

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
1515 Tollhouse Road
Clovis, CA 93611

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

Project Title: Removal Action Workplan, Proposed Willow Village Residential District

State Clearinghouse Number: 2019090428

Project Location: Willow Road and Hamilton Avenue, Menlo Park, California 94025

County: San Mateo

Project Applicant: Peninsula Innovation Partners, LLC

Project Description: The project activities involve excavation and offsite disposal of approximately 1,500 cubic yards (cy) of contaminated soils. In addition, project activities will involve installation of vapor intrusion mitigation systems (e.g., vapor barriers combined with passive sub-slab venting) for management of residual contaminants in soil vapor. A land use covenant will be established to ensure that no structures intended for human occupancy may be built without an engineered vapor intrusion mitigation system approved by DTSC, except where it can be shown through additional evaluation that there is no unacceptable risk to human health. Project activities are detailed in the Removal Action Workplan, Proposed Willow Village Residential District (RAW), for the impacted soils and soil vapor.

Background: The project site consists of a portion of the approximately 59-acre Menlo Science & Technology Park (formerly known as Lincoln Willow Business Park and also referred to as the "Technology Park") located at the southeast intersection of Willow Road and Hamilton Avenue in the City of Menlo Park. The Technology Park currently contains 20 commercial buildings with employee amenities/support services and a mix of office, research and development, and warehousing uses. The existing buildings at the Technology Park were constructed between 1956 and 1996.

The project site owner proposes to redevelop the Technology Park as a multi-phase, mixed-use development known as the Willow Village Master Plan Project. The Willow Village Master Plan project would demolish existing buildings and landscaping and construct new buildings, open space, and infrastructure within a Residential/Shopping District, Town Square District, and Campus District. The RAW focuses on the approximately 17.7-acre Residential/Shopping District that would be in the southwestern portion of the Technology Park.

Prior environmental studies performed at the Technology Park include Phase I Environmental Site Assessments (ESAs) along with soil, soil vapor, and groundwater quality investigations. Based on data obtained from the prior studies, residual contaminants at low concentrations remain in soil, soil vapor, and groundwater at the site. The primary cause of the contamination reportedly was the placement of solvents into a subgrade concrete sump, associated with a metal plating shop, that subsequently leaked into the soil and groundwater. Previously completed cleanup or remedial actions at the Technology Park included removing the concrete sump in 1992, excavating soils surrounding the sump, and installing a soil vapor extraction (SVE) and groundwater extraction system. The SVE system was successful at treating elevated volatile organic compound (VOC) concentrations in soil near the former sump, and VOC concentrations in groundwater have been significantly reduced. No Further Action was granted by the Water Board in 1999. Because a change in land use from commercial to residential is planned, subsequent studies at the site were completed and concluded that site contaminants have significantly reduced in concentration with time and that the Water Board's (1999) No Further Action status is appropriate for continued commercial use. However, further mitigation measures have been recommended to safely develop the site for residential use.

Project Activities: Project activities will involve the excavation of soil where elevated concentrations of contaminants (i.e., total petroleum hydrocarbons as diesel (TPHd)) were detected at the site. Approximately 1,500 cy of contaminated soil will be transported offsite for disposal at a permitted landfill. The offsite disposal of the contaminated soil will require approximately 90 truck trips.

A Vapor Intrusion Mitigation System (VIMS) will also be constructed and operated beneath each on-grade residential structure as a removal action alternative for addressing contaminants of concern in soil vapor (i.e., cis-1,2-dichloroethene (cDCE), tetrachloroethene (PCE), trichloroethene (TCE), and vinyl chloride (VC)). The VIMS will use vapor barriers combined with passive sub-slab venting to reduce the potential for exposure of future occupants to contaminants via vapor intrusion.

In addition, a land use covenant will be established to ensure that no structures intended for human occupancy may be built without an engineered VIMS approved by DTSC, except where it can be shown through additional evaluation that there is no unacceptable risk to human health.

Soil sampling, evaluation, and management procedures will be presented in a soil management plan (SMP) that will establish appropriate management practices for handling soil vapor or groundwater that may be encountered during construction activities. Because residual VOC concentrations remain in groundwater, existing land use covenants for the site will remain in effect and will continue to restrict pumping of groundwater, along with requiring the preparation of a health and safety plan (HSP) and agency approval prior to the start of any subsurface activities.

Although unlikely, potential short-term risks to onsite workers could result from exposure to contaminants during construction activities. These risks will be mitigated using personal protective equipment for onsite workers and engineering controls along with implementing appropriate risk-reduction measures identified in a SMP and HSP.

As mentioned previously, it is estimated that the project activities will excavate approximately 1,500 cy of contaminated soil. Overall redevelopment of the 59-acre Technology Park will generate up to approximately 407,000 cubic yards of excavated soil, of which approximately 171,000 cy of would be disposed of offsite. In addition, approximately 123,000 cy of demolition waste would be disposed of offsite at a landfill. 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 Willow Village Master Plan Project Environmental Impact Report (EIR) to support a final determination about the type of environmental document required to be prepared for the Removal Action Workplan, Proposed Willow Village Residential District, as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines. As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on December 19, 2022 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report 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
1515 Tollhouse Road
Clovis, CA 93611
(559) 297-3901 (call for an appointment)

Additional project information is available on EnviroStor:
www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002595

Contact Person	Contact Title	Phone Number
Stuart St. Clair	Hazardous Substances Engineer	(559) 297-3905

Approver's Signature:

Ed Walker

Date:

December 20, 2022

Approver's Name	Approver's Title	Approver's Phone Number
Edward Walker, P.E.	Supervising Hazard Substances Eng II	(916) 255-4988

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: