



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### **SENT VIA ELECTRONIC MAIL**

June 21, 2024

Tyler Barrington  
Principal Planner  
Nevada County Planning Department  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959  
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RE: MITIGATED NEGATIVE DECLARATION FOR THE PLN23-0085 WOLF CRAFT COLLECTIVE PROJECT DATED MAY 31, 2024 STATE CLEARINGHOUSE NUMBER [2024051366](#)

Dear Tyler Barrington,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the PLN23-0085 Wolf Craft Collective project (project). The project is a low-intensity camp and community meeting and social event facility located at 10734 Wolf Road, Grass Valley, CA (APN 057-030-011). In addition to the Use Permit (CUP23-0006) for a low-intensity camp and community meeting and social event facility, Management Plans are required for impacts to trees (MGT23-0021) and watercourses (MGT24-0004), and a Petition for Exception to Road Standards (PFX24-0006) is required for road grades greater than 16%. The objectives of the project are to provide workshops on craft skills such as woodworking, metalsmithing, fiber crafts, and ceramics along with overnight accommodations, food services, administrative space

and retail to serve participants of the workshops for up to 40 guests. Additionally, the project seeks to act as a venue for community meetings and social events such as weddings up to twice per month for up to 150 guests. The project site also includes residential and agricultural uses.

DTSC recommends and requests consideration of the following comments:

1. In Section 3. Air Quality, the document states, “Additionally, the Soil Report indicates that 33% of the area of interest is Dubakella soil, which the USDA states “...consists of moderately deep, well drained soils... with a large amount of serpentinitic minerals.” Serpentine soils are formed from ultramafic rock and are also NOA indicators. Natural occurrences of asbestos are more likely to be encountered in, and immediately adjacent to, areas of ultramafic rock.” Therefore, surveys should be conducted for the presence of mercury and asbestos containing materials. 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](#).
2. When agricultural crops and/or land uses are rezoned for residential use, a number of contaminants of concern 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 (DDT), 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.
3. Additional chemicals of concern may be found in mixing/loading/storage area, 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 (PAHs) and/or Total Petroleum Hydrocarbons (TPHs) may be required.

4. 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 DTSC's [Preliminary Endangerment Assessment \(PEA\) 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](#).

DTSC appreciates the opportunity to comment on the MND for the PLN23-0085 Wolf Craft Collective 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  
Department of Toxic Substances Control  
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Timothy Barrington  
June 21, 2024  
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cc: (via email)

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