



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

September 27, 2023

Jim Pechous, Principal Planner  
City of Jurupa Valley  
8930 Limonite Avenue  
Jurupa Valley, California 92509



RE: REVISED ENVIRONMENTAL IMPACT REPORT (RIR) FOR THE RUBIDOUX  
COMMERCE PARK PROJECT DATED AUGUST 22, 2023 STATE CLEARINGHOUSE  
NUMBER [2020110449](#)

Dear Jim Pechous:

The Department of Toxic Substances Control (DTSC) received RIR for the Rubidoux Commerce Park Project. The Project entails development of the Project site with five industrial buildings (Building 1, Building 2, Building 3, Building 4, and Building 5) totaling 1,184,102 square feet (sf). This includes a total of 53,500 sf of office and related site improvements including landscaping, parking, and infrastructure facilities. Building 1 consists of 309,870 sf, Building 2 consists of 388,222 sf, Building 3 consists of 174,364 sf, Building 4 consists of 275,958 sf, and Building 5 consists of 35,688 sf.

Based on our review, we request consideration of the following comments:

1. Based on the preliminary review of your project and documentation of contamination within the project area, DTSC recommends that you submit a Request for Lead Agency Oversight Application to have DTSC conduct

oversight for this project. The types of Voluntary Oversight Agreements offered by DTSC can be viewed at [DTSC's Voluntary Agreements Quick Reference Guide](#) webpage.

If you have any questions about the application process, please contact [Gregory Shaffer, DTSC Statewide Brownfield Coordinator](#).

2. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the RIR. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mining waste. Please visit the [Abandoned Mine Lands webpage](#) for reference or further guidance.
3. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to [DTSC's 2001 Information Advisory Clean Imported Fill Material](#) webpage.

DTSC appreciates the opportunity to comment on the RIR for your Project and if you have any questions on the application process for a Voluntary Agreement, please contact DTSC's Brownfield Coordinator.

Sincerely,



Tamara Purvis  
Associate Environmental Planner  
HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
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Mr. Jim Pechous  
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cc: (via email)

Governor's Office of Planning and  
Research State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

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