



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
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[dtsc.ca.gov](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

February 6, 2025

Meghan Schwartz  
Senior CDRA Technician  
Placer County  
3091 County Center Drive, Suite 190  
Auburn, CA 95603  
[mschwartz@placer.ca.gov](mailto:mschwartz@placer.ca.gov)

RE: MITIGATED NEGATIVE DECLARATION FOR THE IVY AT GRANITE BAY MUP AND DR (PLN23-00389) DATED FEBRUARY 3, 2025, STATE CLEARINGHOUSE NUMBER [2024100681](#)

Dear Meghan Schwartz,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for The Ivy at Granite Bay MUP and DR (PLN23-00389) (Project). The Project proposes a request for a Minor Use Permit and Design Review to construct and operate a two-story 93-unit senior living community facility comprised of 65 assisted living and 28 memory care units. DTSC recommends and requests consideration of the following comments:

1. In Discussion Item IX-2 of the Hazardous and Hazardous Materials Section, the MND describes the Phase II Report determined the site contains contaminant soil concentrations exceeding residential DTSC-Screening Levels. Because the future use of this site will be residential in nature and involve sensitive receptors, please utilize the most recent screening levels when reviewing your Phase II sampling results. DTSC's soil screening levels can be found in our [HHRA NOTE NUMBER 3, DTSC-SLs](#) document. In addition, DTSC's process determines if there is not a screening level in Note

- 3, then we use the USEPA Regional Screening Levels (RSLs). You can access that here: [Regional Screening Levels \(RSLs\)](#).
2. DTSC recommends Placer County enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).
3. 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 Ivy at Granite Bay MUP and DR (PLN23-00389). 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 our [CEQA Review email](#) for additional guidance.

Meghan Schwartz

February 6, 2025

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Sincerely,

*Dave Kereazis*

Dave Kereazis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

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cc: (via email)

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