Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 14, 2025

Amy Wolfson
City Planner
City of Grass Valley
125 East Main Street
Grass Valley, CA 95945
awolfson@cityofgrassvalley.com

RE: MITIGATE NEGATIVE DECLARATION FOR THE GRADING AND EXPANSION OF THE EXISTING CONTRACTOR'S STORAGE YARD AT 928 TAYLORVILLE ROAD, GRASS VALLEY, DATED OCTOBER 15, 2025, STATE CLEARINGHOUSE NUMBER 2025100695

Dear Amy Wolfson,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Grading and Expansion of the Existing Contractor's Storage Yard At 928 Taylorville Road, Grass Valley (Project). The Project consists of a Development Review application including a proposed 43,300 square feet of ground disturbance, including 13,406 cubic yards of import fill. The proposed grading will take place adjacent to the existing contractor's yard to expand the usable area. The applicant is not proposing to expand the existing operation but will use the additional area to more efficiently store equipment and stockpile material. The use itself is considered a permitted use in the M-1 zoning designation. A Development Review application is being requested in order to accommodate the proposed grading of approximately 13,406 cubic yards.

Based on DTSC's review, it appears a lot line adjustment was completed circa 2023. During this adjust, the northernmost portion of DTSC's Former Berriman Ranch site

became part of the northern adjacent parcel. The proposed Project will occur within this adjoining parcel and ceded area. Based a review of the available information, we generally agree the proposed Project will not occur in areas of known contamination however, DTSC recommends and requests consideration of the following comments:

1. If previously unidentified contamination is identified, the appropriate health and safety precautions and waste handling procedures should be implemented. Please reference the DTSC's Human and Ecological Risk Office (HERO) webpage for further information.
2. All imported soil/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/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 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.
3. Should you need assistance with an environmental investigation or in the event any contaminants of concern levels are above DTSC residential screening levels, DTSC recommends the City of Grass Valley address the contaminations within the Project area through an Environmental Site Assessment and/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 the relevant Regional Brownfield Coordinator for your Project.

DTSC would like to thank you for the opportunity to comment on the MND for the Grading and Expansion of the Existing Contractor's Storage Yard At 928 Taylorville Road, Grass Valley 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 our CEQA Review email for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Martin Wood
Project Manager / Consulting Firm
SCO Planning and Engineering
martinwood@scopeinc.net

Charlie Faber
Business Owner / Project Applicant
C&D Contractor's
charliefaber60@gmail.com

Abraham Serrato
Senior Environmental Scientist
SMRP – Cleanup – Sacramento
Department of Toxic Substances Control
Abraham.Serrato@dtsc.ca.gov

Karri Peters
Engineering Geologist
SMRP – Cleanup – Sacramento
Department of Toxic Substances Control
Karri.Peters@dtsc.ca.gov

Tamara Purvis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov