



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 2, 2025

Oliver Mujica
Contract Planner III
San Bernardino County
385 N Arrowhead Avenue
San Bernardino, CA 92415
Oliver.Mujica@lus.sbcounty.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE RIVER'S EDGE RANCH
DATED JUNE 30, 2025, STATE CLEARINGHOUSE NUMBER [2025061424](#)

Dear Oliver Mujica,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for The River's Edge Ranch (Project). The Project would consist of approximately 19,143 square feet of indoor space (Administration Building and Bunkhouse) and approximately 45,000 square feet of outdoor impervious area (parking area, access road and driveway entrances). To accommodate the proposed expansion, existing features on-site will be relocated or demolished. The Project will demolish the basketball court, dog pen and an existing shed located on the eastern portion of the Project site. The total surface area anticipated to be demolished is approximately 8,000 square feet.

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](#).

DTSC would like to thank you for the opportunity to comment on the MND for The River's Edge Ranch. 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

Oliver Mujica
July 2, 2025
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cc: (via email)

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