

## 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 OF THE PUBLIC RESOURCES CODE

**Project Title:** 1304 El Camino Real Response Plan

**State Clearinghouse Number:** 2019070208

**Project Location:** 1304 El Camino Real, Redwood City, CA

**County:** San Mateo

**Project Applicant:** GS HIP 1304 ECR LP

**Project Description:** The Department of Toxic Substances Control (DTSC) approved the 1304 El Camino Real Response Plan. The Cleanup document, referred to as Response Plan (RP), summarized previous environmental investigations. The RP concluded that the remediation of Volatile Organic Compounds (VOCs) including tetrachloroethene (PCE), trichloroethene (TCE) and chloroform in soil vapor is required for the proposed multi-family residential development.

Implementation of the RP activities consists of the following tasks:

- Installation of Vapor Intrusion Mitigation System (VIMS) beneath the proposed residential development. A passive VIMS will be installed beneath the future site building foundation slab prior to construction of the structural foundation elements (e.g., rebar installation and concrete pouring). The VIMS will be designed to vent sub-slab soil vapors to the exterior of the building by providing a pathway to allow soil vapor to migrate to the building exterior rather than into the building.
- The recordation of a Land Use Covenant (LUC) that restricts the interference with the Vapor Intrusion Mitigation System without prior written approval by DTSC.

The City of Redwood City, as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) certified the South Main Mixed-Use Development Project (Project) Environmental Impact Report (EIR) on November 16, 2020. The Project would include 540 residential units (including 147 affordable residential units), approximately 530,000 square feet of office uses, an 8,400 square foot childcare facility, and 28,800 square feet of retail uses, including 40,000 square feet of public open space proposed throughout the site which would include a public creek walk and a park at Shasta Street and Chestnut Street.

Subsequent to the South Main Mixed-Use Development Project EIR, the Response Plan was prepared for the 1304 El Camino Real multi-family residential development.

DTSC utilized previously approved CEQA documents in evaluating the potential environmental effects of the proposed remediation and to determine if those potential environmental impacts were addressed. DTSC utilized the EIR Appendix CAN - Parcel F Consistency Analysis also identified as the 1304 El Camino Real Site. A Statement of Findings was prepared concluding the proposed remediation will not result in significant and unavoidable impacts to the environment.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on April 12, 2022 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Statement of Findings was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were 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  
Site Mitigation and Restoration Program  
700 Heinz Avenue  
Berkeley, CA 94710

Additional project information is available on EnviroStor: [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/)

Contact Person	Contact Title	Phone Number
Jayantha Randeni	Senior Hazardous Substances Engineer	510-540-3806

---

Approver's Signature:

*Julie C. Pettijohn*

---

Date:

April 12, 2022

Approver's Name	Approver's Title	Approver's Phone Number
Julie Pettijohn	Branch Chief	510) 516-5894

---

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: