



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

June 13, 2024

Russel Brady
Contract Planner
Riverside County
4080 Lemon Street 12th Floor
Riverside, CA 92501
rbrady@rivco.org

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE SERRANO COMMERCE CENTER DATED MAY 20, 2024 STATE
CLEARINGHOUSE NUMBER [2006081015](#)

Dear Russell Brady,

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Serrano Commerce Center (Project). The Project includes applications for a General Plan Amendment, Change of Zone, Amendment No. 1 to Specific Plan No. 353 (Serrano Commerce Center), seven Plot Plans, and a Tentative Parcel Map to facilitate future development of the 489.45-acre property with up to 6,472,000 square feet of light industrial uses on 375.11 acres, open space on 87.77 acres, and major roadways on 29.57 acres. After reviewing the project, DTSC recommends the following comments:

1. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining

activities, proper investigation for mine waste should be discussed, evaluated, and addressed for mining waste. Please visit the DTSC [Abandoned Mine Lands webpage](#) for reference or further guidance

2. All imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) 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 outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#) 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 appreciates the opportunity to comment on the NOP of a DEIR for the 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,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Russell Brady
June 13, 2024
Page 3

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Jerrica Harding
Senior Associate
T&B Planning
jharding@tbplanning.com

Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov