



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

December 20, 2023

Cindy Lemaire
Senior Planner
City of San Leandro
835 East 14th Street
San Leandro, CA 94577
clemaire@sanleandro.org



RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE 880 DOOLITTLE DRIVE INDUSTRIAL PROJECT DATED NOVEMBER 22, 2023 STATE CLEARINGHOUSE # [2023110597](#)

Dear Cindy Lemaire,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the 880 Doolittle Drive Industrial Project. The Project involves the demolition of existing warehouse buildings on the site, which are currently vacant, and associated surface parking. Following demolition of existing structures and a lot merger, the proposed Project would include construction of a new warehouse with supporting office space, site improvements, and landscaping. The proposed warehouse would be approximately 244,573 square feet, comprised of 229,573 square-feet of warehouse and 15,000 square feet of associated office space. Approximately 10,000 square feet of office space would be provided on the ground floor alongside the warehouse use. The remaining 5,000 square feet of office space would be on the mezzanine level of the warehouse. The warehouse would be served by 64 dock-high loading doors and

surface parking. Surface parking as proposed includes 116 standard parking stalls, 57 compact parking stalls, 3 accessible standard stalls, 3 accessible van stalls, 21 electric vehicle charging stations, and 4 clean air/vanpool stalls.

Following our review of the Project, DTSC recommends 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.
3. Prior to any new buildings being constructed on site, a Remedial Action Plan (RAP) amendment will be required to evaluate the soil vapor impacts and vapor intrusion risk. While a vapor mitigation system has been discussed for the site, the system cannot be installed before the completion of the RAP amendment.

DTSC believes the City of San Leandro 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 appreciates the opportunity to comment on the 880 Doolittle Drive Industrial 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,

A handwritten signature in black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
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cc: (via email)

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