



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

May 12, 2026

Nick Baldwin
City Planner
City of Baldwin Park
14403 East Pacific Avenue, 2nd Floor
Baldwin Park, CA 91706
nbaldwin@baldwinparkca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE BASSETT VILLAS PROJECT
DATED MAY 6, 2026, STATE CLEARINGHOUSE NUMBER [2026050229](#)

Dear Nick Baldwin,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Bassett Villas Project (Project). The Project involves the development of 20 two-story, 27-foot tall, multi-family residential buildings, totaling 104 townhome units with private two car garages on the vacant portion of the Project site. The Project also involves the development of a leasing office and recreational building that would include a pool and jacuzzi. Other amenities would include a privately owned public park, dog park, common open spaces, and guest surface parking. The proposed Project would provide a total of 37,693 square feet of open space, consisting of both private, common, and public space. Construction activities would include demolition, site preparation, grading, building construction, asphalt paving, and architectural coating. The Project would demolish and export approximately 15,340 square feet of asphalt and 1,600 square feet of concrete. A Phase I Environmental Site Assessment Report (Phase I) was conducted by Partner Engineering and Science, Inc. dated June 20, 2024, and updated April 8, 2025. The Phase I states “The investigation did not

include sampling, field measurements or laboratory tests for the presence of any toxic/hazardous substances in the earth materials at the site. However, this does not imply that the site is subject to any unusual environmental hazard.” Therefore, DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#) for the most recent guidance and screening levels.
2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material is suitable for the intended land use.

The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

3. The City of Baldwin Park should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the City of Baldwin Park address the contaminations within the Project area through an Environmental Site Assessment and/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 the relevant [Regional Brownfield Coordinator](#) for your Project.

DTSC appreciates the opportunity to comment on the MND for the Bassett Villas 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 [CEQA Review email](#) for additional guidance.

Sincerely,



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

Nick Baldwin
May 12, 2026
Page 4

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Storm Bird
Real Estate Development Manager / Project Applicant
Storm Properties, Inc
sbird@storm-properties.com

Katherine Fikan
Senior Planner / Project Manager
Rincon Consultants / Consulting Firm
kfikan@rinconconsultants.com

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

Scott Wiley
Analyst II
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov