



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200  
<https://dtsc.ca.gov>



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

October 21, 2024

Manira Sandhir  
Planning Manager  
City of San Mateo  
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San Mateo, CA 94403  
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RE: MITIGATED NEGATIVE DECLARATION FOR 445 SOUTH B STREET “BESPOKE”  
MIXED-USE PROJECT DATED OCTOBER 04, 2024, STATE CLEARINGHOUSE  
NUMBER [2024100181](#)

Dear Manira Sandhir,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the 445 South B Street “Bespoke” Mixed-Use Project (Project). The Project proposes to construct two buildings over a shared parking subterranean parking garage—a seven-story residential building that would include 71 affordable units and the Center for Self-Help for the Elderly, and a six-story commercial building that would include 148,939 square feet of office and 13,995 square feet of retail/restaurant space. After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. There are several areas of which DTSC has regulatory oversight over that are within the proposed Project site, whether they are listed as having documented contamination, land use restrictions, are subject to a Hazardous

Waste Facility Permit, or the potential for the Project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends further coordination with the Department in the event that the proposed project may impact any of the areas that may fall under DTSC's oversight. Please review the project area in [EnviroStor](#); DTSC's public-facing database and coordinate with the Department if any suspected decisions may impact these areas of which DTSC oversees.

2. The Project and future CEQA documents should acknowledge the potential for historic or future activities on or near the Project site due to the release of hazardous wastes/substances on or near 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.
3. In section Hazards and Hazardous Materials MM HAZ-1 of the MND it states: "Based on the history of the Project site, areas of impacted soil, soil vapor, and/or groundwater may be encountered during construction activities. To establish appropriate management practices for handling and management of impacted soil, soil vapor, and groundwater that may be encountered during construction activities, the applicant shall submit a Site Management Plan (SMP) and Health and Safety Plan (HSP) to San Mateo County Environmental Health Department for review and approval." A SMP alone cannot sufficiently identify and document the potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan (RAW) or Remedial Action Plan (RAP), be prepared to adequately address all site impacts after complete characterization.
4. DTSC recommends the City of San Mateo enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from San Mateo County Environmental Health Department, DTSC

or the Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).

5. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. 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 are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).
6. 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 Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#)

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DTSC appreciates the opportunity to comment on the MND for the 445 South B Street “Bespoke” Mixed-Use 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 clarification on DTSC’s comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

*Tamara Purvis*

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HWMP - Permitting Division – CEQA Unit  
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