



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

January 28, 2025

Brandon Cleary
Associate Planner
City of Menifee, Community Development Department
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RE: MITIGATED NEGATIVE DECLARATION FOR THE GARBANI NORTH
RESIDENTIAL PROJECT TENTATIVE TRACT MAP NO. 38683 DATED JANUARY 21,
2025, STATE CLEARINGHOUSE NUMBER [2025010596](#)

Dear Brandon Cleary,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Garbani North Residential Project Tentative Tract Map No. 38683 (Project). The Project site consists of one parcel and includes the subdivision of the project site into 40 lots. Of the 40 total lots, 39 lots would be developed with single-family residential housing, with one single-family residence per lot (39 total dwelling units) and the preservation of one lot (Lot A) as open space land. The Project site includes 9.21 acres (approximately 401,231 square feet) of gross lot area, with a total net area of 8.79 acres (approximately 382,892 square feet). In accordance with the Project site's zoning, the lots of the Project would have a 7,200 square foot minimum lot size and a maximum lot size of 8,624 square feet, with a density of 4.44 dwelling units per acre. 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. 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](#).
3. If COCs are present, DTSC recommends the City of Menifee 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 the 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.

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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](#).

DTSC appreciates the opportunity to comment on the MND for the Garbani North Residential Project Tentative Tract Map No. 38683. 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 our [CEQA Review email](#) for additional guidance.

Sincerely,



Dave Kereazis
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HWMP-Permitting Division – CEQA Unit
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cc: (via email)

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