle Smith on December 29, 2023, LRWQCB staff requested the Application be denied until clean closure certification is issued by their staff and the site's California Environmental Quality Act analysis is complete.

DTSC appreciates the opportunity to comment on the MND for the PLN23-0054 Alpenglow Timber Use Permit 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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