

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 OF THE PUBLIC RESOURCES CODE

Project Title: Union Pacific Property/580 Dubuque Avenue Project Response Plan

State Clearinghouse Number: 2022010277

Project Location: 580 Dubuque Avenue, South San Francisco, California, 94080

County: San Mateo

Project Applicant: IQHQ Spur-Ph 1, LLC

Project Description: The Department of Toxic Substances Control (DTSC) approved the Union Pacific Property/580 Dubuque Avenue Project Response Plan. The Cleanup document, referred to as a Response Plan (RP), summarized and reported on previous environmental investigations. The RP concluded that remediation of soil and soil vapor is required to protect human health and the environment. The RP addressed the impacts of the chemicals of concern identified as metals, including arsenic, copper, chromium, lead, mercury, and zinc in soil, and volatile organic compounds (VOCs) including benzene, chloroform, and tetrachloroethene (PCE) in soil vapor.

The RP proposed excavation and off-site disposal of approximately 12,367 cubic yards of soil contaminated with metals. Additional remediation activities consist of the recordation of a land use covenant (LUC) with the San Mateo County Clerk-Recorder's Office which will prohibit residential development or other sensitive land uses, require implementation of a soil management plan if contaminated soil left in place will be disturbed, and require annual Site inspections to ensure compliance with the land use covenant. The excavation of soil will also remove the source area for the VOCs in soil vapor. The RP also proposes collecting soil and soil vapor samples to confirm the soil contamination and VOC source area are removed. The excavation will require approximately 1,100 truck trips over seven weeks.

The City of South San Francisco approved the 580 Dubuque Avenue Project (Project) Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse Number 2022010277) on May 11, 2022. The Notice of Determination was filed on May 16, 2022. The Project would redevelop the property with a new 295,000 square foot (sf), 8-story office/research and development (R&D) building. The maximum height of the building would be 155 feet above the ground surface. Project site improvements would include sidewalks, landscaping, and lighting along Dubuque Avenue. While no end users have been identified, the building is targeting life science tenants.

The IS/MND identified the previous contamination history. Based on the analysis, the IS/MND concluded mitigation measures were required for Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Transportation and Traffic, and Tribal Cultural Resources.

Subsequent to the approved IS/MND, the Project Applicant prepared the *580 Dubuque Avenue Project – Assessment of CLRRRA Response Plan Technical Memorandum* (Technical Memorandum) to assess whether the details of the Response Plan were sufficiently analyzed in the City of South San Francisco's IS/MND and Appendices.

The Technical Memorandum compared the estimated volumes for soil excavation and hauling presented in the IS/MND, specifically the Air Quality and Greenhouse Gas Assessment and compared those volumes to the RP and the construction plans. The Technical Memorandum concluded that the estimates presented in the Air Quality and Greenhouse Gas Assessment were more conservative than those presented in the Response Plan and the construction plans.

The Technical Memorandum concluded that the refined soil excavation and hauling estimates would not result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the IS/MND; that there are no changes in circumstances that would result in the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and that there is no new information resulting in a new significant environmental effects not discussed in the ISMND, a substantial increase in the

severity of previously identified significant effects, or a change in the feasibility (or acceptance) of mitigation measures. DTSC concurred with the conclusions of the *580 Dubuque Avenue Project – Assessment of CLRRA Response Plan Technical Memorandum*. Therefore, DTSC prepared a Statement of Findings concluding that the Lead Agency Final Environmental Document adequately analyzed impacts associated with the Response Plan.

As a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on November 3, 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:

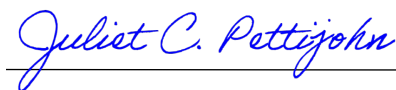
DTSC File Room
700 Heinz Avenue
Berkeley, CA 94710
(510) 540-3800 (call for an appointment)

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

Contact Person	Contact Title	Phone Number
Nathan Unangst	Engineering Geologist	(510) 540-3760

Approver's Signature:

Date:



November 3, 2022

Approver's Name	Approver's Title	Approver's Phone Number
Julie Pettijohn	Branch Chief	(510) 516-5894

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: