



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

February 27, 2024

Russell Brown
Senior Planner
City of Menifee
29844 Haun Rd
Menifee, CA 92586

Governor's Office of Planning & Research

Feb 27 2024

STATE CLEARINGHOUSE

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE DI CAPRI
RESIDENTIAL DEV2023-002 (TPM AND PLOT PLAN), DATED FEBRUARY 12, 2024
STATE CLEARINGHOUSE NUMBER: [2024020420](#)

Dear Russell Brown,

The Department of Toxic Substances Control (DTSC) has reviewed the MND for The, Di Capri Residential DEV2023-002 (TPM and Plot Plan) which proposes to subdivide an existing 7.65-net acre vacant lot into three (3) parcels for condominium purposes supporting 61 single-family units along with 3 common areas and a retention basin. The project proposes a density of 7.97 du/ac. The project includes three (3) architectural elevations (Craftsman, Farmhouse and Spanish) and four (4) unique floor plans that range in habitable area from 1,766 square feet to 2,022 square feet. The project includes approximately 147,141 square feet of irrigated landscaped area. DTSC recommends the City of Menifee adhere to the following:

1. The City of Menifee enter into DTSC's Standard Voluntary Agreement (SVA) program or seek oversight with the [Riverside Department of Environmental Health](#) so a proper evaluation of the Project is completed.

If entering into an SVA with DTSC, the [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click “Start a Request for Lead Agency Oversight Application.” DTSC recommends that once the SVA is signed, a Preliminary Endangerment Assessment Report (PEA Report) be submitted for DTSC review. The PEA Report shall summarize all existing data and provide an evaluation of the possible risk to current and future users of the site. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).

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 review and comment on the MND for The Di Capri Residential DEV2023-002 (TPM and Plot Plan). 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 concerns, please contact me or a member of our [CEQA Unit Team](#).

Russell Brown
February 27, 2024
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Sincerely,

Dave Kereazis

Dave Kereazis
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cc: (via email)

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