



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 22, 2025

Luis Valenzuela
Planner II
Imperial County Planning Development
801 Main Street
El Centro, CA 92243
luisvalenzuela@co.imperial.ca.us

RE: NEGATIVE DECLARATION FOR PM02505 / IS23-0002 HOUSESAVERS, LLC.
DATED JULY 18, 2025, STATE CLEARINGHOUSE # [2025070807](#)

Dear Luis Valenzuela,

The Department of Toxic Substances Control (DTSC) reviewed the Negative Declaration (ND) for PM02505 / IS23-0002 HouseSavers, LLC. (Project). The Project proposes a minor subdivision to subdivide the existing residential parcel that is approximately 4.76 acres into three separate residential parcels, with Parcel 1 to have approximately 2.21 acres, Parcel 2 to have approximately 1.05 acres, and Parcel 3 to have approximately 1.50 acres. The property is not being farmed for agricultural purposes however, historical aerial views indicate agriculture and/or row crops previously occupied the Project site. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several 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 approved local area baselines or thresholds. If they do 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. These recommendations should be adhered to and become part of the environmental document. Please refer to the [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#) for the most recent guidance and screening levels.

2. DTSC recommends that all imported soil/fill material should be tested to assess any COCs 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/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC would like to thank you for the opportunity to comment on the ND for the PM02505/IS23-0002 HouseSavers, LLC 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
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Luis Valenzuela
July 22, 2025
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cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse

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