Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

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

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 11, 2025

Sean Reilly
Principal Planner
City of Redlands
35 Cajon Street Suite 20
Redlands, CA 92373
sreilly@cityofredlands.org

RE: MITIGATED NEGATIVE DECLARATION FOR 913 CALIFORNIA STREET, THE COMMONS AT CALIFORNIA PROJECT DATED JUNE 4, 2025, STATE CLEARINGHOUSE NUMBER 2025060163

Dear Sean Reilly,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for 913 California Street, The Commons at California Project (Project). The proposed Project includes the subdivision of the Project site into three parcels to facilitate the development of a four story, 55,186-square-foot business hotel containing 90 rooms (Parcel 1), an approximately 1,450-square-foot drive-through coffee shop (Parcel 2), a 3,588-square-foot semi-automated car wash (Parcel 3). DTSC recommends and requests consideration of the following comments:

1. The City of Redlands address contamination found to be present within the Project area through 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.

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 DTSC's 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 prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

DTSC would like to thank you for the opportunity to comment on the MND for 913 California Street, The Commons at California 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 our CEQA Review 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

cc: (via email)

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

Lauren Peachey
Environmental Planner
LSA Associates, Inc. / Consulting Firm
lauren.peachey@lsa.net

John Heimann
President
Heimann Development Group LLC / President
heimanndevgrp@outlook.com

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