



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 9, 2026

Carole Kendrick
Director of Development Services
City of Placerville
3101 Center Street
Placerville, CA 95667
ckendrick@cityofplacerville.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE CITY OF PLACERVILLE
GENERAL PLAN LAND USE DESIGNATION AND ZONING MAP AMENDMENT –
HOUSING OPPORTUNITY (HO) OVERLAY - 7460 AND 7444 GREEN VALLEY ROAD
DATED APRIL 3, 2026, STATE CLEARINGHOUSE NUMBER [2026040187](#)

Dear Carole Kendrick,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the City of Placerville General Plan Land Use Designation and Zoning Map Amendment – Housing Opportunity (HO) Overlay - 7460 And 7444 Green Valley Road (Project). The proposed Project is a General Plan Amendment and Rezone to add the HO Overlay to the 3.27-acre site at 7460 and 7444 Green Valley Road, Placerville, CA 95667. The amendment changes the existing High Density Residential (HDR) and Commercial (C) designations/zoning to HDR-HO and C-HO, enabling development of up to 60 multi-family dwelling units at 20–24 units per acre, with a minimum of 50% affordable to very low- and low-income households (at least 30% very low-income and 20% low-income). The existing single-family residence on the southern portion of APN 325-160-008 is assumed to be demolished. DTSC recommends and requests consideration of the following comments:

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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 Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

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

Sincerely,

Tamara Purvis

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Tamara.Purvis@dtsc.ca.gov

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cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

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