



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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



**Gavin Newsom**  
Governor

### **SENT VIA ELECTRONIC MAIL**

May 29, 2024

Daniel Rosas  
Senior Planner  
City of Rialto  
150 S Palm Avenue  
Rialto, CA 92376  
[drosas@rialto.ca.gov](mailto:drosas@rialto.ca.gov)

RE: MITIGATED NEGATIVE DECLARATION FOR THE 2720 S. WILLOW AVENUE  
DEVELOPMENT PROJECT DATED MAY 2, 2024 STATE CLEARINGHOUSE NUMBER  
[2024050083](#)

Dear Daniel Rosas,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the 2720 S. Willow Avenue Development Project (Project). Based on the document description, the proposed Project would include the development of one 118,000 square feet (sf) industrial warehouse on an approximately 5.63-acre project site. The proposed project would include 111,000 sf of warehouse space and 7,000 sf of office space. Construction of the proposed Project would include the demolition of 2 existing warehouses located on-site. In addition, the proposed project would include associated on-site improvements including landscaping, surface parking, and sidewalks. After reviewing the project, DTSC recommends:

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 Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. All imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) 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 outlined in the [PEA](#) 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](#).

DTSC appreciates the opportunity to comment on the MND for the 2720 S. Willow Avenue Development 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Daniel Rosas  
May 29, 2024  
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Sincerely,

*Tamara Purvis*

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Department of Toxic Substances Control  
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cc: (via email)

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