



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 25, 2024

Carole Kendrick
Planning Manager
City of Beaumont
303 East B Street
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CKendrick@beaumontca.gov

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE LILAC LOGISTICS CENTER PROJECT DATED MAY 28, 2024 STATE
CLEARINGHOUSE NUMBER [2024051195](#)

Dear Carole Kendrick,

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Lilac Logistics Center project (Project). The Project Applicant, Jack T. Hall and Carmen Hall Revocable Living Trust and the Jack T. and Carmen Hall Marital Trust, is seeking approval of a Plot Plan and Pre-Zone to develop a 11.18-acre site in unincorporated Riverside County, California, located at 36711 State Route 60 Freeway. The project is proposing to redevelop the project site with one industrial warehouse building totaling 158,112 square feet (sf) and related site improvements including landscaping, parking, and infrastructure facilities.

After reviewing the project's NOP of a DEIR, DTSC recommends and requests consideration of the following comments:

1. The proposed Project is in close vicinity to a clean-up site where DTSC has conducted oversight that may be impacted as a result of this project. This may restrict what construction activities are permissible in the proposed project areas in order to avoid any impacts to human health and the environment. Therefore, DTSC recommends providing further environmental assessments such as a Phase I Environmental Site Assessment to be conducted and receive oversight from DTSC or a [certified local agency](#). Furthermore, DTSC may provide additional comments on future environmental documents as further information becomes available. Please review the project area in [EnviroStor](#), DTSC's public-facing database
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 DTSC's [Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#) 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 NOP of a DEIR for the Lilac Logistics Center 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.

Carole Kendrick

June 25, 2024

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Sincerely,

Tamara Purvis

Tamara Purvis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

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cc: (via email)

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