

**APPENDIX K.4**

**OPERABLE UNIT OU-SM REMEDIAL ACTION PLAN  
APPROVAL RECORD**





**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
700 Heinz Avenue  
Berkeley, California 94710-2721



**Gavin Newsom**  
Governor

October 5, 2021

Mr. Howard Pearce  
Baylands Development, Inc.  
150 Executive Park Boulevard, Suite 4000  
San Francisco, California 94134  
[hpearce@bdisf.com](mailto:hpearce@bdisf.com)

Dear Mr. Pearce:

The Department of Toxic Substances Control (DTSC) has reviewed the Draft Final Feasibility Study/Remedial Action Plan (FS/RAP) for the San Mateo County Portion of Universal Paragon Corporation Operable Unit (UPC OU-SM), located in Brisbane, California (Site). The FS/RAP, dated April 10, 2019 and most recently revised September 17, 2020, was prepared and submitted by Geosyntec Consultants, Inc. (Geosyntec) on behalf of Universal Paragon Corporation (UPC). The alternative selected in the FS/RAP includes the following:

- Excavation of approximately 5,000 cubic yards of soil from the Site, approximately half of which may be relocated to one or more on-site consolidation cell(s) and the other half to be transported off-site to an appropriately permitted waste disposal facility. Placing caps over impacted soils consisting of a minimum of five feet of clean compacted fill or building foundations, roads, or hardscaped areas.
- Capping of contaminated soil with hardscape or clean soil cap (minimum five-foot thick) and creating clean utility construction corridors.
- Approximately 340,000 cubic yards of imported clean fill will be placed over existing fill with geotextile fabric or similar demarcation material between imported fill and existing fill.
- Conducting soil vapor testing prior to constructing occupied structures and installing soil vapor mitigation systems, if necessary, to protect indoor air.
- Institutional controls in the form of a land use covenant to prohibit the use of groundwater at the Site and require strict soil management protocols.

Mr. Howard Pearce, P.E.

October 5, 2021

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The FS/RAP was circulated for public comment from November 16, 2020 to February 15, 2021, and a public meeting was held remotely on January 7, 2021.

DTSC has determined that the FS/RAP satisfactorily addresses all applicable state and federal statutes and regulations. DTSC approves the FS/RAP for the Site. DTSC will file a Notice of Determination (NOD) with the State Clearinghouse of the Governor's Office of Planning and Research to comply with the provisions of the California Environmental Quality Act (CEQA).

Enclosed is a copy of the NOD and Responsiveness Summary that addresses comments received during the comment period. These documents should be added to the FS/RAP and an electronic copy of the FS/RAP in PDF format and a hard copy of the FS/RAP, both marked final, need to be provided to DTSC within seven days of the date of this letter.

If you have any questions, please feel free to contact Nicole Yuen by telephone at (510) 540-3881 or by email at [Nicole.Yuen@dtsc.ca.gov](mailto:Nicole.Yuen@dtsc.ca.gov).

Sincerely,



Julie Pettijohn, MPH, CIH  
Branch Chief  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control – Berkeley Office

cc: Mr. Krzysztof Jesionek, Geosyntec, Inc., [KJesionek@Geosyntec.com](mailto:KJesionek@Geosyntec.com)  
Mr. Anthony Smith, Geosyntec, Inc., [ASmith@Geosyntec.com](mailto:ASmith@Geosyntec.com)  
Mr. Nicholas Targ, Holland & Knight, [Nicholas.Targ@hklaw.com](mailto:Nicholas.Targ@hklaw.com)

Enclosure: Notice of Determination  
Responsiveness Summary