



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
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Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 24, 2024

Zarui Chaparyan
Associate Planner
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063
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RE: INITIAL STUDY/MITIGATED NEGATIVE DECLARATION – CONDITIONAL USE PERMIT -S-2023-0013 (4100 GUARDIAN STREET WAREHOUSE PROJECT) DATED JULY 17, 2024, STATE CLEARINGHOUSE NUMBER [2024070611](#)

Dear Zarui Chaparyan,

The Department of Toxic Substances Control (DTSC) received an Initial Study/Mitigated Negative Declaration (IS/MND) for the Conditional Use Permit -S-2023-0013 (4100 Guardian Street Warehouse Project) (Project). The Project proposes to demolish an existing office building and construct a 179,490-square-foot warehouse building located at 4100 Guardian Street.

DTSC recommends and requests consideration of the following comments:

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. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in the [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](#).

DTSC appreciates the opportunity to comment on the IS/MND for the Conditional Use Permit -S-2023-0013 4100 Guardian Street Warehouse 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.

Sincerely,



Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
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Zarui Chaparyan

July 24, 2024

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cc: (via email)

Governor's Office of Planning and

Research State Clearinghouse

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