



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
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**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

January 16, 2024

Erin Strelch  
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Governor's Office of Planning & Research

**Jan 16 2024**

**STATE CLEARINGHOUSE**

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE MORNINGSTAR OF GRANADA HILLS PROJECT DATED JANUARY 2 2024 STATE CLEARINGHOUSE NUMBER [2024010014](#)

Dear Erin Strelch,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Morningstar of Granada Hills Project. The Project proposes a 98-unit eldercare facility, including the construction of a 112,723-square-foot building in the central portion of the Project Site to house 65 assisted living units (AL Units) and 30 memory care units (MC units), and the preservation and conversion of three existing single-family residential structures into three independent living units (IL Units). The AL/MC Building would be two to three stories, with a maximum building height of 45 feet. The Project would preserve 89 existing on-site trees and remove 129 on-site trees, including 19 protected trees, and would remove six street trees. Six new retaining walls would be installed and approximately 5,605 cubic yards of soil would be exported from the site. All other remaining structures would be demolished.

After reviewing the project, DTSC recommends and requests consideration of the following comments:

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 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers.](#)
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels 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 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.

DTSC appreciates the opportunity to comment on the DEIR for the Morningstar of Granada Hills 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.

Erin Strelch  
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Sincerely,

*Tamara Purvis*

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