



**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 5, 2024

Darcy Smith  
Assistant City Manager  
City of San Bruno  
567 El Camino Real  
San Bruno, CA 94117

[Tanforan@sanbruno.ca.gov](mailto:Tanforan@sanbruno.ca.gov)

Governor's Office of Planning & Research

**Jan 05 2024**

**STATE CLEARINGHOUSE**

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE TANFORAN REDEVELOPMENT PROJECT DATED DECEMBER 14, 2023 STATE CLEARINGHOUSE NUMBER [2023120409](#)

Dear Darcy Smith,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Tanforan Redevelopment Project. The 44-acre project site is located on six parcels (APNs 014-316-080, 014-316-300, 014-316-310, 014-316-360, 014-316-330, and 014-311-060) at the addresses 1122, 1150, 1178, 1188 El Camino Real and 300 Tanforan Shopping Center in San Bruno. The project site is comprised of The Shops at Tanforan Shopping Center and a vacant parcel north of Sneath Lane and is currently developed with retail uses and surface parking. The project site is generally bounded by Sneath Lane to the north, Huntington Avenue to the east, Highway 380 to the south, and El Camino Real to the west. Directly east of and adjacent to the project site are the Bay Area Rapid Transit (BART) San Bruno station, a BART parking structure, and a joint BART/City police station. The proposed project would demolish all existing uses on the

project site except for the Century at Tanforan Theater, totaling approximately 900,000 square feet of demolition. The proposed project would construct a transit-oriented, mixed-use development including housing, retail uses, private and publicly accessible life-science laboratory and office uses, , privately-owned open space, and a potential hotel. The proposed project site includes a programmed area and two “flex zones.” Within the programmed area, the proposed project would construct approximately 250,000 square feet of new and relocated retail space, approximately 1,000 multi-family residential units, approximately 711,000 square feet of life-science laboratory and office uses, an approximately 14,500-square foot amenity building, and a parking garage. The existing 81,500-square foot Century at Tanforan Theater would be remodeled and incorporated into the project, and the existing Target would be relocated to a new retail building in the western portion of the project site.

After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. Due to the historic occupancies and current land uses of adjoining properties, DTSC recommends the City of San Bruno should work with the County of San Mateo who can provide oversight as a certified local agency or enter into DTSC’s Standard Voluntary Agreement (SVA) program so that a proper evaluation of the Project can be reviewed by designated DTSC technical staff. The [FLUXX portal link](#) is provide and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click “Start a Request for Lead Agency Oversight Application.” DTSC recommends that once the SVA is signed, a Preliminary Endangerment Assessment Report (PEA Report) be submitted for DTSC review. The PEA Report shall summarize all existing data and provide an evaluation of the possible risk to current and future users of the site. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or the Application Portal at [applicationportal@dtsc.ca.gov](mailto:applicationportal@dtsc.ca.gov)

2. 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](#).
3. 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 Tanforan Redevelopment 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

Darcy Smith  
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Department of Toxic Substances Control

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