



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

June 4, 2024

Carole Kendrick
Planning Manager
City of Beaumont
550 East 6th Street
Beaumont, CA 92223
ckendrick@beaumontca.gov

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT FOR THE BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT DATED
MAY 06, 2024 STATE CLEARINGHOUSE # [2024050220](#)

Dear Carole Kendrick,

The Department of Toxic Substances Control (DTSC) reviewed Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Beaumont Heights Business Centre Project. Based on the NOP, the project proposes to develop four industrial buildings and associated improvements within the project site, which encompasses approximately 383.7 acres. The project site and the approximately 182.3-acre area to the east of the site are proposed to be annexed into the City's jurisdiction. The remaining approximately 63.2-acre area of the project site involves transportation improvements along State Route-79 and utility installation along

California Avenue. Overall, the proposed development would include approximately 5,275,306 square feet of combined office and industrial building area. However, since ultimate end users for the proposed project have not been identified, to allow for flexibility and variability in final building design and layout, a conservative scenario with a maximum buildout of approximately 5.7 million square feet will be assumed in the EIR analysis. City discretionary approvals include EIR certification, General Plan Amendment, Pre-Zoning, Subdivision, and Development Agreement. After our review of the project, DTSC requests your considerations of the following comments:

1. Based on the review of historical documents, which only included soil sampling, DTSC recommends collecting soil vapor samples to confirm there is no potential for vapor intrusion in future workspaces. DTSC suggests sampling using the United States Environmental Protection Agency (USEPA) Method 8260B or USEPA Method TO-15 for Volatile Organic Compounds (VOCs), including naphthalene. Please refer to the [“Final Draft Supplemental Guidance: Screening and Evaluating Vapor Intrusion, February 2023.”](#) for guidance on sampling and analysis.
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern meets screening levels as outlined in the [DTSC Preliminary Endangerment Assessment 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 or, if applicable, sampling be conducted to ensure that the imported soil and fill material 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](#).

Carole Kendrick
June 4, 2024
Page 3

3. Based on historical information and the removal of contaminated soil, residual staining or odors are unlikely to be observed. However, DTSC recommends being aware of these factors during the construction process and advises collecting an appropriate sample for waste characterization and contacting DTSC if further assessment is necessary. DTSC recommends compliance with all applicable or relevant and appropriate environmental laws.

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Beaumont Heights Business Centre 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,

Tamara Purvis

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

Carole Kendrick
June 4, 2024
Page 4

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Samantha Hout
Environmental Scientist
Site Mitigation and Restoration Program
Department of Toxic Substances Control
Samantha.Hout@dtsc.ca.gov

Eileen Mananian
Supervising Environmental Scientist
Site Mitigation and Restoration Program
Department of Toxic Substances Control
Eileen.Mananian@dtsc.ca.gov

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

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