



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

September 27, 2024

Russell Brady  
Contract Planner  
Riverside County  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
[rbrady@rivco.org](mailto:rbrady@rivco.org)

RE: MITIGATED NEGATIVE DECLARATION FOR THE TENTATIVE TRACT MAP NO. 38605 PROJECT DATED SEPTEMBER 18, 2024, STATE CLEARINGHOUSE NUMBER [2024090718](#)

Dear Russell Brady,

The Department of Toxic Substances Control (DTSC) received and reviewed the Mitigated Negative Declaration (MND) for the Tentative Tract Map No. 38605 project (project). The project consists of applications for a Change of Zone, Tentative Tract Map, two Notices of Non-Renewal and an Agricultural Preserve Diminishment for a 95.96-acre property located east of McAllister Street and north of El Sobrante Road in the Victora Grove community of the Lake Mathews/Woodcrest Area Plan portion of unincorporated Riverside County. Collectively, approval of these discretionary actions would allow for the development of the project site with 163 single-family detached residential units on minimum 10,000 square-foot lots on approximately 50.39 acres; a park site on a total of approximately 2.7 acres; three detention/water quality basins on

approximately 10.3 acres; slopes and open space on approximately 14.5 acres; and private internal roadways on approximately 18.1 acres.

DTSC recommends and requests consideration of the following comments:

1. Based on the historical review, the property was agriculture land (orchards) from the late 1960's to the 1990's. The orchards were cleared in or by 2009, therefore, 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 the [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](#).

4. Based on the Phase I findings and recommendation, DTSC concurs a Storm Water Pollution Prevention Plan for the Subject Property should be prepared and implemented in accordance with applicable regulations prior to any grading activities. DTSC also concurs with testing and treatment (if necessary) of all irrigation piping. If the piping is to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of asbestos containing materials. Removal, demolition, and disposal of any of the above-mentioned chemical should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the Tentative Tract Map No. 38605 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Dave Kereazis  
Associate Environmental Planner  
HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Russell Brady  
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cc: (via email)

Governor's Office of Planning and  
Research State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Mitch Adkison  
Executive Vice President  
Adkan Engineers  
[madkison@adkan.com](mailto:madkison@adkan.com)

Tamara Purvis  
Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Tamara.Purvis@dtsc.ca.gov](mailto: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](mailto:Scott.Wiley@dtsc.ca.gov)