



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 17, 2023

Travis Martin

Associate Planner

City of San Bernardino

201 North E Street, 3rd Floor

San Bernardino, CA 92401

Martin_Tr@sbcity.org



RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE SAN BERNARDINO GATEWAY BUSINESS PARK PROJECT DATED SEPTEMBER 19, 2023 STATE CLEARINGHOUSE # [2023090396](#)

Dear Travis Martin:

The Department of Toxic Substances Control (DTSC) received a MND for the San Bernardino Gateway Business Park Project. Based on our Project review, DTSC requests consideration of the following comments.

1. Based on the figures included in the MND, the proposed Project may affect and in turn may be affected by the historical contamination by the [Hanford Foundry](#). The Hanford Foundry was owned and occupied by the Hanford Family from 1892 to 1986. The foundry produced commercial pumps and cement and oil tool castings using steel, stainless steel, or high temperature alloys. Sand and silica were used as molds for casting metal products. Foundry operations generated wastes including spent sand and silica. Information regarding onsite waste-handling practices is

unknown. Prior to 1986, a laboratory, a steel foundry with a sand-mixing area, a 1,000-gallon underground fuel tank, a transformer, an office building, sand bins, a scrap storage area and two buildings of unknown operations were located on the Site. In 1986, all onsite structures were demolished, and all equipment was removed from the site. In May of 1982, U.S. EPA conducted a Site Inspection (SI). The purpose of the Preliminary Assessment (PA) and SI was to review existing information on the site and its environs to assess the threat(s), if any, posed to public health, welfare, or the environment, and to determine if further action under CERCLA/SARA is warranted. After reviewing the PA and SI, EPA decided that further investigation of the foundry would be necessary. U.S. EPA then used the Hazard Ranking System (HRS) criteria to assess the relative threat associated with the actual or potential releases of hazardous substances at the site. In 1983, the DTSC conducted a drive-by inspection of the site and documented piles of waste material on site east of the foundry and existing buildings. In 1987, the Hanford Foundries Trust hired an environmental consultant, CHJ, Inc., to sample onsite soil prior to selling the property. Analytical results indicated the presence of various metals in onsite surface soils. In 1988, a second DTSC drive-by inspection documented that the site was a vacant lot. In October 1989, DTSC completed a Preliminary Assessment of the site for U.S. EPA. Analytical results of onsite soil and groundwater samples collected in 1991 during the SI, and soil samples collected during the ESI in March 1995 indicated the presence of chromium and nickel. DTSC became the lead agency for the Hanford Foundry site in July 2004 when the Responsible parties entered a Voluntary Cleanup Agreement. After site characterization activities, the site was deemed to be acceptable for use in commercial/industrial scenarios.

2. Further information on the [Hanford Foundry](#) can be found on EnviroStor. The Site's potential contaminants of concern (COCs) in soil 0-10 ft below

ground surface are arsenic: aroclor 1260, aroclor 1254, and benzo(a)pyrene.

The Project has a [Land Use Covenant](#) (LUC) and under the LUC, the restrictions include but are not limited to:

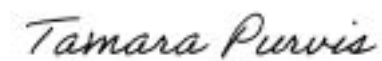
- A residence, including any mobile home or factory-built housing, constructed, or installed for use as residential human habitation prohibited,
 - A hospital for humans prohibited,
 - A public or private school for persons under 21 years of age prohibited,
 - A day care center for children prohibited,
 - Activities that will disturb the soil at or below the surface or below ground surface prohibited,
 - Raising food, fiber crops prohibited,
 - Extraction of groundwater for purposes other than site remediation or construction dewatering prohibited,
 - Any site activities that may be impacted by the terms of the LUC or that involve any hazardous materials should be coordinated with DTSC.
3. The Project is documented in accordance with California Government Code Section 65962.5, commonly known as the Cortese List. DTSC recommends that the Hazards and Hazardous Materials section of the upcoming DEIR address actions to be taken for any potential impacts due to hazardous waste or hazardous materials within the Project area. DTSC recommends further coordination with other agencies that may have regulatory authority over the Project.
4. The Project and future CEQA documents should acknowledge the

potential for historic or future activities on or near the Project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The DEIR should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

5. If any projects initiated as part of the proposed Project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to [DTSC's 2001 Information Advisory Clean Imported Fill Material](#) webpage.

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
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Department of Toxic Substances Control

cc: (via email)

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