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, California 95826

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

Project Title: Revised Removal Action Work Plan, Phase I Area, Central Administration Center at Cole Campus

State Clearinghouse No.: 2022050565

Project Location: 1011 Union Street, Oakland, California 94601

County: Alameda

Project Description: The project involves approval of a Revised Removal Action Workplan (RAW) for the Phase I Area, Central Administration Center at Cole Campus (site). The RAW was prepared to remediate soil impacted by chemicals of concern (COCs) in the northern portion of the site based on Department of Toxic Substances Control (DTSC) Preliminary Environmental Assessment (PEA) Further Action Letter. The purpose of the RAW is to reduce the potential risk to human health and the environment from the COCs (lead and arsenic in soil) through excavation and offsite disposal.

The site is currently developed with a two-story former elementary school building, a former cafeteria building foundation, a storage building, a playground, and two parking lots. The site is being considered for redevelopment into a central administration building and parking lot as part of a phased redevelopment. Phase 1 of the redevelopment, which is covered in the RAW, will involve demolition and removal of a one-story former school cafeteria building and construction of a 54,000 square foot single story administration building. The area surrounding the administration building will include bioretention basins, landscaping, a cement walkway, a basketball court, and an asphalt parking lot.

The RAW was developed to address the presence of COC-impacted soil at the site with concentrations of lead and arsenic above their respective screening levels through excavation and offsite disposal. As presented in the PEA, five areas of concern (AOCs) were assessed for the Phase 1 area of the site. Several samples for lead and arsenic exceed the residential DTSC screening level of 80 milligrams per kilogram (mg/kg) for lead in soil and exceeded the site-specific background concentration of 12.93 mg/kg for arsenic in soil.

Lead impacted soil extends approximately 2 feet below ground surface (bgs). Arsenic exceeds site specific background concentrations in 0.5-foot samples but does not exceed site specific background concentrations in any 2-foot samples. Based on the results of the PEA, planned excavation in the Phase 1 area of the site will occur to a maximum depth of 2.5 feet bgs. To support construction activities, an additional 1.5 feet (4 feet bgs total) will be excavated separately from the footprint of the proposed new administrative building. Based on the preliminary lateral extent and depths of lead- and arsenic-impacted soil, the total volume of impacted soil to be excavated and removed from the Phase 1 area of the site is estimated to be approximately 5,770 cubic yards (cy) total.

As described and discussed in the RAW, cleanup of contaminated soils would involve the following activities:

- Demolish and remove existing building structures and foundations;
- Pre-characterize soil waste by collecting in-situ soil samples at discreet depths;
- Excavate approximately 5,770 cy of impacted soil and direct load pre-characterized soil into trucks;
- Excavate, segregate, and off-site removal of approximately 2,350 cy of non-impacted soil from the proposed new building footprint area;
- Collect confirmation soil samples from the excavation areas and compare confirmation data to the cleanup goals. If needed, excavate additional volume of soil until the cleanup goals are met;
- Select and obtain landfill approval for soil disposal;

- Load, transport, and dispose of the excavated soil to the appropriate disposal facility; and
- Backfill impacted-soil excavation areas with approximately 5,770 cy of certified clean fill material.

A backhoe or excavator will be used to remove contaminated soil from the AOCs and the excavated soil will be direct loaded onto trucks. Pre-characterizing the soils for disposal will be completed so that the contaminated soil may be directly transported to a disposal facility, which will reduce the need to stockpile soil on site. However, if needed, soil will be temporarily stored at staging areas on-site until off-site transportation and disposal can be accomplished. If needed, excavated soil will be placed inside the designated stockpile area on an impermeable barrier (plastic sheeting) and covered with additional plastic sheeting to prevent dust migration and/or run-off during rain events. Any staging area will be located in the secured exclusion zone and water will be used to control any fugitive dust when contaminated soil is moved. Impacted soil and non-impacted soil will be segregated and managed accordingly.

An air monitoring professional will monitor dust levels at the site and will have the authority to stop-work if on-site activities generate dust levels in excess of the California ambient air quality standards for particulate matter (0.05 milligrams per cubic meter (mg/m^3)). Additionally, dust control measures will be taken if visible dust emissions are observed from the point-of-origin. Generation of dust during the excavation will be minimized as necessary with the use of water as a dust suppressant. The water will be provided by a water truck or a metered discharge from a fire hydrant located proximate to the site. Dust generation will be controlled by spraying water prior to daily work activities, during excavation/loading activities (as necessary to maintain concentrations below action levels), and at truck staging locations. Best management practices (BMPs), such as covering soil stockpiles during non-work hours and placement of silt fences in down slope areas, will be implemented to protect sewer drains from potential contaminated water run-off.

Vehicles, excavation equipment, hand-held equipment, and personnel will be decontaminated prior to leaving the exclusion zone. Decontamination areas will be established onsite prior to excavation activities. These areas will be designed to contain soil removed from equipment during the decontamination process. Decontamination will be performed using dry brushing methods to remove soil from equipment and vehicle tires along with disposal of personal protection equipment (PPE) and use of a wash station by personnel. After decontamination, the equipment and vehicles will be visually inspected for signs of residue. The storage bins or beds of the trucks will also be inspected to ensure the loads are properly covered and secured.

Contaminated materials characterized as non-hazardous will be transported to either of the following facilities which have been identified as accepting and storing non-hazardous waste:

- Waste Management's Altamont Landfill, 10840 Altamont Pass Road, Livermore, CA 94551
- Recology (Hay Road Landfill), 6426 Hay Road, Vacaville, California 95687

Non-impacted soils will be transported to the following facility for use as daily cover:

- Recology (Hay Road Landfill), 6426 Hay Road, Vacaville, California 95687

If a material is suspected to be hazardous, it will be required to be shipped under the appropriate hazard class. Trucks carrying contaminated substances, hazardous substances, or hazardous wastes will be enclosed so there is no odor or dust generated during transportation along the haul route. Based on the PEA, soil above 2 feet below ground surface (bgs) may contain non-RCRA hazardous waste. Therefore, the following facility has been identified as accepting and storing hazardous waste: Kettleman Hills Waste Management 35251 Old Skyline Blvd, Kettleman City, California, 93239.

It is estimated that the removal of 5,770 cubic yards of contaminated soil from the Phase 1 area of the site will require approximately 475 truck trips for transport. It is estimated that the backfill of 5,770 cubic yards of clean soil will also require approximately 475 truck trips for transport to the site. Excavation and off-site disposal of the contaminated soil is anticipated to take up to 75 days (approximately 3 months) to complete.

DTSC utilized information and analysis in the *Initial Study / Mitigated Negative Declaration, Cole Administrative/Education Center Project, 1011 Union Street, Oakland* (MND) to support a final determination about the type of environmental document required to be prepared for the *Revised Removal Action Workplan for the Phase I Area, Central Administration Center at Cole Campus*, as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines. Specifically, the MND analyzed potential impacts related to excavation of contaminated soils for Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

As a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on July 7, 2022, 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.

This is to certify that the final environmental document and the record of project approval are available to the public at the following locations:

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

DTSC website:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003015

Jose Luevano	Hazardous Substances Engineer	(916) 255-3577
Project Manager Name	Project Manager Title	Phone #
Daniel V. Ziarkowski		July 7, 2022
Supervisor Signature		Date
Daniel V. Ziarkowski	Environmental Program Manager I (Sup)	(916) 255-6540
Supervisor Name	Supervisor Title	Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR: