Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 3, 2025

Ken Strelo
Community Development Director
City of Oakley, Community Development Department
3231 Main Street
Oakley, CA 94561
strelo@ci.oakley.ca.us

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR BRIDGEHEAD INDUSTRIAL PROJECT DATED SEPTEMBER 22, 2025, STATE CLEARINGHOUSE NUMBER 2024050471

Dear Ken Strelo,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for Bridgehead Industrial Project (Project). The proposed Project would include the removal of the existing vineyard and associated buildings and subsequent construction of 10 light industrial buildings totaling 3.18 million square feet of new building space, including approximately three million square feet of warehouse space and 72,000 square feet of office space, as well as associated internal roadways, parking, landscaping, utilities, and other improvements. The proposed Project would require City approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, Master Sign Program, and Design Review. DTSC recommends and requests consideration of the following comments:

1. The proposed Project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted. The Project must not affect the ongoing monitoring of the RCRA corrective action sites under DTSC oversight on the former DuPont Facility,

which was redeveloped as the Contra Costa Logistics Center (CCLC). The property was contaminated by historical activities, with the key contaminants of concern (COCs) being volatile organic compounds and organolead in groundwater. The Project should not have adverse effects or exacerbate existing contamination. Additionally, the Project should not interfere with the monitoring conducted as part of the remedies for the Chemours FC LLC site (DTSC Site Code 200165) and NP Oakley Facility Site (DTSC Site Code 202393).

The Project's stormwater infrastructure and discharges should be designed to ensure they do not affect ongoing monitoring of groundwater, sub-slab soil gas, and indoor and outdoor air at the NP Oakley Facility site and the monitored natural attenuation of groundwater and monitoring groundwater and surface water for the Chemours FC LLC site. Monitoring well B5-MW-3 is close to the northern boundary of the South Development Area of the Project and should be protected in-place, along with all other existing monitoring wells within the former DuPont Facility property boundary, during construction of the Project.

2. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's 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/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/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.

DTSC reserves the right to comment on any future circulated documents related to this Project based on our review or proposed or incorporated changes, measures, or project

features. DTSC would like to thank you for the opportunity to comment on the DEIR for Bridgehead 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 regarding these comments, please contact us via our CEQA Review email.

Sincerely,



Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
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cc: (via email)

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