

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
8800 Cal Center Drive
Sacramento, CA 95826

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

Project Title: Removal Action Workplan, 700 Parc on Main – Operable Unit 2

State Clearinghouse Number: 2018082054

Project Location: 207 McClellan Street, Vacaville, California 95688

County: Solano

Project Applicant: Lewis Management Corporation

Project Description: The project activities involve excavation and offsite disposal of approximately 1,800 cubic yards (cy) of lead- and organochlorine pesticides-impacted soils. Project activities are detailed in the Removal Action Workplan, 700 Parc on Main – Operable Unit 2 (RAW), for the impacted soils.

Background: The project site is located on a 2.25-acre site located in the downtown portion of the City of Vacaville at 207 McClellan Street (Site). The Site is generally bordered by sidewalks associated with major and minor arterial streets. The Site consists of vacant land adjacent to existing residential and commercial uses.

The property owner proposes to redevelop the Site with two components including commercial/retail and residential. The commercial/retail component would comprise two ground-level stand-alone commercial/retail buildings (6,283 square feet). The residential component would consist of 6 individual buildings, each with 4 to 5 units per building, with a total of 31 units, 59 covered parking spaces, 3 uncovered parking spaces, and 9 guest parking spaces. A 10-foot-wide public space path would be constructed along Ulatis Creek.

A Preliminary Endangerment Assessment (PEA) prepared for the Site identified lead and organochlorine pesticides (OCP) as the primary contaminants of concern (COC) in shallow soil in portions of the Site. The removal action objective (RAO) for the project is to reduce the human health risks associated with the COCs (i.e., lead, OCP) in Site soil to a level that is acceptable for future unrestricted residential development.

Project Activities: To accomplish the RAO, project activities will involve the excavation of soil where elevated concentrations of lead- and OCP-impacted soil were detected at the Site. Approximately 1,800 cy of contaminated soil will be excavated and then transported offsite for disposal at a permitted landfill.

The offsite disposal of the contaminated soil will require approximately 150 truck trips. Prior to work activities, the project's hauling plan/permit and truck routes will require approval from the City of Vacaville. It is anticipated that work activities will require approximately 2 weeks for completion.

Truck ingress and egress will also be approved by the City of Vacaville. A flag person will be on Site to assist the truck drivers to safely drive on and off the Site. Transportation will be coordinated in such a manner that at any given time, onsite trucks will be in communication with the Site trucking coordinator. In addition, all vehicles will be required to maintain slow speeds (i.e., less than 5 miles per hour) for safety and for dust control purposes. Prior to exiting the Site, the truck will be swept to remove any extra soil from areas not covered or protected. A cleanup/decontamination area will be set up as close to the loading area as possible to minimize spreading the impacted soil. Prior to the offsite transport, the Site manager will be responsible for inspecting each truck to ensure that the payloads are adequately covered and that the trucks are cleaned of excess soil and properly placarded.

Based on the PEA and DTSC Community Air Monitoring Plan Guidance (CAMP) documents, the fugitive dust action level for the project will utilize a 50 micrograms per cubic meter of air ($\mu\text{g}/\text{m}^3$) differential between upwind and downwind measurements. Two days of baseline dust monitoring will be conducted using one upwind and one downwind aerosol monitor to measure real-time dust concentrations. Dust meters will be equipped with data recorders and set to log dust concentrations at a 1-minute logging interval. If the action level is exceeded for a period greater than 30 minutes, work operations will cease until adequate dust mitigation measures can be implemented.

As mentioned previously, it is estimated that the project activities will excavate approximately 1,800 cy of impacted soil which will be disposed off-site at a location determined by the contractor during construction based on waste characterization. Excavation of the contaminated soil is considered a part of the anticipated earthwork for the overall redevelopment activities and, therefore, will not substantially increase the amount of soil to be disposed of offsite.

DTSC utilized information and analysis in the East Main District Mixed-Use Development Project, Draft Initial Study Mitigated Negative Declaration (MND) to support a final determination about the type of environmental document required to be prepared for the Removal Action Workplan, 700 Parc on Main – Operable Unit 2, as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines. The City of Vacaville certified the MND on September 25, 2018. It should be noted that the project activities will be required to control dust in accordance with Yolo-Solano Air Quality Management District rules as identified in mitigation measure AIR-1 of the City's MND.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on September 5, 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
8800 Cal Center Drive
Sacramento, CA 95826
(916) 255-3545 (call for an appointment)

Additional project information is available on EnviroStor:
www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003391

Contact Person
Andy Reimanis

Contact Title
Hazardous Substances Engineer

Phone Number
(916) 255-4976

Approver's Signature:

Hortensia Muniz

Date: **Sep 5, 2023**
Sep 5, 2023

Click or tap to enter a date.

Approver's Name
Hortensia Muniz-Ghazi, P.E.

Approver's Title
Supervising Hazard Substances Eng II

Approver's Phone Number
(916) 255-6442

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: