

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 OR 21152 OF THE PUBLIC RESOURCES CODE

Project Title: Final Removal Action Workplan for Brookside Drive

State Clearinghouse No.: 2019110003

Project Location: 506-580 Brookside Dr., Richmond, California 94801

County: Contra Costa

Project Description: The project involves approval of a Removal Action Workplan (RAW) for the Brookside Drive Project (Site). DTSC is overseeing cleanup at the Site under a Standard Voluntary Agreement (HSA-FY17/18-137) with CenterPoint Properties Trust. The purpose of the RAW is to reduce the potential risk to human health and the environment from the contaminants of concern (COCs) which include lead, arsenic, and dieldrin in soil; and arsenic, total petroleum hydrocarbons (TPH), dieldrin, and 1,2,3-trichloropropane in groundwater.

As described and discussed in the RAW, project activities involve soil excavation to remove arsenic that exceeds soil screening criteria and lead that exceeds hazardous waste criteria. Approximately 2,500 cubic yards of soil are estimated to be removed for off-site disposal at a permitted facility. Cleanup activities will also involve excavation of approximately 12,000 cubic yards of organochlorine pesticide (OCP)-impacted soil and placement of the soil as engineered fill beneath a building footprint. The soil will be capped beneath a concrete floor and approximately one foot of base rock/non-expansive soil.

It is estimated that the removal of 2,500 cubic yards of impacted soil from the site will require approximately 230 truck trips for transport. The removed impacted soil will likely be classified as non-hazardous or California hazardous waste. After a disposal facility is determined, the soil will be loaded into end-dump trailers/trucks that will be covered with tarps prior to leaving the site for the disposal facility. Approximately 2,500 cubic yards of clean fill will be imported to replace the removed soil, which will require an additional approximately 230 truck trips for transport. Up to approximately 60 truck trips per day for the removal/disposal, and up to approximately 100 truck trips per day for importing the replacement soil are anticipated. A Transportation and Traffic Control Plan (T&TCP) will be prepared prior to implementation of the RAW. The T&TCP will be submitted to the DTSC for review and approval. In addition, the T&TCP will be submitted to Contra Costa County Department of Public Works.

Removal and off-site disposal of the soil is anticipated to take approximately 4 weeks to complete. Excavation and consolidation of the approximately 12,000 cubic yards of soil beneath the building pad is anticipated to take an additional approximately 4 weeks. Upon completion of the soil consolidation, the remaining earthwork/site grading and construction of the two other building pads will take approximately two additional months.

Institutional controls, including a land use covenant (LUC), will also be implemented because soil exceeding unrestricted screening levels will be left in-place. The LUC will apply to the entire site and will prohibit development of sensitive uses (e.g., residences, hospitals, day cares, schools for students under age 18) and prohibit use of shallow groundwater as a source of drinking water or irrigation water. The LUC will reference an operation and maintenance plan (OMP) that will be specific to the location of the consolidation area. The OMP will require annual inspections and 5-year reviews be performed.

In addition, the RAW includes long-term monitoring of groundwater to confirm that soil with COCs consolidated beneath the building are not affecting groundwater quality, and to evaluate natural attenuation of existing on-site groundwater contamination. The RAW includes a contingent groundwater remedy (injection of reagents to form an *in-situ* treatment barrier to adsorb and/or treat groundwater COCs) in the event of long-term, increasing COC concentration trends in groundwater.

DTSC utilized information and analysis in the Final Environmental Impact Report CenterPoint Properties Project (EIR) to support a final determination about the type of environmental document required to be prepared for the Final Removal Action Workplan for Brookside Drive, as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines. Specifically, the EIR analyzed potential impacts related to excavation of contaminated soils in Section 3.2 (Air Quality),

Section 3.3 (Biological Resources), Section 3.4 (Cultural Resources and Tribal Cultural Resources), Section 3.5 (Energy), Section 3.6 (Geology and Soils), Section 3.7 (Greenhouse Gas Emissions), Section 3.8 (Hazards and Hazardous Materials), Section 3.9 (Hydrology and Water Quality), Section 3.11 (Noise), Section 3.12 (Public Services), Section 3.13 (Transportation), Section 3.14 (Utilities and Service Systems), and Section 3.15 (Wildfire).


As Lead Agency a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on August 31, 2023, and has made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Negative Declaration Mitigated Negative Declaration Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of project approval.
4. A Statement of Overriding Considerations was was not adopted for this project.
5. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the final environmental document and the record of project approval are available to the public at the following locations:

DTSC File Room
 700 Heinz Avenue
 Berkeley, California 94710
 (510) 540-3800 (call for an appointment)

DTSC website:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002666

Whit Smith	Senior Hazardous Substances Engineer	(510) 540-3772
Project Manager Name	Project Manager Title	Phone #
		8/31/2023
Supervisor Signature		Date
Marikka Hughes	Branch Chief	(510) 540-3926
Supervisor Name	Supervisor Title	Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR: