

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: Midway Village Bayshore Park Remedial Action Plan Amendment

State Clearinghouse No.: 2020049013

Project Location: 45-47 Midway Drive, Daly City, California

County: San Mateo

Project Description:

The project involves approval of a Remedial Action Plan (RAP) Amendment for the Midway Village/Bayshore Park site (Site). This site is the location of the Midway Village public housing project and Bayshore Park owned by the Housing Authority of the County of San Mateo (HACSM). DTSC is overseeing Site cleanup under a voluntary agreement (HAS-FY17/18-113).

Background:

In the past, the Site was a military housing facility constructed during World War II by the U.S. Government. During construction of the military housing facility, soil contaminated with manufactured gas plant (MGP) residues from the adjacent former MGP site was used as fill material on approximately 20 acres. This soil contained polycyclic aromatic hydrocarbons (PAHs). In 1955, the U.S. government transferred this property to the San Mateo Housing Authority. PAH-impacted soil was excavated from the Site twice, first in 1994, and again in 2001. The excavations were backfilled with two to five feet of clean soil and re-landscaped or covered with asphalt or concrete. The Midway Village portion of the Site is subject to two deed restrictions that were recorded in 1998 and 2010. The deed restrictions limit the land use to multiple family residential use and require that the cap be maintained. The Bayshore Park portion of the Site is subject to a deed restriction that was recorded in 2002. The deed restriction on Bayshore Park prohibits residential and other sensitive uses and requires non-interference with the cap (that is, all uses, and development of the property shall preserve the integrity of the cap).

The HACSM is redeveloping Midway Village and Bayshore Park in the Midway Village Revitalization project. The County and their non-profit real estate developer, MidPen Housing Corporation, are in the planning phase of the redevelopment process. DTSC is reviewing an Amendment to the Remedial Action Plan to address soil vapor contamination in the redevelopment.

Project Activities: Soil vapor on the Site contains polycyclic aromatic hydrocarbons (PAHs) greater than residential screening levels; therefore, a vapor mitigation system (VMS) is proposed as the remedy to prevent exposure of future on-Site residents to Site-related vapor in indoor air. The VMS will consist of the following elements:

- Continuous, spray-applied vapor barrier membrane immediately beneath the structural foundation slab to mitigate vapor migration into the building;
- Horizontal collection and venting system consisting of 3-inch diameter perforated polyvinyl chloride (PVC) pipe embedded in a 4-inch gravel layer installed below the vapor barrier to allow soil vapors that may otherwise collect beneath the slab to instead migrate and vent to the atmosphere outside the building;
- Perimeter grade beam vents to facilitate convective airflow up the vertical riser pipes of the collection and venting systems by allowing fresh air to enter the space beneath the foundation slab;
- A series of risers fitted with wind-assisted turbines to vent vapors to the atmosphere at roof level; and
- Electrical service at the roof level if the VMS needs to be converted from a passive to active system (VMS design drawings included in Remedial Design and Implementation Plan (RDIP) will require that electrical service be provided at the roof level).

DTSC used information and analysis in the Sustainable Communities Environmental Assessment (SCEA) to support a final determination about the type of environmental document required to be prepared for the proposed Midway Village Remedial Action Plan Amendment as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines.

An SCEA is a form of CEQA documentation established by Senate Bill (SB) 375 to provide streamlined environmental review for certain “transit priority projects.” Transit priority projects are residential or mixed-use residential projects that provide a minimum net density of 20 dwelling units per acre and are located within 0.50 mile of a major transit stop or high-quality transit corridor (Public Resources Code [PRC] Section 21155[b]). An SCEA is comparable to an Initial Study-Mitigated Negative Declaration because the Lead Agency must find that all potentially significant impacts of a proposed project have been identified, adequately analyzed, and mitigated to a level of insignificance. However, unlike a Negative Declaration, the SCEA need not consider the cumulative effects of the proposed project that have been adequately addressed and mitigated in prior Environmental Impact Report(s) (EIRs). Also, growth-inducing impacts are not required to be referenced, described, or addressed, and project-specific or cumulative impacts from cars and light duty truck trips on global climate change or the regional transportation network need not be referenced, described, or discussed.

As ~~Lead Agency~~ a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on June 28, 2021 and has made the following determinations:

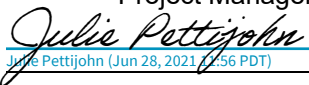
1. The project ~~will~~ will not have a significant effect on the environment.
2. An Negative Declaration Mitigated Negative Declaration Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were ~~were not~~ made a condition of project approval.
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?global_id=41650007

Midway Village Community Center
 26 Cypress Lane, Daly City, CA 94014;
 Mondays, Wednesdays, and Fridays; 8 a.m. to 3 p.m.

Kim Walsh Project Manager Name	Unit Chief Project Manager Title	(916) 251-8321 Phone #
 <small>Julie Pettijohn (Jun 28, 2021 12:56 PDT)</small> Supervisor Signature	Branch Chief Supervisor Title	Jun 28, 2021 Date
Julie Pettijohn Supervisor Name	Branch Chief Supervisor Title	(510) 516-5894 Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR: