



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Director
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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

September 19, 2024

Daniel Casey
Principal Planner
City of Rialto
150 South Palm Avenue
Rialto, CA 92376
dcasey@rialtoca.gov

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SANTA ANA TRUCK
TERMINAL PROJECT DATED AUGUST 26, 2024, STATE CLEARINGHOUSE
NUMBER [2023120143](#)

Dear Daniel Casey,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the Santa Ana Truck Terminal Project (Project). The proposed Project would include the construction of one truck terminal warehouse and one truck repair shop on an approximately 45.7-acre site in the City of Rialto. After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. In the Phase II Environmental Site Assessment it was stated the following:
“There appear to be minor impacts to subsurface soils, likely as a result of former placement of artificial fill materials on the property or from discharges of process wastewater or impacted surface water to the property, including: Concentrations of TPH compounds were reported in shallow soils (generally less than four feet deep, with the exception of Boring HS-3, which has reported concentrations to 13.5 feet below ground surface). Bis(2-ethylhexyl)

phthalate was reported at a low concentration in a single soil sample collected at 2.5 feet deep in Trench T-7". Due to the historical use of the site and presence of TPH, DTSC recommends further investigation to determine any potential risk to human health. The investigation should be in accordance with the following [Human Health Risk Assessment \(HHRA\) Note 12 Guidance](#).

2. DTSC recommends the City of Rialto enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from 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 your [Regional Brownfield Coordinator](#).
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) 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 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 are suitable 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. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).
4. 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

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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 PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the DEIR for the Santa Ana Truck Terminal 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 [email](#) for additional guidance.

Sincerely,

Tamara Purvis

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HWMP - Permitting Division – CEQA Unit
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cc: (via email)

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