



**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

December 14, 2023

Daniel Casey  
Principal Planner  
City of Rialto  
150 S Palm Avenue  
Rialto, CA 92376-6406  
[dcasey@rialtoca.gov](mailto:dcasey@rialtoca.gov)



RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE SUNRISE CENTER  
DATED NOVEMBER 15, 2023 STATE CLEARINGHOUSE NUMBER [2023110375](#)

Dear Daniel Casey,

The Department of Toxic Substances Control (DTSC) received a MND for the Sunrise Center. The project provides for the development of one (1) 8,840 square foot multi-tenant commercial building, one (1) 9,966 square foot multi-tenant commercial building, and associated paving, landscaping, lighting, and drainage improvements on 1.55 acres of land (APN: 0132-021-18) located at the southeast corner of Randall Avenue and Lilac Avenue. In conjunction with the development, the project includes a proposal to change the General Plan land use designation of the project site from Residential 2 to Community Commercial and a proposal to change the zoning designation of the project site from Agricultural (A-1) to Neighborhood Commercial (C-1).

After reviewing the project, DTSC recommends and requests consideration of the following comment:

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 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers](#)
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use.

DTSC appreciates the opportunity to comment on the MND for the Sunrise Center. If you have any questions or concerns, simply respond to this [email](#) for guidance.

Sincerely,



Dave Kereazis  
Associate Environmental Planner  
HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Daniel Casey  
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cc: (via email)

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