



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

January 16, 2024

Kara Hawkins

Planner III

City of San Jose

200 E Santa Clara Street T3

San Jose, CA 95113

kara.hawkins@sanjoseca.gov

Governor's Office of Planning & Research

Jan 16 2024

STATE CLEARINGHOUSE

RE: DRAFT ENVIRONMENTAL IMPACT REPORT(DEIR) FOR THE WESTGATE WEST COSTCO WAREHOUSE PROJECT DATED DECEMBER 15 2023 STATE CLEARINGHOUSE NUMBER [2022010135](#)

Dear Kara Hawkins,

The Department of Toxic Substances Control (DTSC) received a DEIR for the Westgate West Costco Warehouse Project. The project is a Conditional Use Permit to allow demolition of existing commercial buildings totaling approximately 188,265 square feet and the removal of 115 trees (81 ordinance-size trees and 34 non-ordinance-size trees) for the construction of an approximately 165,148-square foot wholesale retail center ("Costco"), including a tire center and associated parking and landscaping within an existing approximately 9.69-gross acre shopping center ("Westgate West Shopping Center"). After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the

presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers.](#)

2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels 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 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.

DTSC appreciates the opportunity to comment on the DEIR for the Westgate West Costco Warehouse 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
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Kara Hawkins
January 16, 2024
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cc: (via email)

Governor's Office of Planning and
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