CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
700 Heinz Avenue
Berkeley, CA 94710

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

Project Title: Removal Action Workplan for Main and Maple

State Clearinghouse No.: 2016082060

Project Location: 22330 Main Street and 22471, 22477, 22485, and 22491 Maple Court, Hayward, California 94541

County: Alameda

Project Description: The project involves approval of a Removal Action Workplan (RAW) for the for Main and Maple Mixed Use project (project) located at 22330 Main Street (Main Street Property) and 22471, 22477, 22485, and 22491 Maple Court (Maple Court Property) (site). As described and discussed in the RAW, project activities involve installation and operation of a vapor intrusion mitigation system (VIMS) beneath the floor slab underlying the affected portion of the residential apartment building and the footprint of the multi-use building. The VIMS will mitigate for potential accumulation and migration of VOCs (i.e., benzene) in soil vapor into interior building areas.

The VIMS will consist of impermeable vapor barriers with passive venting. However, the passive venting will be installed in manner that will allow conversion to an active venting, if needed. Soil vapor sampling probes will be installed beneath the impermeable barrier to allow sampling of sub-slab vapor prior to occupancy and at later dates, if needed. The VIMS will be incorporated into the building design, and details and specifications will be provided in the building plans. The effectiveness of the VIMS is considered high and will result in an incomplete exposure pathway to occupants of the planned on-site buildings to VOC impacted soil vapor underlying the eastern portion of the site.

The VIMS design will include all of the components advised for a sub-slab venting system (SSV) as summarized below:

Vapor Barrier – A continuous, spray-applied vapor barrier membrane will be installed beneath the floor slab underlying the affected portion of the residential apartment building and the footprint of the multi-use building to prevent sub-slab soil vapor from entering into the buildings. The membrane will consist of a sprayed-in-place continuous barrier system to be installed beneath the 5-inch-thick mat slab. Completion testing will be performed to confirm proper installation and vapor membrane effectiveness prior to construction of the overlying foundation slab.

Venting System – A passive venting system to supplement the vapor barrier will be installed. The venting system will allow any soil vapors that would otherwise collect beneath the slab and vapor barrier to migrate and vent to the atmosphere outside the building. The venting system will include a gravel layer and an array of vent pipes (designed to facilitate conversion to an active system, if needed) below the impermeable membrane to vent accumulated vapors to outdoor air at the roof level. Sub-slab perforated vent piping will be constructed of composite low-profile piping consisting of a three-dimensional vent core wrapped in a non-woven, needle punctured filler fabric. The piping network will be connected to vertical riser pipes, constructed of PVC or cast iron, which will trend vertically (typically through utility pipe chases) to the roof level, where they will each be capped with a wind turbine that will generate a vacuum on the piping network to enhance collection and venting of the soil vapor. Sampling ports will be installed on the vertical riser pipes at an accessible location on the ground floor of the building. Sub-slab soil vapor probes will be installed within the permeable gravel layer directly below the vapor barrier for pre-occupancy sampling and VIMS performance monitoring. The sub-slab vapor probes will consist of ¼-inch polyethylene tubing fitted with a porous polypropylene tip located beneath the building vapor barrier approximately 20 feet from the building edge.

Trench Dams and Conduit Seals – Trench dams will be used as a vapor migration barrier to minimize soil vapor intrusion and shall be installed in all utility trenches that extend beneath the building foundations from areas outside the perimeter of the buildings. The trench dams shall be installed in the utility trenches adjacent to the exterior of the building foundations to prevent soil vapor migration beneath the foundations. Trench dams will have a minimum length of twice the width of the trench, or a minimum of 36 inches in length, whichever is greater. Trench dams will

be constructed of a bentonite cement slurry, or compacted native soil backfill. The entire cross section of trenches shall be backfilled to provide a minimum of 6 inches of trench dam material around all conduits and pipes.

Trap primers will be used on plumbing floor drain and floor sink lines on the ground floor. The trap primer is a device that causes a small amount of water to drain to the trap via piping from the trap primer in order to maintain the liquid seal at the trap and prevent the emission of sewer gases into the building. Conduit seals will be used on electrical conduits which penetrate through the vapor barrier material and enter the building.

The following safety measures would help ensure that public health and the environment are protected during cleanup activities:

- Covering exposed soil with plastic sheeting;
- Air monitoring; and
- Employing work practices to minimize dust generation, spraying water to suppress dust, and modifying work schedules to avoid runoff of water from the Site.

Institutional controls, including a land use covenant (LUC), will also be implemented to require annual operations and maintenance actions and associated reporting, such as inspections, maintenance, and reports for the monitoring program for maintaining the proper function of the VIMS. Institutional controls help protect against unsafe exposure to hazardous substances on public or private property. LUCs are used when DTSC has determined that it is safe to leave specific types of contamination at a property as long as defined restrictions are adhered to. The RAW identifies the restrictions of the LUC. DTSC and the property owner(s) enter a LUC to allow ongoing use of the property within the limits defined in the RAW.

DTSC utilized information and analysis in the Final Initial Study/Mitigated Negative Declaration for the Maple & Main Project (ISMND) and the Addendum to the ISMND to support a final determination about the type of environmental document required to be prepared for the Removal Action Workplan for Main and Maple, as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines. Specifically, the Addendum to the ISMND analyzed potential impacts related to construction and operation of a VIMS in Section 5.8 (Hazards and Hazardous Materials).

As ☐ Lead Agency ☒ a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on October 24, 2023, and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration and Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final environmental document and the record of project approval are available to the public at the following locations:

DTSC File Room
1515 Tollhouse Road
Clovis, California 93611

DTSC website:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id= 60002780

Daniel Ochoa	Engineering Geologist	(559) 578-8173
Project Manager Name	Project Manager Title	Phone #
Ed Walker		10/24/2023
Supervisor Signature		Date
Ed Walker	Branch Chief	(916) 255-3676
Supervisor Name	Supervisor Title	Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR: