



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

February 24, 2025

Emily Elliott, AICP
Contract Planner
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553
planning@moval.org

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE TOWN CENTER AT MORENO VALLEY SPECIFIC PLAN PROJECT DATED FEBRUARY 14, 2025, STATE CLEARINGHOUSE NUMBER [2022040417](#)

Dear Emily Elliott,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Town Center at Moreno Valley Specific Plan Project (Project). The Project includes:

- Certification of the Final Environmental Impact Report,
- A General Plan Amendment to change the land use designation for the Project Site from Public Facilities to Residential, Open Space, and Commercial to allow a mixed-use development with residential, commercial, park, and civic uses,
- A Specific Plan involving a mixed-use development consisting of residential, commercial/civic, and open spaces uses, and,
- A Tentative Tract Map involving a subdivision of the Project Site into six residential-use lots, one commercial-use lot, two open space lots, and associated dedicated areas for necessary infrastructure.

DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.
2. 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 DEIR for the Town Center at Moreno Valley Specific Plan Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic

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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
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HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
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cc: (via email)

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