



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

November 13, 2023

Maurice Brenyah-Addow
Senior Planner, City of Pittsburg Planning Division
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Pittsburg, CA 94565
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Governor's Office of Planning & Research

Nov 13 2023

STATE CLEARINGHOUSE

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE OAKSTONE NORTHERN CALIFORNIA EXPANSION PROJECT, DATED OCTOBER 13, 2023 STATE CLEARINGHOUSE # [2023100371](#)

Dear Maurice Brenyah-Addow:

The Department of Toxic Substances Control (DTSC) received a MND for the Oakstone Northern California Expansion Project. The proposed project consists of a Use Permit, Design Review and Variance application at Linde's existing facility located at 2000 Loveridge Road, Pittsburg, California 94565. The proposed development project will result in the expansion of its Northern California industrial gas market by building a new plant which will involve installation of an air separation unit system, including a distillation tower, heat exchanger cold box, storage tanks, air compressor and auxiliary equipment, at its existing facility. The new facility will expand current production of liquid nitrogen, oxygen, and argon. The property is located in the Industrial General Plan Land Use classification and General Industrial Zoning District (IG). The project also includes on-site circulation improvements to provide a 25-foot drive aisle through the parcel to the project site and expansion of the existing substation on the parcel near the entry/exit to Loveridge Road. The project location is on the DTSC site [Union Carbide, Pittsburg](#). Although the cleanup

status was certified in 1984, concentrations of contaminants were still elevated. Based on our project review, DTSC requests consideration of the following comments:

1. There may be unidentified environmental concerns at the site. DTSC recommends additional investigation and sampling (if necessary) before any groundbreaking activities commence.
2. DTSC recommends the preparation of a Soil Management Plan so there is a procedure in place if and when unforeseen contaminations are discovered.
3. If any work 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.

DTSC believes the City of Pittsburg must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the City of Pittsburg connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered.

DTSC appreciates the opportunity to comment on the Oakstone Northern California Expansion 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,



Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control

cc: (via email)

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Research State Clearinghouse
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