



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

August 20, 2024

Steve Valdez  
Principal Planner  
City of San Jacinto  
595 S San Jacinto Avenue  
San Jacinto, CA 92583  
[Svaldez@sanjacintoca.gov](mailto:Svaldez@sanjacintoca.gov)

RE: MITIGATED NEGATIVE DECLARATION FOR VALLE RESEDA / SILVER BEACH -  
TTM 38066 (P21-010) DATED AUGUST 14, 2024, STATE CLEARINGHOUSE  
NUMBER [2024030654](#)

Dear Steve Valdez,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Valle Reseda / Silver Beach - TTM 38066 (P21-010) (project). The proposed project would develop an approximately 37.87-acre vacant site with up to 206 single-family residential homes and associated infrastructure. Offsite improvements include connecting the proposed internal circulation system to existing roads, connecting to existing utility systems, sidewalk and street lights. After reviewing the project, 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 thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.

2. 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.
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 \(PEA\) 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 the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#)

DTSC believes the City San Jacinto must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the department connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered. If further concerns or impacts surface in light of the any forthcoming environmental documents, DTSC reserves the right to provide applicable comments at that time.

DTSC appreciates the opportunity to comment on the MND for Valle Reseda / Silver Beach - TTM 38066 (P21-010). Thank you for your assistance in protecting California's

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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 [email](#) for additional guidance.

Sincerely,

*Tamara Purvis*

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HWMP - Permitting Division – CEQA Unit  
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