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

August 26, 2026

Joanna Cortez
Principal Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
joanna.cortez@surfcity-hb.org

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PALM/GOLDENWEST SPECIFIC PLAN AMENDMENT PROJECT DATED AUGUST 19, 2026, STATE CLEARINGHOUSE NUMBER 2026020245

Dear Joanna Cortez,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Palm/Goldenwest Specific Plan Amendment (Project). The proposed Project approvals would facilitate the future redevelopment of the 92-acre project site, including the demolition and removal of existing oil and gas production infrastructure consistent with phaseout plans and the future construction of up to 800 residential units, up to 350 hotel rooms or other permitted visitor-serving uses, and various open space and park areas. Future buildout of the site would include new vehicular access points and internal circulation roadways, informational signage, utility and infrastructure connections, and multi-use paths. DTSC recommends and requests consideration of the following comments:

1. Table 1.A: Summary of Potential Environmental Impacts, Mitigation Measures, Standard Conditions, and Level of Significance, Mitigation Measure HAZ-2: Soil Management Plan. of the DEIR states: “The Soil

Management Plan shall be submitted to the City of Huntington Beach Fire Department (HBFD) for review and approval." HBFD is not a self-certified local agency therefore DTSC recommends the City of Huntington Beach receive oversight from a self-certified local agency such as the Los Angeles County Fire Department- Health & Hazardous Materials Division, DTSC or the Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note 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 all imported soil/fill material be tested to ensure all contaminants of concern (COCs) meet screening levels as outlined in DTSC's PEA 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.

DTSC appreciates the opportunity to comment on the DEIR for the Palm/Goldenwest Specific Plan Amendment. 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 the CEQA Review email for additional guidance.

Sincerely,



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

Laurel Huntzinger
Associate
LSA Associates, Inc./ Consulting Firm
laurel.huntzinger@lsa.net

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

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