



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

September 9, 2026

Miroo Desai
Planning Manager
City of Emeryville
1333 Park Avenue
Emeryville, CA 94608
mdesai@emeryville.org

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE SUTTER HOSPITAL MEDICAL CENTER PROJECT DATED AUGUST 17,
2026, STATE CLEARINGHOUSE NUMBER [2026080507](#)

Dear Miroo Desai,

The Department of Toxic Substances Control (DTSC) has reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Sutter Hospital Medical Center Project (Project). The proposed Project would redevelop the site into a medical campus to include a hospital, medical office buildings (MOBs), parking, open space, and circulation improvements. Existing surface parking on parcel 49-1558-5 and the Power Distribution Unit Building at 4595 Horton Street would be demolished. The 10-story Horton Street Garage at 4563 Horton Street would be retained as the primary parking facility, and existing Building 2/3 at 5555 Hollis Street and Building 4 at 5300 Chiron Way would be improved and converted into MOBs. The Project would also construct two new buildings and are as follows:

- Building 8 (1400 53rd Street) - an all-electric hospital of approximately 785,000 square feet and 330 feet in height, with up to 325 beds and a helipad.
- Building 1 (parcel 49-1558-5) - a building with ground-level parking, proposed with two variants: Variant 1, an MOB of approximately 55,600 square feet and 50 feet in height, or Variant 2, a multi-family residential building of approximately 129,500 square feet and 95 feet in height with up to 133 units. The DEIR will evaluate both variants of Building 1.

DTSC recommends and requests consideration of the following comments:

1. The last sentence of the first paragraph of the NOP states that the City has not prepared an Initial Study and will instead proceed directly with the preparation of an EIR. DTSC recommends reviewing historical documents stored in DTSC's database, EnviroStor, associated to the [Pacific Gas & Electric Co-Emeryville](#) site, which formerly comprised several areas related to the Project. These areas included APNs 49-1558-6, 49-1041029-1, 49-1558-4 and 49-1558-5.
2. DTSC is interested in knowing any details of the Project involving specifically APN 49-1558-6 (5555 Hollis Street), in particular if they would involve its restricted ramp area, for which a [land use covenant \(LUC\)](#) was recorded. Any plan that would disturb the soil or alter the cap in this area should be previously discussed with DTSC, and a soil management plan (SMP) must be prepared.
3. The Building Development and Demolition section of the Project Description includes the planned improvement and conversion of the existing Building 2/3 at 5555 Hollis Street and existing Building 4 at 5300 Chiron Way into medical office buildings (MOBs). DTSC recommends considering the land use restrictions that are currently in place for the Site, and requests to be informed in detail of every land use that is planned by the Project.

4. Table 3 describes planned uses of the different buildings of the Project. For Building 2/3, it describes hospital-related uses such as a surgical center, urgent care, MOBs and different specialty clinics. In alignment with Comment 3 above, DTSC recommends considering the restrictions set by the LUC for some of the areas of the Site.

Potential Environmental Effects:

5. Air Quality: This section states that the EIR will analyze and disclose criteria pollutants and potential health risks associated with the Project during construction and operation in accordance with the Bay Area Air District (BAAD)'s most recent air quality guidelines. DTSC requests that any air quality assessment and data related to the Site be provided both to BAAD and DTSC.
6. Hazards and Hazardous Materials: The NOP states that the DEIR will analyze the potential for hazardous materials contamination within and near the Project site. DTSC recommends assessing the chemicals of potential concern (COPCs) that have been historically related to the Site, that include polychlorinated biphenyls (PCBs), total petroleum hydrocarbons (TPHs), arsenic, lead, as well as the potential for vapor intrusion (VI) from volatile and semi-volatile chemicals.
7. 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](#).

8. DTSC recommends all imported soil/fill material be tested to ensure all contaminants of concern (COCs) meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/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 is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Sutter Hospital Medical Center 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 the [CEQA Review email](#) for additional guidance.

Sincerely,

A handwritten signature in black ink that reads "Dave Kereazis". The script is cursive and fluid, with the first letters of "Dave" and "Kereazis" being capitalized and prominent.

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

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