

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: Rancho Cordova Logistics Center Buildings 1 and 2, Area 49000 Remedial Action Plan

State Clearinghouse Number: 2021090544

Project Location: Delaware Street, Rancho Cordova, California 95742

County: Sacramento

Project Applicant: NP BGO Rancho Cordova Logistics Center, LLC

Project Description: The Department of Toxic Substances Control (DTSC) approved the Remedial Action Plan (RAP) for the Rancho Cordova Logistics Center Buildings 1 and 2, Area 49000 (Project Site). The RAP summarized previous environmental investigations and concluded that the remediation of Volatile Organic Compounds (VOCs) including trichloroethene (TCE), chloroform, 1,3 butadiene, benzene, and ethylbenzene in soil vapor is required for the planned commercial/industrial warehouses development (Warehouse Development). The Warehouse Development Project includes five (5) warehouses and four (4) stormwater detention basins. The RAP was prepared for Buildings 1 and 2, which are the only buildings currently planned for construction. Buildings 3, 4, and 5 are planned for possible construction at a later date and therefore, not included in the approved RAP.

Project activities consist of installing a Vapor Mitigation System (VMS) underneath the planned Warehouse Buildings 1 and 2. This remedy involves incorporating passive VMS with an active contingency into the engineering designs for the buildings to address the potential intrusion into indoor air of VOC vapors from beneath the building slabs. The VMS would collect VOC vapors and vent them to ambient air above the building roof. This remedy is consistent with the existing Land Use Covenant (LUC) for the Site which requires vapor mitigation on any new buildings constructed that are intended for occupancy. The VMS is fundamentally incorporated into the physical design of the Warehouse Buildings and will be installed as part of the construction process for Building 1 and Building 2. Institutional Controls in the form of the existing LUC and an Operation & Maintenance (O&M) agreement will oversee the proper implementation and long-term O&M and monitoring of this remedy.

The City of Rancho Cordova, as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) (State Clearinghouse Number 2021090544) approved the Easton Research Park West Project, now called the Rancho Cordova Logistics Center Project, and the Initial Study/Mitigated Negative Declaration (IS/MND) on November 15, 2021. A Notice of Determination was filed with the Sacramento County Clerk Recorder's office on November 18, 2021.

The approved Project consisted of a Tentative Subdivision Map (TSM) to subdivide an existing 178.50-acre parcel into ten (10) parcels for future development of an industrial warehouse campus and one (1) landscape/right-of-way lot. Improvements would include grading the entire site, including tree and vegetation removal, demolition of existing buildings, structures, foundations, and pavement with off-site demolition debris disposal, construction of associated stormwater detention basins, parking lots, and interior private streets and involve off-site construction and reconfiguration of overhead and underground utilities to serve the Project Site on adjacent and nearby roadways and Aerojet property.

The IS/MND concluded mitigation measures were required for Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources and Utilities and Service Systems. DTSC prepared a Statement of Findings concluding the Lead Agency Final Environmental Document adequately analyzed impacts associated with the remediation.

As Responsible Agency under the CEQA, DTSC approved the above-described project on October 11, 2023 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration 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:

DTSC-Sacramento Office File Room
 8800 Cal Center Drive
 Sacramento, CA 95826
 (916) 255-3758 (call for appointment)

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

Contact Person	Contact Title	Phone Number
Susan Scudder, P.G.	Engineering Geologist	(916) 255-3601

Approver's Signature:

Hortensia Muniz

Date: **Oct 11, 2023**

Click or tap to enter a date.

Approver's Name	Approver's Title	Approver's Phone Number
Hortensia Muniz, P.E.	Branch Chief	(916) 255-6442

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: