

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
8800 Cal Center Drive
Sacramento, CA 95826

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

Project Title: Mission Bay South Block 14 School Removal Action Workplan

State Clearinghouse Number: 2021050349

Project Location: Mission Bay Drive at Owens Street, San Francisco, California 94102

County: San Francisco

Project Applicant: San Francisco Unified School District

Project Description: The Department of Toxic Substances Control (DTSC) approved the Removal Action Workplan (RAW) for the Mission Bay South Block 14 School Project located at Mission Bay Drive at Owens Street, San Francisco, California (Project Site). The RAW remediation activities consist of installing engineered covers and caps over impacted fill material at the Project Site and installing a Vapor Intrusion Mitigation System (VIMS) to mitigate volatile organic compounds (VOCs) and methane vapor intrusion into the buildings.

To address total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), and metals that exceed their respective residential screening levels, the following remediation activities will be implemented:

Engineering Cover: In areas of landscape, a minimum of 1 to 1.5 feet of impacted fill material would be removed, a water permeable “marker” fabric placed, and covered with a minimum of three feet of clean import fill. Following the removal of impacted material, clean import fill would cover the impacted fill material and reduce potential risks to human health and the environment.

Engineering Cap: Engineering caps would be constructed of concrete, asphalt, or other impermeable material. Engineering capped areas would generally be utilized for pathways (e.g., sidewalks), around buildings, and over multi-use spaces.

Vapor Intrusion Mitigation System: In order to address the indoor air inhalation pathway, the design, installation, and operation of a site-specific, active VIMS system would be installed as part of the redevelopment of the site. Installation of a VIMS at the site would mitigate the potential migration of methane and VOCs to indoor air in the proposed buildings from the subsurface. The VIMS would consist of a sub-slab venting system, an impermeable vapor barrier, a sub-slab gas detection system, and an active sub-slab mechanical extraction system.

The San Francisco Unified School District, as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) approved the Mission Bay School Project (Project) Environmental Impact Report (EIR) on June 15, 2022. The Project will include the construction of an educational mixed-use facility including a PreK – 5 elementary school with 22 classrooms, a high school linked learning hub with three classrooms/laboratories, a professional learning school, and District office space. The school is intended for approximately 492 students.

DTSC, as the CEQA Responsible Agency, utilized the approved Mission Bay School Project EIR in evaluating the potential environmental effects of the proposed remediation. A Statement of Findings was prepared concluding the Lead Agency’s environmental analysis and mitigation measures established are sufficient to avoid, reduce or substantially lessen the implementation of the RAW’s project activities.

As a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on September 23, 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
8800 Cal Center Drive
Sacramento, CA 95826

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/

Contact Person Elizabeth Tisdale	Contact Title Engineering Geologist	Phone Number 916-255-6666
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Approver's Signature:	Date: September 23, 2022
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Approver's Name Daniel V. Ziarkowski	Approver's Title	Approver's Phone Number (916) 798-6430
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<i>Daniel V. Ziarkowski</i>	<i>CPM 1</i>
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Date Received for Filing and Posting at OPR: