



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

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



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

June 26, 2025

Jose Merlan  
Principal Planner  
County of Riverside  
4080 Lemon Street 12th Floor  
Riverside, CA 92502  
[jmerlan@rivco.org](mailto:jmerlan@rivco.org)

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR WOODCREST RETAIL CENTER PROJECT DATED JUNE 20, 2025, STATE CLEARINGHOUSE NUMBER [2025060993](#)

Dear Jose Merlan,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Woodcrest Retail Center Project (Project). The Project proposes the construction and operation of approximately 61,020 square feet of retail and restaurant uses within an approximately 9.42-acre gross Project site. DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals 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 Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

2. All imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's 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/or fill material there should be documentation of the origins of the soil and/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. The recommendations from the Phase I Environmental Site Assessment (ESA) conducted by Converse are added to the mitigation for the project. They include the disposal and removal of a 55-gallon drum labeled as hazardous waste and the removal of trash and construction debris from the parcels.
4. A Phase II ESA be conducted to determine the level of contamination from the historical use of the dry-cleaning business.

DTSC would like to thank you for the opportunity to comment on the NOP of a DEIR for the Woodcrest Retail Center 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 our [CEQA Review 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)

Jose Merlan  
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cc: (via email)

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