



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 23, 2025

Meghan Schwartz
Senior CDRA Technician
Placer County
3091 County Center Drive
Auburn, CA 95603
mschwartz@placer.ca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE LUTSIK MINOR LAND
DIVISION (PLN22-00192) DATED APRIL 3, 2025, STATE CLEARINGHOUSE NUMBER
[2025040204](#)

Dear Meghan Schwartz,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Lutsik Minor Land Division (PLN22-00192) (Project). The proposed Project requests approval of a minor land division to subdivide an existing 29.27-acre parcel into two resultant parcels consisting of 10.06 acres (Parcel 1) and 19.21 acres (Parcel 2). Proposed Parcel 1 is developed with a paved driveway leading to an existing covered storage area. A 4,885 square-foot single-family dwelling with a 1,164 square-foot garage is proposed for construction on Parcel 1. A 35,000 square-foot pad is proposed on Parcel 2 to be used for a future single-family dwelling development. The subject property, Assessor's Parcel Number 038-040-029-000, comprises of approximately 29.7 acres and is currently split-zoned Farm, combining Flood Hazard, 4.6 acre minimum, and Farm 4.6 acre minimum. All future potential development is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

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 dichloro-diphenyl-trichloroethane, 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 local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. 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.
2. 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 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 prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the MND for the Lutsik Minor Land Division Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any

Meghan Schwartz

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questions or would like clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,



Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

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cc: (via email)

Governor's Office of Land Use and Climate Innovation

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