



**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**

December 3, 2024

Russell Brady  
Planner  
County of Riverside  
4080 Lemon Street 12<sup>th</sup> Floor  
Riverside, CA 92618  
[rbrady@rivco.org](mailto:rbrady@rivco.org)

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FREDERICK'S RIDGE TENTATIVE TRACT MAP NO. 38472 (TTM38472) DATED NOVEMBER 22, 2024, STATE CLEARINGHOUSE NUMBER [2024110836](https://clearinghouse.ca.gov/2024110836)

Dear Russell Brady,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Frederick's Ridge Tentative Tract Map No. 38472 (TTM38472) project (project). The project proposes to subdivide the existing parcel into 434 single family residential lots, a 6.02-acre park, and 58.37 acres of conservation area. The 434 single-family residential lots have a proposed minimum lot size of 3,677 square feet. Additional improvements include 6.55 acres of storm drain and detention basins for water quality purposes, 14.0 acres of slope area for drainage purposes, and 6.97 acres of dedicated right-of-way. The project site is situated in unincorporated Riverside County within the Sphere of Influence of the City of Murrieta. The site is currently vacant land and is located south of Scott Road, north of Via Curtidor, east of Christine Street, and west of Beeler Road. 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.

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. Hazards and Hazardous Materials, Finding of Facts section of the DEIR states: "Leighton performed a Phase I Environmental Site Assessment of the proposed Project site, dated December 8, 2021" and "The assessment revealed no evidence of recognized environmental conditions (REC) in connection with the Property except for the historical application of sewer sludge on the Project site". DTSC recommends the County of Riverside enter into a voluntary agreement to address contamination at brownfields and other types of properties 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 your [Regional Brownfield Coordinator](#).

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

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Frederick's Ridge Tentative Tract Map No. 38472 (TTM38472) 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 [email](#) for additional guidance.

Sincerely,

*Tamara Purvis*

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cc: (via email)

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