Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 18, 2025

Chris Hoem
City Manager
City of Atwater
1350 Broadway Avenue
Atwater, CA 95301
choem@atwater.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE CASTLE AIR MUSEUM AVIATION PAVILION PROJECT (RSO 0272-25, SP 25-10-0200, AR 25-10-0300) DATED OCTOBER 31, 2025 STATE CLEARINGHOUSE NUMBER 2025101551

Dear Chris Hoem:

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Castle Air Museum Aviation Pavilion Project (Project). Span Construction and Engineering, Inc (Applicant) requests Resolution No. 0272-25, Site Plan Review No. 25-10-0200, and Architectural Review No. 25-10-0300 pertaining to one parcel totaling 31.14 acres, located on the northwest corner of Santa Fe Drive at 5050 Santa Fe Drive, Atwater, CA 95301 (APN 051-030-006). The Project would facilitate development consisting of new construction buildings, relocation of an existing preengineering metal building from Beale Air Force Base, and site improvements in three multiphases. The Project is located on Castle Air Force Base which contains a Covenant to Restrict Use of Property Environmental Restriction for the Castle Vista, Parcel J2b2. There are a minimum of 14 monitoring or extraction wells (identified as MW510, MW512, MW576A, EW05, EW08, MW906, MW983, MW939, MW975, EW20, MW908, MW602, MW603, EW24) that may be in the vicinity of the construction site and

possibly impact the existing wells, therefore, DTSC recommends and requests consideration of the following comment:

All of the following activities are prohibited:

a. Constriction of groundwater wells for injection or extraction on the property.
b. Any land use that would restrict remedial investigation activities, remedial actions, or long-term maintenance and operation of the groundwater remedy.
c. Destruction or disturbance of the existing or future groundwater monitoring wells or other parts of the groundwater extraction and treatment systems.
d. Any other activity on the property that would interfere with or adversely affect the groundwater remedy or result in the creation of a groundwater recharge area (e.g. Unlined surface impoundments or disposal trenches). Normal landscaping and irrigation activities within the property including routine irrigation practices are not prohibited activities.

DTSC would like to thank you for the opportunity to comment on the Castle Air Museum Aviation Pavilion 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 our CEQA Review email for additional guidance.

Sincerely,

Dave Kereazis

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

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