



April 13, 2026

The Honorable Scott Wiener
California State Senate
1021 O St., Suite 8620
Sacramento, CA 95814

RE: Support for SB 1258 (Wiener): Streamlined Housing Approvals: Hazardous Waste Sites

Dear Senator Wiener,

On behalf of the Council of Infill Builders (CIB), I write in strong support of Senate Bill 1258. SB 1258 will facilitate and encourage site mitigation and clean-up for hazardous waste sites while advancing infill housing production and reducing pressure for sprawl development.

CIB is a California-based nonprofit organization representing infill housing developers, builders, and industry professionals committed to delivering sustainable, transit-oriented, and climate-resilient communities across the state. Our members are responsible for thousands of homes annually, with a focus on complex urban sites—including those requiring environmental remediation.

Under current law, the timing of site suitability determinations under Government Code Section 65913.4 creates a significant barrier to housing production. Requiring site mitigation and regulatory clearance prior to project entitlement introduces substantial financial risk and uncertainty. In practice, developers are unlikely to invest in remediation before securing entitlements and construction financing, resulting in fewer sites being cleaned up and fewer infill housing projects advancing.

SB 1258 appropriately aligns the timing of site mitigation and site suitability determinations with the realities of the development and financing process. By allowing projects to proceed through entitlement while requiring site suitability determinations prior to post-entitlement permits or certificate of occupancy, the bill maintains strong public health protections while removing unnecessary barriers to feasibility.

From a practical development perspective, this flexibility is essential. Many sites—particularly those involving vapor intrusion—require mitigation systems such as vapor barriers or sub-slab depressurization that are installed as part of building construction. These systems cannot be

fully implemented until vertical construction begins. SB 1258's dual-pathway approach appropriately recognizes this reality by allowing mitigation to occur during construction while ensuring that final site suitability is confirmed prior to occupancy.

We also support the bill's provision authorizing AB 304-certified local health officers to oversee site mitigation and suitability determinations. Expanding local capacity—while maintaining state oversight—will help reduce delays and provide more predictable timelines for projects navigating environmental review.

In addition, we encourage continued efforts—whether through this bill or implementation—to improve the predictability and timeliness of agency review processes, particularly with the Department of Toxic Substances Control (DTSC). In many cases, mitigation strategies are well understood and standardized, yet projects still face lengthy and costly review cycles that delay housing delivery.

SB 1258 strikes the right balance between protecting public health and enabling infill housing on underutilized and contaminated sites. By sequencing mitigation activities in a way that aligns with financing and construction, the bill will unlock more site clean-up, accelerate housing production, and support California's climate and land use goals.

For these reasons, we strongly support SB 1258. Thank you for your leadership and for considering our support.

Sincerely,

A handwritten signature in black ink, appearing to read "Meea Kang", written in a cursive style.

Meea Kang
Chairman of the Board