Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

August 22, 2025

Jose Merlan
Principal Planner
County of Riverside
4080 Lemon Street, 12th Floor
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RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE RANCH AT MADISON SPECIFIC PLAN DATED AUGUST 19, 2025, STATE CLEARINGHOUSE NUMBER 2025080821

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 Ranch at Madison Specific Plan (Project). The Project proposes to develop a master-planned golf course community up to a maximum of 85 dwelling units, a multi-use community center, a private, 9-hole golf course and short-game practice area, private access roads, and a 2.5-acre substation site on 174 acres. The Project entitlements include a Foundation General Plan Amendment, a Development Agreement, a Specific Plan, a Specific Plan Zoning Ordinance Text Amendment, a Zoning Ordinance Map Amendment, and a Tentative Tract Map. These amendments would address the present land use of agriculture and rezone to residential use.

The proposed Specific Plan would establish 13 Planning Areas on the Project Site to regulate land use. Planning Areas 2, 3, 4, & 5 would be designated Low-Density Residential (LDR) and Planning Areas 6, 7, & 8 as Medium Density Residential (MDR). The Project would include LDR single-family homes in four neighborhoods in Planning Areas 2, 3, 4, & 5. The Project includes MDR single-family homes in three

neighborhoods in Planning Areas 6, 7, & 8. Planning Area 1 would accommodate mixed-use development.

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. All imported soil/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/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 NOP of a DEIR for The Ranch at Madison Specific Plan. 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

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cc: (via email)

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