



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

Governor's Office of Planning & Research

February 19, 2021

Feb 19 2021

Mr. Dan McKechnie
Los Rios Community College District
3753 Bradview Drive
Sacramento, CA 95825
McKechD@losrios.edu

STATE CLEARINGHOUSE

MITIGATED NEGATIVE DECLARATION FOR FOLSOM LAKE COLLEGE - RANCHO CORDOVA CENTER PHASE 2 PROJECT – DATED FEBRUARY 2021 (STATE CLEARINGHOUSE NUMBER: 2021020273)

Mr. McKechnie:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for Folsom Lake College - Rancho Cordova Center Phase 2 Project (Project). The Lead Agency is receiving this notice from DTSC because of previously identified environmental conditions at the Project site that have not been assessed under DTSC oversight. A DTSC contractor, LFR Inc. (LFR), authored "Phase I Environmental Site Assessment Report (Report), Mills Station Property, Rancho Cordova, California," dated April 28, 2010, for the Mills Station site upon which the Project is located. Information for the former Mills Station Property is available at: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001173.

The conclusions from LFR's 2010 Report are below and should be assessed:

1. The condition of an oil-water separator (OWS), if remaining, associated with the car wash should be observed to evaluate potential leakage of oily water to the subsurface. Advancement of borings in the area or former area of the OWS may be warranted to allow collection of soil samples for chemical analysis and establish current soil quality.
2. Releases have been reported at former and existing facilities (Beacon gasoline station, Veterans Cleaners, Aerojet). If it is determined that groundwater beneath the Site has been impacted by these releases, then vapor intrusion could be a concern for on-site buildings and indoor air monitoring would be necessary to evaluate the current site conditions.

3. If any older buildings from previous activities remain on the Project site, environmental professionals should observe the interiors to document the existing conditions.
4. Information should be obtained on the grease trap, if any, associated with the former on-site restaurant. If present, the grease trap should be properly closed/removed in accordance with local regulations.
5. Collection of soil samples from the perimeters of former and current on-site buildings for chemical analysis should be considered to evaluate impacts, if any, from lead-based (LBPs) paints that may have been used on exterior walls.
6. The use/occupants of former on-site buildings should be established through additional research. If use/occupant information is not available, consideration should be given to collecting/analyzing soil samples from around the former buildings to evaluate impacts, if any, from past uses.
7. Asbestos-containing materials (ACMs) and LBPs may be present in the on-site buildings if any remain. Suspected ACMs should be sampled and submitted to a laboratory for asbestos analysis if renovation or demolition activities are planned that would disturb these materials.

DTSC appreciates the opportunity to comment on the MND. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc. Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,



Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Mr. Dan McKechnie
February 19, 2021
Page 3

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov