



# CALIFORNIA ENVIRONMENTAL QUALITY ACT



## Addendum to Previously Adopted Environmental Impact Report

PROJECT TITLE: Former Railroad Right-of-Way (Vanden Road), Removal Action Workplan		STATE CLEARINGHOUSE NUMBER: 2010042093
PROJECT ADDRESS: Approximately 3,500 feet east-northeast of the Peabody Road/Vanden Road intersection	CITY: Fairfield	COUNTY: Solano
<p><b>PROJECT DESCRIPTION:</b> The California Department of Toxic Substances Control (DTSC), pursuant to authority granted under Division 4.5, California Code of Regulations, Title 22, Chapter 14, is proposing a final remedial action for the Former Railroad Right-of-Way (Vanden Road) (Site). Based on the Phase II Environmental Site Assessment (ESA)/Preliminary Endangerment-Equivalent Report (PEA) prepared in March 2020 and revised in September 2020, arsenic was identified as the chemical of potential concern (COPCs) in soil at the Site, and as the primary chemical of concern (COC) for the Site. The COC is generally present within the upper 2 to 3 feet of soil at the Site, within the area where the former railroad line was located. The areas with impacted soil are confined to within 50 feet of the former railroad spur right-of-way (ROW) centerline (centerline exposure unit).</p> <p>The Site is located within the former railroad ROW located on property owned by the City of Fairfield, along Vanden Road-Jepson Parkway, approximately 3,500 feet east-northeast of the Peabody Road/Vanden Road intersection to the southwest. It extends north-northwest from Vanden Road-Jepson Parkway roughly 2,300 feet to a point located 1,500 feet from Peabody Road to the southwest.</p> <p>The remedial action will involve the following elements:</p> <ul style="list-style-type: none"> <li>• Excavation of an estimated quantity of approximately 6,500 cubic yards of COC-impacted soil;</li> <li>• Transport of impacted soil to the pre-determined on-site encapsulation area;</li> <li>• Collection of confirmation soil samples from those areas from which COC-impacted soil is excavated, in order to verify the removal of the COC-impacted soil;</li> <li>• Identification of a borrow area/source for clean fill material to be transported on Site for use as a 3-foot-thick clean soil cap over impacted soil;</li> <li>• Ensuring the placement of a 3-foot-thick clean soil cap above any impacted soil remaining in place; and</li> <li>• Ensuring that all impacted soil within the pre-determined encapsulation area is capped with a minimum of 3-feet of clean soil; and</li> <li>• Recording a land use covenant to control future disturbance of the encapsulation area, clean soil cap, and prevent future exposure to COC-impacted soil.</li> </ul> <p>The remedial action will excavate contaminated soil from certain identified portions of the Site and bury/encapsulate the impacted soil in other portions of the Site under a minimum of three feet of clean, imported soil. The proposed remedial approach will involve the removal of soil from portions of the 50-foot-wide centerline exposure unit and placement of impacted material in the encapsulation zone of the Site. Approximately 6,500 cubic yards of contaminated soil will be excavated and encapsulated (buried) beneath portions of the proposed recreational trail. Soil excavation, handling, and stockpiling will be performed in a manner which limits and controls the mixing of contaminated soil with uncontaminated soil. This removal action will reduce the human health risks to levels that allows for the redevelopment of the Site for recreational purposes and be protective of future recreational users of the Site. Please refer to Attachment A.</p> <p>Excavation and import activities will include using loaders, scrapers, and/or other appropriate construction equipment. Excavation and import operations could generate fugitive dust emissions; therefore, suppressant foam, water spray and/or other forms of dust control could be required during excavation activities and import activities. In addition, workers could be required to use personal protective equipment to reduce exposure to the COC. Dust monitoring will occur at the Site during remedial action construction activities.</p>		

Activities will occur Monday through Saturday between 7 a.m. and 6 p.m. for up to 5 weeks. Encapsulation onsite of approximately 6,500 cubic yards of contaminated soil will require approximately 600-650 truckloads. The contaminated soil will be encapsulated with clean import fill sourced from the adjacent One Lake Residential Development. The import of approximately 1,500-1,700 truckloads (15,000-17,000 cubic yards) of soil from the adjacent development to the former railroad ROW will utilize internal site haul roads through the adjacent property. The trucking of impacted or clean soil will not adversely impact surrounding public streets and will be contained within the Site or on haul roads within the adjacent development.

#### BACKGROUND:

On December 24, 2010, the City of Fairfield circulated for public review and comment a Draft Environmental Impact Report for the Fairfield Train Station Specific Plan to consider a new growth area consisting of approximately 3,000 acres in northeastern Fairfield centered on the new Capitol Corridor train station located at the southeast corner of Peabody Road and Vanden Road. The Specific Plan identified a minimum of 3,000 new dwelling units would be located within a one-half mile radius of the station and the overall area could accommodate up to an additional 6,800 new dwelling units, an added population of approximately 19,277 residents, 5 million square feet of commercial and industrial development, and a range of public and open space uses.

After receiving and responding to comments received, the City of Fairfield approved the Final Environmental Impact Report (EIR), Permit, and filed a Notice of Determination with the Governor's Office of Planning & Research/State Clearinghouse (OPR) on July 27, 2011 (SCH 2010042093). The EIR documented that the approval of the Fairfield Train Station Specific Plan would have a significant effect on the environment and that all feasible mitigation measures for those effects had been adopted.

Because a previous Environmental Impact Report was approved by the City of Fairfield as the lead agency, DTSC is required by the California Environmental Quality Act (CEQA)<sup>1</sup> and the CEQA Guidelines<sup>2</sup> to conduct an analysis of that previous document to determine if it provides an accurate description of the current environmental and regulatory conditions, and analyses of potential impacts and mitigation measures associated with the proposed final remedial action remedy. The information and analysis are then used to support a final determination of the type of environmental document required to be prepared for the project as provided by sections 15162, 15163 and 15164 of the CEQA Guidelines. These alternatives include an addendum, a supplement to the previous EIR, or a subsequent environmental document to the original EIR.

#### ENVIRONMENTAL ANALYSIS UPDATES:

Due to updates to the CEQA Guidelines since the EIR was completed in 2011, the topics of Energy, Tribal Cultural Resources, and Wildfire have been added to the CEQA Guidelines Appendix G. The following discussion considers the current status of effects on those topic areas.

#### Energy

Increased energy demand was previously discussed in the original EIR as part of Section 4.15, Utilities and Energy. The original EIR identified that implementation of the proposed Specific Plan would increase the demand for and use of energy within the Specific Plan area. However, the original EIR concludes that potential impacts related to increased energy demand would be less than significant with implementation of energy efficient design elements of the Specific Plan, ongoing cooperation with PG&E, and implementation of Title 24 standards which would ensure that future development uses energy efficient land use patterns and energy conservation methods thereby preventing the wasteful, inefficient, excessive, and unnecessary consumption of energy.

The remedial action Site is located in a zone modelled by the National Solar Radiation Database<sup>3</sup> as having a multi-year potential solar generation from direct normal irradiance of 6.5 kWh/square meter per day, which is lower than the majority of the Southern California region, although higher than many other regions. This location is not noted as a location for California Concentrative Solar Power Prospects map<sup>4</sup>, produced by the California Energy Commission. While the facility is in a region with moderate to high potential for solar generation, the Site is located within a planned community area and is not expected to be a primary location for solar generation, nor is such generation planned. The

<sup>1</sup> Pub. Resources Code, div. 13, § 21000 et seq.

<sup>2</sup> Cal. Code Regs., tit. 14, § 15000 et seq.

<sup>3</sup> <https://nsrdb.nrel.gov>

<sup>4</sup> <https://cecgis-caenergy.opendata.arcgis.com/datasets/b857fcc6cafc406b95d54185719118a8>

facility is not in a location of high potential for generating wind or geothermal power, as mapped by the California Energy Commission. Because the facility is not located in a location earmarked for renewable energy development by either the state or the City of Fairfield, it will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

## Tribal Cultural Resources

Cultural resources, including resources that could be considered tribal in nature, were previously discussed in the original EIR as part of Section 4.5, Cultural Resources. Although the EIR was prepared prior to the Tribal consultation requirements of AB 52, the City conducted Native American Consultation as part of their EIR. Specifically, the EIR states:

*Since the Specific Plan would amend the General Plan, the City must consult with California Native American tribes for the purpose of preserving or mitigating impacts to Cultural Places in accordance to Senate Bill-18 (discussed in Regulatory Background). To comply with this requirement, AECOM contacted the Native American Heritage Commission (NAHC) to obtain a list of tribes or individuals for Senate Bill-18 consultation. The NAHC identified two groups: the Cortina Band of Indians and the Yocha Dehe Wintun Nation. The City has contacted these groups to invite consultation regarding the Specific Plan adoption.*

*The City has received letter response from Yocha Dehe Wintun Nation requesting consultation with the City. The City has responded and has initiated the consultation process. The initial meeting between the City and Yocha Dehe Wintun Nation is expected to occur in January 2011.*

In addition, the EIR concludes by stating:

*[a]lthough no significant cultural resources were documented within or in the immediate vicinity of the Specific Plan Area, the site is situated in a region where significant prehistoric and historic-era cultural resources have previously been documented. Although no significant cultural resources are known to be present within areas affected by Specific Plan implementation, such resources could be present in sub-surface contexts that were not identifiable during the archaeological investigations. If 'unique' or 'historical' resources (per CEQA criteria) were encountered during Specific Plan implementation, disturbances of such resources would constitute a significant impact.*

The City's EIR identifies actions that would need to be taken if inadvertent discovery of cultural materials or human remains is made during ground disturbances (Mitigation Measure 4.5-2: Impacts to Presently-Undocumented Cultural Resources, Mitigation Measure 4.5-3: Implement the Requirements of State Laws Pertaining to the Discovery of Human Remains). The City's EIR then concludes that implementation of the above mitigation measures would reduce the potential impact to undocumented cultural resources or human remains to a less-than-significant level.

Although no Tribal Cultural Resource has been identified at the Site, ground-disturbing activities associated with the remedial action would be required to implement the actions identified in the previously identified mitigation measures of the City's EIR.

## Wildfire

Wildfire Risk Areas were previously discussed in the original EIR as part of Section 4.8, Hazards and Hazardous Materials. The original EIR identified the hills located approximately one mile northwest of the Specific Plan area and immediately south of the city of Vacaville are mapped as an area of Moderate Fire Hazard Severity Zone. The original EIR continues to identify the Specific Plan area is not located within or near wildlands. Specifically, according to the California Department of Forestry and Fire Protection, the Specific Plan area is not located within a Moderate, High, or Very High Fire Hazard Severity Zone.

Based on the discussion provided in the original EIR, ground-disturbing activities associated with the remedial action would not occur in an area at high risk to high wildfires.

## REASONS WHY ADDENDUM IS APPROPRIATE:

The approval of the final remedy will not affect any aspect of the environment and requires minimal infrastructure construction. All facilities and operations will continue to be consistent with the EIR.

DETERMINATION TO SUPPORT AN ADDENDUM:

On the basis of the information and analysis provided in the project description and reasons stated above, DTSC has determined that an Addendum to an adopted Environmental Impact Report is the appropriate document to prepare for the proposed project pursuant to CEQA Guidelines section 15164(a) based on the determination that none of the conditions described in CEQA Guidelines section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred.

*Juliet C. Pettijohn*

Signature

04/30/2021

Date

Juliet C. Pettijohn, MPH, CIH  
Branch Chief

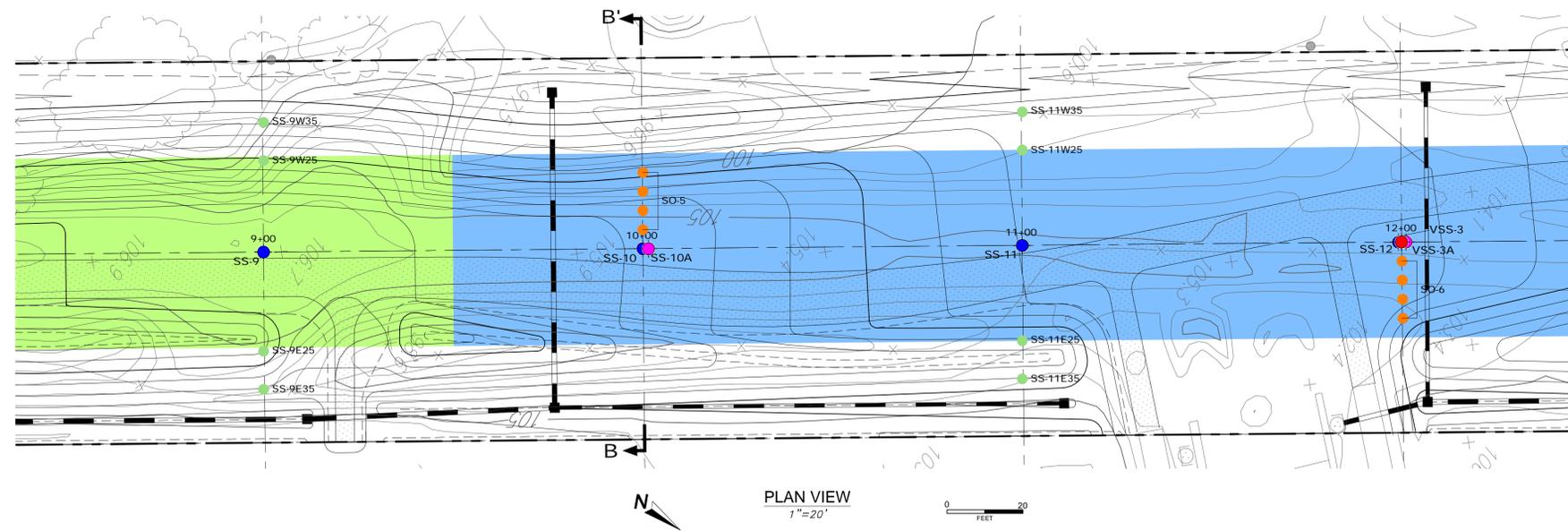
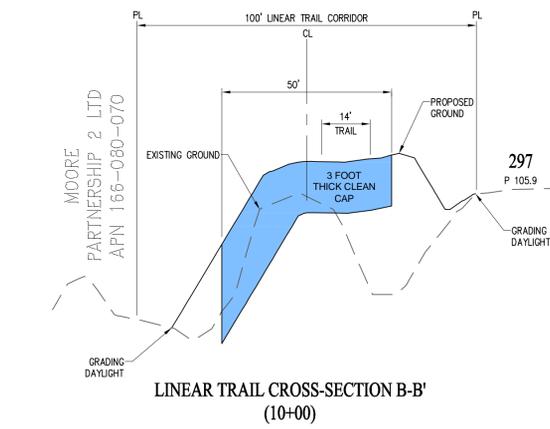
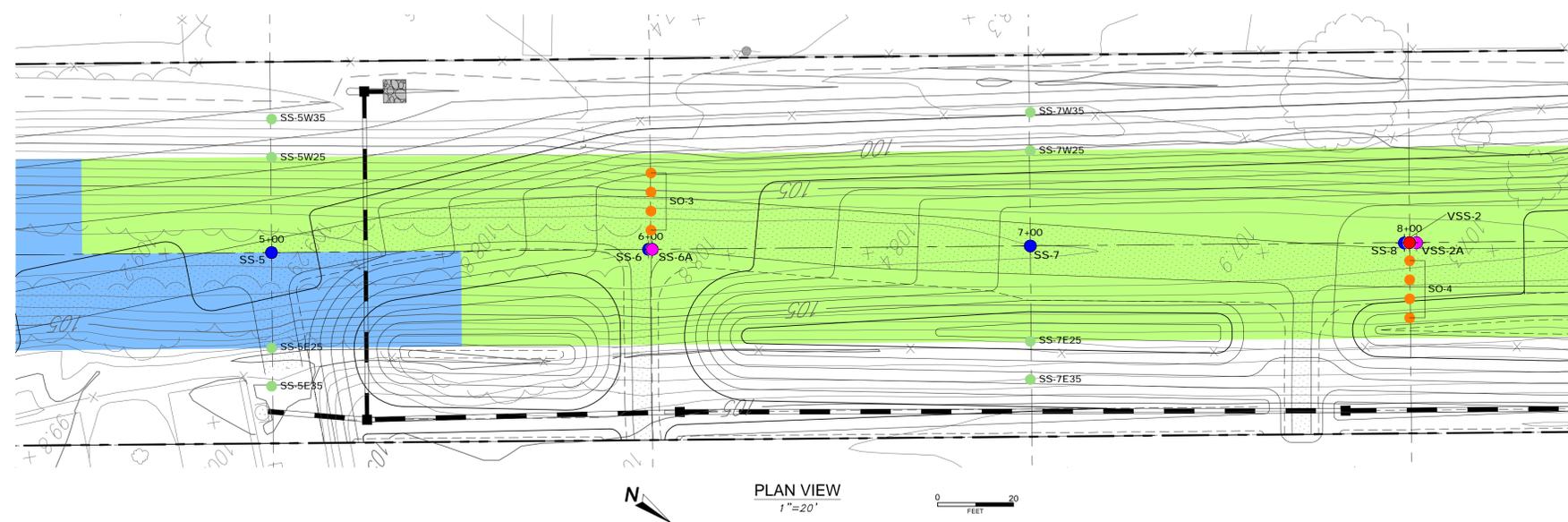
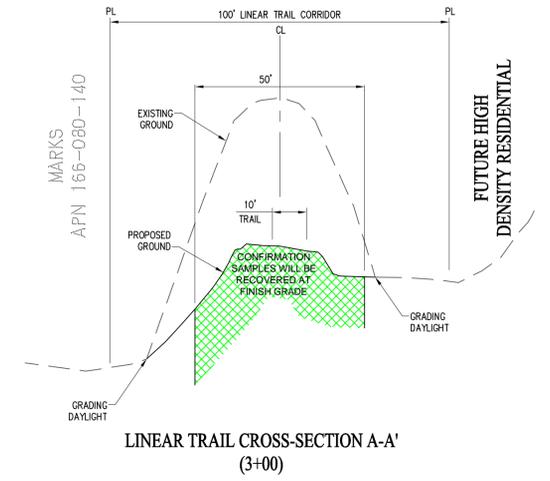
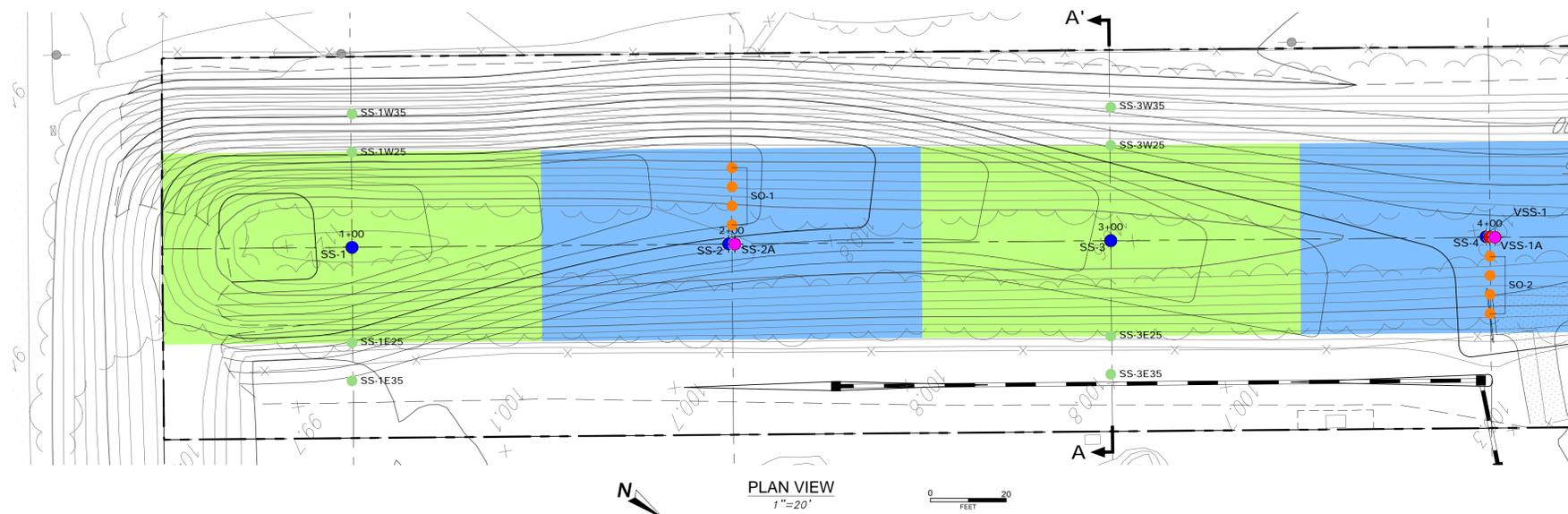
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Title

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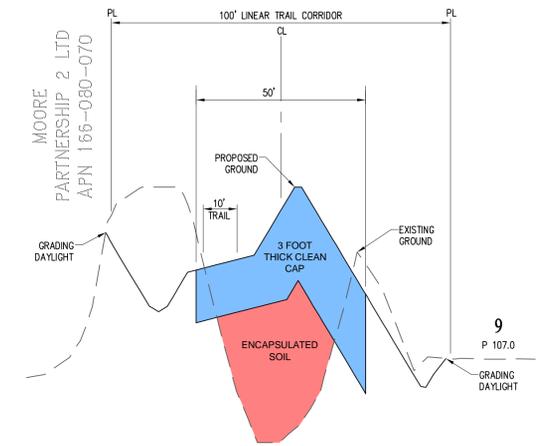
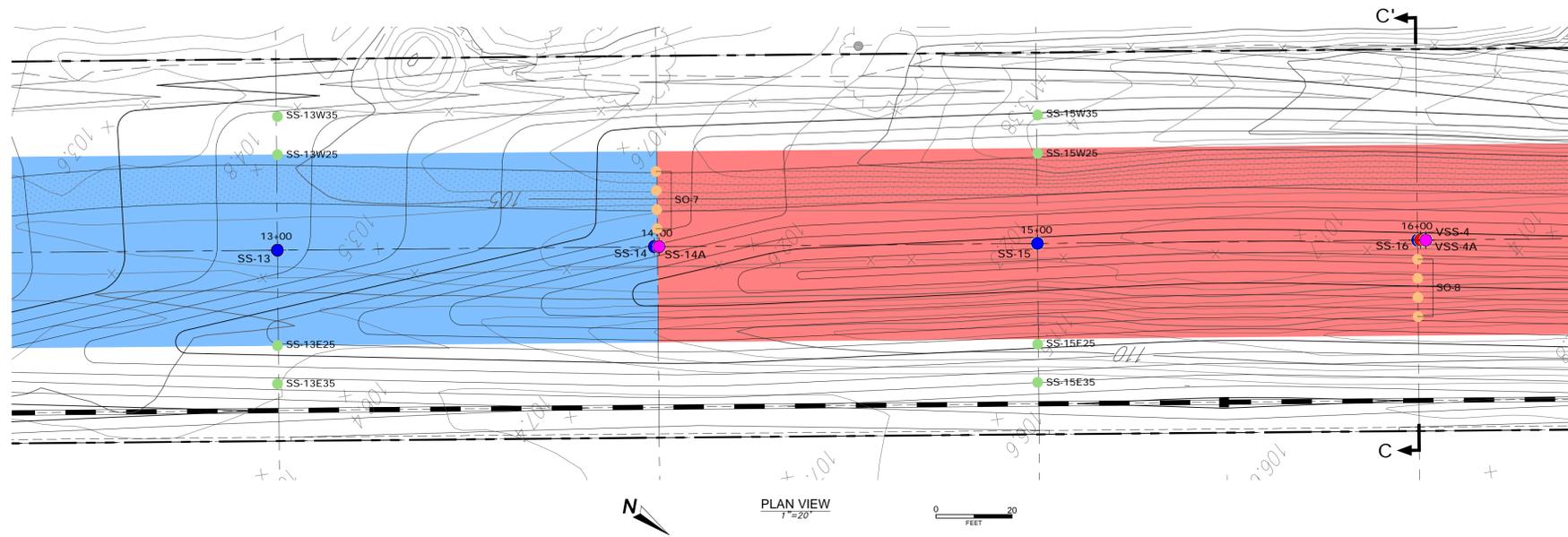
Attachments:

Figures 4a and 4b (Remediation Plan)

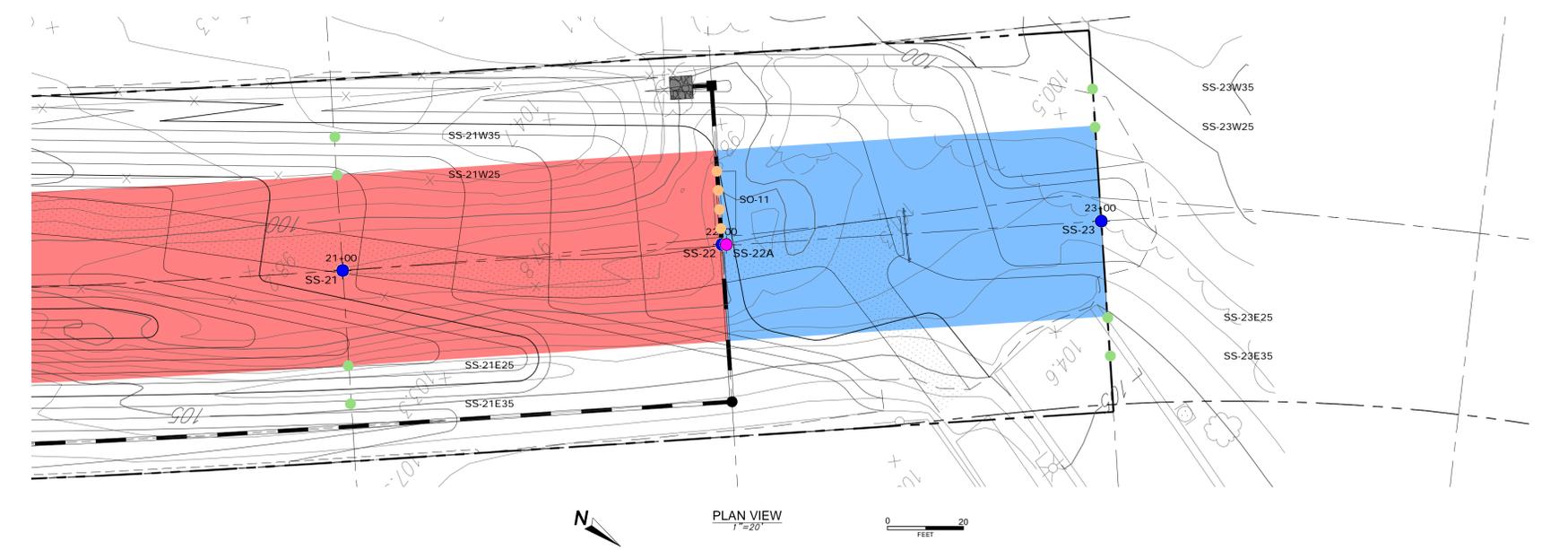
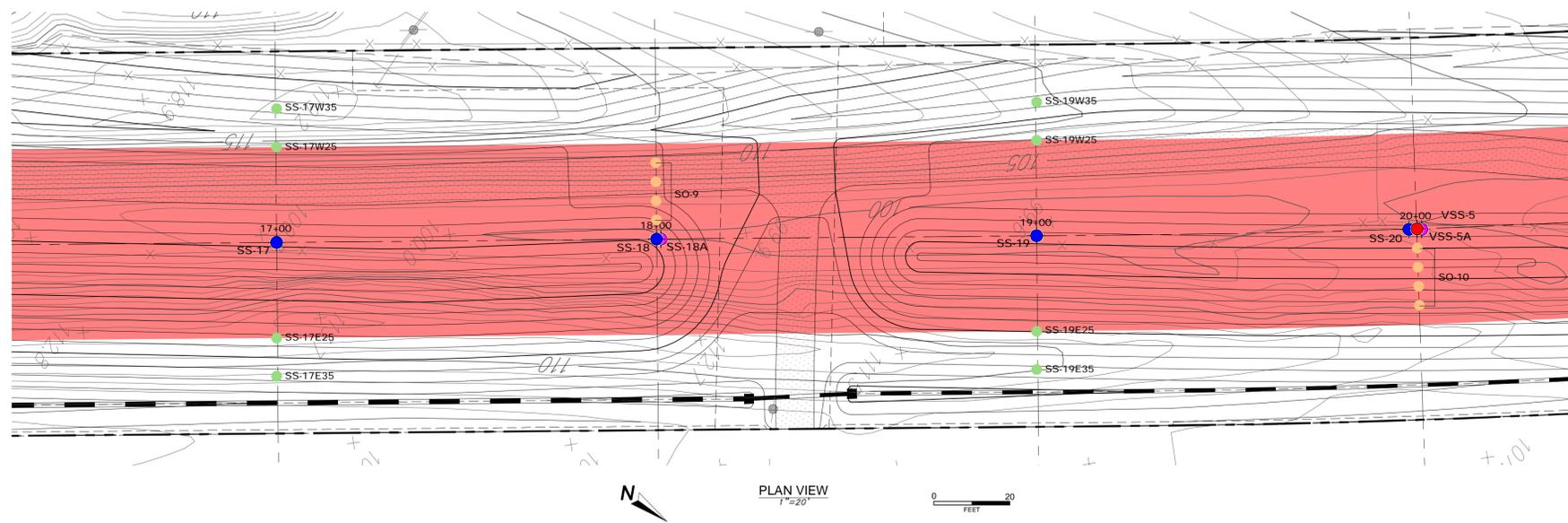
**Attachment A**  
**Remediation Plan**



- EXPLANATION**  
ALL LOCATIONS ARE APPROXIMATE
- POST REMEDIATION CONFIRMATION SAMPLES REQUIRED
  - POST EXCAVATION 3' CLEAN CAP PLACEMENT
  - AREA OF ENCAPSULATION OF IMPACTED SOIL WITH 3' CLEAN CAP
  - PROJECT LIMITS
  - SURFACE SAMPLE (2017 - 2018)
  - STEP OUT SAMPLES AT 5', 10', 15' AND 20' (2017 - 2018)
  - STEP OUT SAMPLES AT 25' AND 35' (SURFACE 2, 4', AND 6' DEPTHS)
  - VERTICAL SAMPLE (2017 - 2018)
  - VERTICAL SAMPLE (2019, SURFACE 2 TO 6)



LINEAR TRAIL CROSS-SECTION C-C'  
(16+00)



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  - STEP OUT SAMPLES AT 5', 10', 15' AND 20' (2017 - 2018)
  - STEP OUT SAMPLES AT 25' AND 35' (SURFACE Z, 4', AND 6' DEPTHS)
  - VERTICAL SAMPLE (2017 - 2018)
  - VERTICAL SAMPLE (2019, SURFACE Z TO 6')