

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF EXEMPTION**

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  
Cal Center Drive  
Sacramento, CA 95826-3200

**Project Title:** Removal Action Work Plan, Cabral-McAdams Property

**Project Location:** 4202-4208 North Sutter Street, Stockton

**County:** San Joaquin

**Project Applicant:** Gloria M. McAdams Trust

**Approval Action Under Consideration by DTSC:** Removal Action Workplan

**Statutory Authority:** California H&SC, Chap. 6.8

**Project Description:** The project involves the excavation, removal, and offsite disposal of approximately 181 cubic yards (cy) of impacted soil (arsenic, lead and organochlorinated pesticides) at the Cabral-McAdams property (Site). The Removal Action Workplan (RAW) summarizes the evaluation of remedial alternatives and proposed remediation to protect human health and the environment.

**Background:** The 12.81-acre Site is in a predominantly residential area in the north central portion of the city. The Site is bounded by a school and residential housing to the west, residential housing to the south and east, and the Calaveras River to the north. Once the cleanup effort is complete, the current owners plan on selling the property to a redeveloper for residential housing. The type of residential development is not yet known but will likely be single family homes.

The subject property is located within a mixed agricultural and residential. The subject property has supported rural residential and farming activities (orchards) for over 100 years. The property currently consists of agricultural land but also includes five (5) rural residential buildings (i.e. 4202, 4204A, 4204B, 4206 and 4208 North Sutter Street). Additional building structures include an unoccupied former bunkhouse, an abandoned pump house, a workshop building structure and a garage structure.

A Phase I Environmental Site Assessment was conducted in October 2005 which led to the completion of a Subsurface Investigation & Preliminary Remediation Plan in April 2006 and a Preliminary Endangerment Assessment in October 2006. These efforts found that arsenic, lead and organochlorinated pesticides (OCPs) are the main contaminants of concern (COCs) on the Site. A Site Assessment Workplan was approved on December 11, 2019 to collect supplemental samples for arsenic, lead, and OCPs. These samples were collected on December 26, 2019 and the results have been incorporated into the draft RAW.

The source of the Site COCs is likely associated with the historical use of pesticides on the property and the application of lead-based paint on some of the structures. Based on these supplemental investigation results, the RAW was developed to address the soil with elevated arsenic concentrations above background and lead and OCP concentrations above health goals.

The RAW will be implemented by Advanced Geo with DTSC oversight. Project activities required to protect human health and the environment are being completed under a Voluntary Cleanup Agreement with DTSC.

**Project Activities:** Excavation of approximately 181 cubic yards of soil with COC concentrations above cleanup goals was selected as the removal action. Specific project activities consist of the following:

- Clearing utilities and other underground obstacles prior to initiating soil excavation;
- Excavating and stockpiling approximately 181 cubic yards of impacted soil (anticipated depth of 1 foot);
- Conducting confirmation soil sampling and comparing confirmation data to the established cleanup goals. Excavation will continue until the cleanup goals are achieved;
- Sampling stockpiled soil to classify the hazard level of the waste and to determine the appropriate disposal facility; and
- Transporting the stockpiled soil to the assumed receiving facility, Forward Landfill, Manteca, California.

If necessary, approximately 181 cubic yards of gravel will be brought to the Site from a local quarry to backfill the shallow excavations to grade. However, this material is not anticipated as post excavation leveling and compaction will likely achieve a grade commensurate with the desired future construction.

During all soil-disturbing activities (e.g., excavation, stockpiling, loading), water will be utilized to minimize or prevent generation of airborne dust. Water will be sprayed in work areas prior to daily work activities, during excavation/loading activities, and at truck staging/loading locations. In addition, watering equipment will be continuously available to provide proper dust control as needed. Soil-disturbing activities will be not performed during periods of high winds or during conditions when these activities cannot be prevented from generating visible airborne dust. Trucks will be required to maintain slow speeds (less than 5 miles per hour) while onsite as a dust control measure. A site safety officer will monitor onsite dust conditions that could require cessation of work.

Stockpiled soil will be managed to ensure that stormwater does not cause sediment-laden runoff from the stockpiles and that airborne dust is not generated. Excavated soil will be placed in designated stockpile areas on plastic sheeting. Plastic sheeting will also cover the excavated soil, be secured with weights, and be surrounded with stormwater best management practices (BMPs) such as straw wattles. Stockpiled soil will not be stored onsite longer than 90 days for classifying the hazard level of the waste and determining the appropriate disposal facility.

Soil will be transported for offsite disposal in 15-yard, covered end-dump trailers/trucks. Approximately 12 truck trips will be required to transport the stockpiled soil to the Forward Landfill located in Manteca. Work activities will be limited to hours between 7:00 am and 5:00 pm Monday through Friday, which conforms with the City of Stockton Noise Ordinance. Transportation of excavated soil will occur on arterial streets and freeways approved for truck traffic to minimize noise and traffic impacts in local neighborhoods.

The anticipated start date for this project has not been determined but is expected to begin sometime in early Summer of 2021. Project activities will require disturbance of the Site for approximately two to three weeks during which time soil would be excavated and stockpiled.

In the event biological, cultural, or historical resources are discovered during project activities, work will be suspended while a qualified biologist or cultural or historical resource specialist assesses the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found and the County Coroner will be notified pursuant to the Health and Safety Code, Chapter 2, Section 7050.5.

**Name of Public Agency Approving Project:** Department of Toxic Substances Control

**Name of Person or Agency Carrying Out Project:** Gloria M. McAdams Trust

**Exempt Status:** Categorical Exemption: [CCR Title 14, Sec. 15330]

Minor Actions Take to Prevent, Minimize, Mitigate or Eliminate the Release or Threat of Release of a Hazardous Waste or Hazardous Substance.

**Reasons Why Project is Exempt:**

1. The project is a minor action designed to prevent, minimize, stabilize, mitigate or eliminate the release or threat of release of hazardous waste or hazardous substances.
2. The project is a removal action that will not exceed \$1 million in cost.
3. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses and does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123.
4. The project will be consistent with applicable state and local environmental permitting requirements. A grading permit from the City of Stockton will be obtained if one is needed apart from the site development permit. No County permits are anticipated for the remediation.
5. The exceptions pursuant to Cal. Code Rags., tit. 14, § 15300.2 have been addressed as follows:
  - Cumulative Impact. The project will not result in cumulative impacts because it is designed to be a short-term, final remedy that would not lead to a succession of projects of the same type in the same place over time.

- Significant Effect. The environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will prevent unusual circumstances from occurring so that there is no possibility that the project will have a significant effect on the environment.
- Scenic Highways. The project will not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, because it is not located within view of a highway officially designated as a state scenic highway.
- Hazardous Waste Sites. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- Historical Resources. The project is not expected to cause a substantial adverse change in the significance of a historical resource because none are anticipated; however, outreach to potentially interested Native American tribes is being conducted and every effort will be made to ensure any expressed concerns are addressed.

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  
File Room  
8800 Cal Center Drive  
Sacramento, CA 95826

Additional project information is available on EnviroStor:

[www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/)

Contact Person	Title	Phone Number
Dean Wright	Senior Engineering Geologist	916-255-3591

Approver's Signature:  Date: 8/11/2021

Approver's Name	Approver's Title	Phone Number
Steven Becker, Branch Chief	Supervising Engineering Geologist	916-255-3717

TO BE COMPLETED BY OPR ONLY

---

Date Received for Filing and Posting at OPR: