



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 2, 2026

Mona Mossayeb
Senior Planner
Riverside County Planning Department
40080 Lemon Street, 12th Floor
Riverside, CA 92501
MMossayeb@Rivco.org

RE: MITIGATED NEGATIVE DECLARATION FOR TTM 38483 DATED JUNE 30, 2026,
STATE CLEARINGHOUSE NUMBER [2026061297](#)

Dear Mona Mossayeb,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for TTM 38483 (Project). The Tentative Tract Map No. 38483 is a proposal for a subdivision of 28.22 gross acres to create 96 lots for residential dwellings, one water basin lot, and three open space / landscaped lots. The Project area was historically used for agricultural use. 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, and 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 all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/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 is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.
3. The Phase I Environmental Site Assessment performed by Hillman Consulting recommended a Phase II Limited Subsurface Investigation be completed. There is no evidence that a Phase II Limited Subsurface Investigation was completed per the recommendation. DTSC concurs with Hillman Consulting and recommends a Phase II Limited Subsurface Investigation.
4. The Riverside County Planning Department should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the Riverside County Planning Department ensure that any potential contamination be

fully characterized and then remediated under the oversight of 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.

DTSC appreciates the opportunity to comment on the MND for TTM 38483. 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 [CEQA Review email](#) for additional guidance.

Sincerely,

A handwritten signature in black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Mona Mossayeb

July 2, 2026

Page 4

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

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