

## 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:** Elco Yards Response Plan

**State Clearinghouse Number:** 2019070208

**Project Location:** 113-121 Beech Street, 111 Cedar Street, 150 Elm Street, 1555-1601 El Camino Real, 101 Lathrop Street and 1303-1401 Main Street, Redwood City, California

**County:** San Mateo

**Project Applicant:** IQHQ Elco Yards, LP

**Project Description:** The Department of Toxic Substances Control (DTSC) is considering approval of the Elco Yards (Site) Response Plan (RP) to address the contaminated soil and groundwater. The Cleanup Decision document, referred to as a Response Plan summarized the previous environmental investigations at the Site and concluded that excavation of contaminated soil and incorporating a waterproof barrier under the foundations of future buildings with underground parking garages was required to protect human health and the environment. The following contaminants were found in groundwater: total petroleum hydrocarbons (TPH), tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene, and vinyl chloride. The following contaminants were found in soil: metals (arsenic, cobalt, lead), pesticides (chlordane and dieldrin), TPH as diesel, and semi-volatile organic compounds.

The proposed remedy includes:

- 1) Targeted Shallow Soil Excavations
  - Excavating eight localized areas of soil to depths of up to approximately 5 feet deep that are contaminated with metals, pesticides, TPH and/or semi-volatile organic compounds. Approximately 1,650 cubic yards (102 truckloads) of contaminated soil would be excavated and transported to permitted disposal facilities.
- 2) Waterproofing and Vapor Intrusion Barrier
  - Incorporating a waterproof barrier that is volatile organic compound (VOC) resistant under the foundations of future buildings with underground parking garages.
  - Assessing soil vapor conditions for the building located at the intersection of Chestnut and Main Street. Soil vapor concentrations would be compared to screening criteria to determine if a vapor intrusion mitigation system (VIMS) would be required. If required, a VIMS would be installed under the foundation of the building. The VIMS would consist of an engineered barrier and piping that allows contaminants in soil vapor to be vented into the atmosphere above the building where they would naturally dissipate.
    - If the VIMS is installed at the Chestnut and Main Street building, ongoing monitoring and maintenance of the system would be required to ensure the engineering controls remain effective.
- 3) Recording a Land Use Covenant (LUC) with San Mateo County to restrict groundwater use at the Site, restrict penetration of the waterproofing membrane barriers around each underground parking garage, and require DTSC approval for any post development construction of new enclosed building for human occupancy at the Site.

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.

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. 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 June 13, 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  
 Berkely, CA 94710

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

Contact Person Jayantha Randeni	Contact Title Senior Hazardous Substances Engineer	Phone Number 510-540-3806
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Approver's Signature:

Date:

*Juliet C. Pettijohn*

June 13, 2022

Approver's Name Julie Pettijohn	Approver's Title Branch Chief	Approver's Phone Number 510) 516-5894
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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: