



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

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Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200  
[dtsc.ca.gov](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

June 20, 2025

Jose Merlan  
Principal Planner  
Riverside County  
P.O. Box 1409  
Riverside, CA 92502  
[jmerlan@rivco.org](mailto:jmerlan@rivco.org)

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR TEMESCAL VALLEY  
COMMERCE CENTER DATED JUNE 16, 2025, STATE CLEARINGHOUSE NUMBER  
[2023010612](#)

Dear Jose Merlan,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Temescal Valley Commerce Center (Project). The Project includes applications for General Plan Amendment No. 200007, Change of Zone No. 2000028, Tentative Parcel Map No. 38551, and Plot Plan No. 220039 to allow for future development of the 46.14-acre property with 7 light industrial warehouse buildings on approximately 33.63 acres. 1.84 acres in the northern corner of the Project site would be dedicated to the Multiple Species Habitat Conservation Plan Reserve System for long-term conservation. As part of the Project, the Coldwater Canyon Wash drainage channel would be realigned from the western Project site boundary to the southeastern Project site boundary on approximately 6.90 acres. The Project also includes two remainder parcels comprising 2.84 acres and 0.33-acres (3.17 acres total) to facilitate the future realignment of Temescal Canyon Road along the southwestern boundary of the Project site.

A Phase II Limited Site Assessment was conducted by Hazard Management Consulting, Inc. for the Project area and recommended the following:

- “A soil management plan (SMP) should be developed to guide grading activities given the findings of elevated concentration of VOCs in soil gas near SB-5 as well as to present procedures responding to unknowns that may be discovered during grading.
- A geotechnical investigation should be performed to evaluate the compaction of the fill and suitability for development”.

Based on these findings, DTSC recommends and requests consideration of the following comments:

1. The County of Riverside follow the guidance of the Phase II as MM 4.9-1 of the DEIR did not incorporate these recommendations as a mitigation measure or address contamination found to be present within the Project area through 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 the relevant [Regional Brownfield Coordinator](#) for your Project.
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 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

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

DTSC would like to thank you for the opportunity to comment on the DEIR for Temescal Valley Commerce Center. 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,

*Tamara Purvis*

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)

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cc: (via email)

Governor's Office of Land Use and Climate Innovation  
State Clearinghouse  
[state.clearinghouse@lci.ca.gov](mailto:state.clearinghouse@lci.ca.gov)

Tracy Zinn  
Principal  
T&B Planning  
[tzinn@tbplanning.com](mailto:tzinn@tbplanning.com)

Matt Enghard  
President  
Dawson Canyon, LLC  
[matt@pcllc.com](mailto:matt@pcllc.com)

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)

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)