



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

January 3, 2024

Rocio Lopez
Consulting Planner
City of Corona
400 S. Vicentia Avenue
Corona, CA 92882

Rocio.Lopez@coronaca.gov

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE MAGNOLIA AVENUE
BUSINESS CENTER DATED DECEMBER 6, 2023 STATE CLEARINGHOUSE
NUMBER [2023120166](#)

Dear Rocio Lopez,

The Department of Toxic Substances Control (DTSC) received a MND for the Magnolia Avenue Business Center. a proposed redevelopment of a 16.6-acre property with two buildings. Building 1 would include 231,370 square feet of floor space and 7,000 square feet of mezzanine space for a total building area of 238,370 square feet. The building is designed to be divided into as many as four suites expected to be occupied by industrial park uses. Building 1 includes 22 dock-high doors and four grade-level ramps. Building 2 would include 90,150 square feet of floor area and 6,000 square feet of mezzanine space for a total building area of 96,150 square feet expected to be occupied by a general warehouse use. Building 2 includes 10 dock-high doors and two grade-level ramps. Other site features include parking areas, drive aisles, landscaping, lighting, and

signage. Access to the site would be accommodated by two driveways connecting with Magnolia Avenue. The existing vacant structures and improvements on the site would be demolished to redevelop the property as proposed.

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

1. The proposed development is located on a DTSC Hazardous site, [Clow Valve Company](#). The Site is located at 1375 Magnolia Avenue Corona, CA 92879. Potential Contaminants of Concern at the site include lead, polychlorinated biphenyls (PCBS) and diesel in shallow soil. Please continue to work with DTSC's project manager(s) for this site and adhere to all conditions outlined in the [Health & Safety Plan](#) for the site.
2. 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](#)
3. 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.

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DTSC appreciates the opportunity to comment on the MND for the Magnolia Avenue Business Center. 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,

A handwritten signature in black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

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cc: (via email)

Governor's Office of Planning and
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