

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, Suite 200C
Berkeley, CA 94710

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

Project Title: Removal Action Workplan, Proposed Salinas Regional Sports Authority Soccer Complex, Operable Unit 2

State Clearinghouse Number: 2014081020

Project Location: Constitution Boulevard and East Laurel Drive, Salinas, California 93915

County: Monterey

Project Applicant: Salinas Regional Sports Authority

Project Description: The Department of Toxic Substances Control (DTSC) has approved the *Removal Action Workplan, Proposed Salinas Regional Sports Authority (SRSA) Soccer Complex, Operable Unit 2* (RAW) for the proposed Salinas Regional Sports Authority's expansion of the Soccer Complex. The RAW summarized and reported on previous environmental investigations and proposes a remedy for arsenic-impacted soil that was identified as chemical of concern (COC) in the Operable Unit 2 (OU-2) area. The proposed remedial activities are detailed in the RAW and involve shallow excavation, burial, and capping-in-place of arsenic-impacted soils at the proposed soccer complex.

Background: The site is vacant and is located within an agricultural area surrounded by parcels developed with existing recreational facilities to the west, residential subdivision to the north, government facilities to the south, commercial properties to the east, and a hospital to the northwest. Salinas Regional Sports Authority (SRSA) proposes to expand the Soccer Complex that comprises of approximately 34 acres located approximately 1200 feet east of the intersection of Constitution Boulevard and East Laurel Drive in Salinas, California. The proposed expansion is divided into Operating Unit 1 (OU-1; approximately 15.4 acres) and Operating Unit 2 (OU-2; approximately 19 acres).

As identified in a Phase I Environmental Site Assessment (ESA) prepared in 2011, a potential recognized environmental condition (REC) exists for the entire 34-acre soccer complex expansion site related to its prior use for agricultural purposes. Specifically, organochlorine pesticides (OCPs) and/or arsenic in the form of arsenical herbicides may have been applied during its agricultural uses. The ESA recommended that a Phase II ESA be conducted to test site soils for these materials and to determine if the REC exists.

A Phase II ESA was prepared in 2019 in which site soils were evaluated for OCPs and arsenic. A site-specific arsenic background concentration of 9.8 milligrams per kilogram (mg/kg) was developed using the data collected during the Phase II ESA. Concentrations of OCPs were found to be below their applicable environmental screening levels (ESLs) and are not a COC for the site.

Using the background screening level of 9.8 mg/kg for arsenic, the site was partitioned into two operating units (OU-1 and OU-2) to facilitate separate evaluation. The northwest portion of the site having soils with arsenic detected below the background concentrations or of lesser concern was identified as OU-1. The soils in the southwestern, south-central, and southeastern portions of the site were detected with arsenic above background screening level and was identified as OU-2. The site was partitioned into two OUs to facilitate no further action (NFA) evaluation and approval from DTSC and to allow development of the OU-1 for proposed two soccer fields and paved parking areas, while continuing to mitigate the arsenic impacted areas separately in the remainder of the site (OU-2).

The RAW was prepared to propose a remedy for arsenic impacted soils in OU-2. Based on the recreational land use, a risk-based cleanup goal of 7.27 milligrams per kilogram (mg/kg) was selected for arsenic at OU-2. The cleanup goal will be compared to an upper-bound estimate of the mean concentration in soil. In addition, residual concentrations are not to exceed 13 mg/kg without exposure controls.

Project Activities: Project activities will involve excavation of approximately 378,000 cubic feet arsenic-impacted soils in the western, central, and eastern portions of OU-2 to a depth of 1 foot below ground surface. The excavated soil will then be buried beneath a clean soil cap at a consolidation area located in the northeast corner of OU-2 which covers approximately 189,000 square feet. A minimum 1-foot thick, clean-soil cap, underlain by an orange marker barrier, will be placed over the buried arsenic soils in the consolidation area. Soils at depths below one foot where arsenic concentrations greater than 13 mg/kg occur will be left in place, and the overlying clean soils will be undisturbed and considered a clean cap.

Institutional controls will be incorporated to further reduce or eliminate potential exposure to elevated levels of arsenic in soil at the site. A land use covenant (LUC) will be executed between DTSC and the property owner and recorded to restrict

the land use to recreational use and to ensure that the cap is operated and maintained, and that future uses of the property are consistent with the operation and maintenance of the cap.

An operation and maintenance plan (O&M plan) will be submitted and approved by DTSC. The O&M plan will include a soil management plan detailing proper soils management during arsenic intrusive work. The O&M agreement will also specify the requirements for future operation and maintenance of the cap.

DTSC utilized information and analysis in the *Salinas Regional Soccer Complex, Mitigated Negative Declaration and Initial Study (MND)*, to support a final determination about the type of environmental document required to be prepared for the *Removal Action Workplan, Proposed Salinas Regional Sports Authority (SRSA) Soccer Complex, Operable Unit 2*, as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines. As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on June 29, 2023 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration 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.

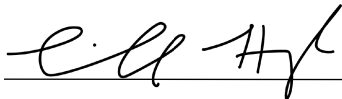
The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
700 Heinz Avenue, Suite 200C
Berkeley, CA 94710
(510) 540-2122 (call for an appointment)

Additional project information is available on EnviroStor:
www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003016

Contact Person	Contact Title	Phone Number
Shilpa Patel	Environmental Scientist	(510) 540-3841

Approver's Signature:



Date:

June 29, 2023

Approver's Name
Marikka Hughes, PG

Approver's Title
Acting Branch Chief

Approver's Phone Number
(510) 540-3926

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: