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# Notice of Preparation Draft Environmental Impact Report for the Borel Property Underground Storage Tank Removal and Soil Remediation Project

**TO:** Agencies, Organizations, and Interested Parties

**DATE:** December 16, 2022

**Lead Agency/Project Proponent:** East Bay Regional Park District

The East Bay Regional Park District (Park District), as the Lead Agency under the California Environmental Quality Act (CEQA), is preparing an Environmental Impact Report (EIR) for the proposed Borel Property Underground Storage Tank and Soil Remediation Project (Project). The Park District is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR. The Project would include the removal of an underground storage tank (UST), remediation of contaminated soil surrounding that UST, and demolition of a ca. 1923 garage, which is a contributing element to a district recommended eligible to the California Register of Historical Resources (CRHR). The remediation is being designed and will be implemented under the oversight of the San Francisco Bay Regional Water Quality Control Board.

## PROJECT LOCATION

The Project is located within the southern portion of the Town of Danville (Danville), in the San Ramon Valley in Contra Costa County, California, as shown **Figure 1, Regional Context**. The approximately seven-acre Project site is located at 3020 Fostoria Way, Danville, CA 94583 (APN 218-090-033). The Project site is bound by Interstate 680 to the west, Fostoria Way to the south, Camino Ramon to the east, and single-family homes to the north (as shown in **Figure 2, Project Location**). Camino Ramon provides vehicular access to the Project site. Adjacent land uses include single-family homes, commercial offices, and big-box commercial retail. The Project Site is designated as Commercial per the Danville 2030 General Plan, and is zoned P-I Planned Unit District, which permits large-scale integrated development and infill development. The General Plan also designates the Project site as a Special Concern Areas, which are defined as particular geographic areas or subareas of Danville that require more detailed discussion of long-range planning issues. This designation allows for more focused, place-based recommendations.

## PROJECT DESCRIPTION

The Project site is the last remaining walnut orchard, farmed by the Borel family in the Town of Danville and was also the site of their home. The current walnut orchard was planted in the early 1900s and has been under Borel family ownership since 1923. The property contains a number of buildings and structures, as well as an underground

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fuel tank to fuel cars and farming equipment. The buildings and structures and the year they were built are shown in **Table I, Borel Property Structures.**

**Table I  
Borel Property Structures**

| <b>Structure</b>                 | <b>Year Built</b> | <b>Historic Status</b>                                 |
|----------------------------------|-------------------|--|
| Borel Residence                  | 1923              | Contributing Factor to a Recommended Eligible District |
| Three tank houses (water towers) | 1923              | Contributing Factor to a Recommended Eligible District |
| Garage                           | 1923              | Contributing Factor to a Recommended Eligible District |
| Walnut Barn                      | 1923              | Individually Eligible for Listing                      |
| Barn (car barn)                  | 1970              | Not Eligible   |
| Shed                             | 1923              | Contributing Factor to a Recommended Eligible District |
| San Ramon rail depot             | 1927              | Not Eligible   |
| Gable building                   | 1960              | Contributing Factor to a Recommended Eligible District |
| Chicken coup                     | 1923              | Not Eligible   |

The associated landscape on the Project site is composed of a walnut orchard, dirt and gravel roads, and two gas pumps. These resources, with the exception of the barn (aka the car barn), the San Ramon rail depot building, and the chicken coup, have been previously recorded and recommended eligible, as a district, to the CRHR. These resources appear eligible under Criterion I, as they are associated with the agricultural practice of walnut orchard farming in the San Ramon Valley from ca. 1880 to ca. 1960. The ca. 1923 walnut barn was determined to be individually eligible as a historic resource on the CRHR under Criterion 3 for its association with Vernacular architecture with the period of significance of ca. 1923 and retains all seven aspects of integrity. The San Ramon rail depot was determined not to be a contributing element due to its relocation from its original location. The ca. 1923 garage is not considered to be individually eligible, but is considered to be a contributing element of an eligible historic district.

A Phase II Environmental Site Assessment was completed on the property in August 2021, revealing the presence of the leaking UST and surrounding contaminated soil. The contamination plume extends underneath the ca. 1923 garage. As discussed above, the garage was found to be a contributing element of a recommended eligible historic district, and as such is considered a historical resource for the purposes of CEQA. The Project proposes to demolish the ca. 1923 garage and a trellis attached to the garage, remove the UST and remediate the contaminated soil surrounding that UST. The UST is estimated to be 550 gallons, and the soil to be remediated is an estimated minimum volume of 600 cubic yards.

## **ISSUES TO BE ADDRESSED IN THE IS AND EIR**

The Project could result in potentially significant environmental impacts. The Park District will prepare an Initial Study (IS) and an EIR to evaluate the physical environmental effects of the Project. The IS will assess both project specific and cumulative impacts for all topics required under CEQA and will identify which environmental topic areas may be significantly impacted by the Project. The EIR will further examine the issues identified in the IS to have

potentially significant impacts, identify mitigation measures, and analyze whether the mitigation measures would reduce potentially significant environmental impacts to a less-than-significant level. The Draft EIR will include the IS as an appendix and a 45-day public review period.

Based on the Project Description and the Lead Agency's understanding of the environmental issues associated with the Project, it is anticipated that implementation of the Project has the potential to result in significant environmental effects associated with some or all of the following topics, consistent with Appendix G of the *CEQA Guidelines* and analyzed in the IS and, if identified as having a potentially significant impact, in detail in the EIR:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The IS and EIR will analyze the reasonably foreseeable indirect physical changes to the environment in the above topic areas caused by the Project.

Alternatives to be analyzed in the EIR are to be defined and analyzed consistent with the requirements of *CEQA Guidelines*, Section 15126.6. The alternatives to be evaluated in the EIR may include, but are not limited to, the "No Project" Alternative, as required by CEQA and alternative land use configurations.

## RESPONSIBLE AND TRUSTEE AGENCIES

The Park District requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Project, in accordance with *CEQA Guidelines* Section 15082(b). Your agency will need to use the EIR prepared by the Park District when considering any permits or other project approvals that your agency must issue. As such, your responses to this Notice of Preparation (NOP), at a minimum, should identify: (1) significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the EIR; and (2) whether your agency will be a responsible or trustee agency for this project.

## REVIEW AND RESPONSE PERIOD

**In accordance with *CEQA Guidelines* Section 15082, this NOP is being circulated for a 30-day comment period.** Responses to this NOP must be provided during this response period as outlined below:

Friday, December 16 2022, through Monday, January 16 2023.

## DOCUMENT AVAILABILITY

The NOP can be viewed on the Park District's website at: <https://www.ebparks.org/>

A hardcopy of the NOP will also be available at 2950 Peralta Oaks Court, Oakland, CA 94605.

## SUBMITTAL OF WRITTEN COMMENTS

The Lead Agency solicits comments regarding the scope, content, and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. All interested parties are invited to assist in identifying issues to be addressed in the EIR. Commenters will have an opportunity to provide input to the Park District and consultant team preparing the EIR. The District requests that written comments be provided at the earliest possible date, but **no later than Monday, January 16, 2023.**

Please submit comments electronically via email or send a hard copy via mail (including name and contact information) to the following:

**Email:** [dhebert@ebparks.org](mailto:dhebert@ebparks.org)

**Mail:**

ATTN: Drake Hebert, Senior Planner  
Agency: East Bay Regional Park District, Planning, Trails, and GIS  
2950 Peralta Oaks Court  
Oakland, CA 94605

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| <p style="text-align: center;"><b>30-DAY NOP COMMENT PERIOD:</b><br/><b>Friday, December 16 2022, through Monday, January 16 2023</b></p> |
|---|

*Drake Hebert*

Drake Hebert, Senior Planner

*East Bay Regional Park District*

**Attachments:**

- Figure 1, Regional Context
- Figure 2, Project Location

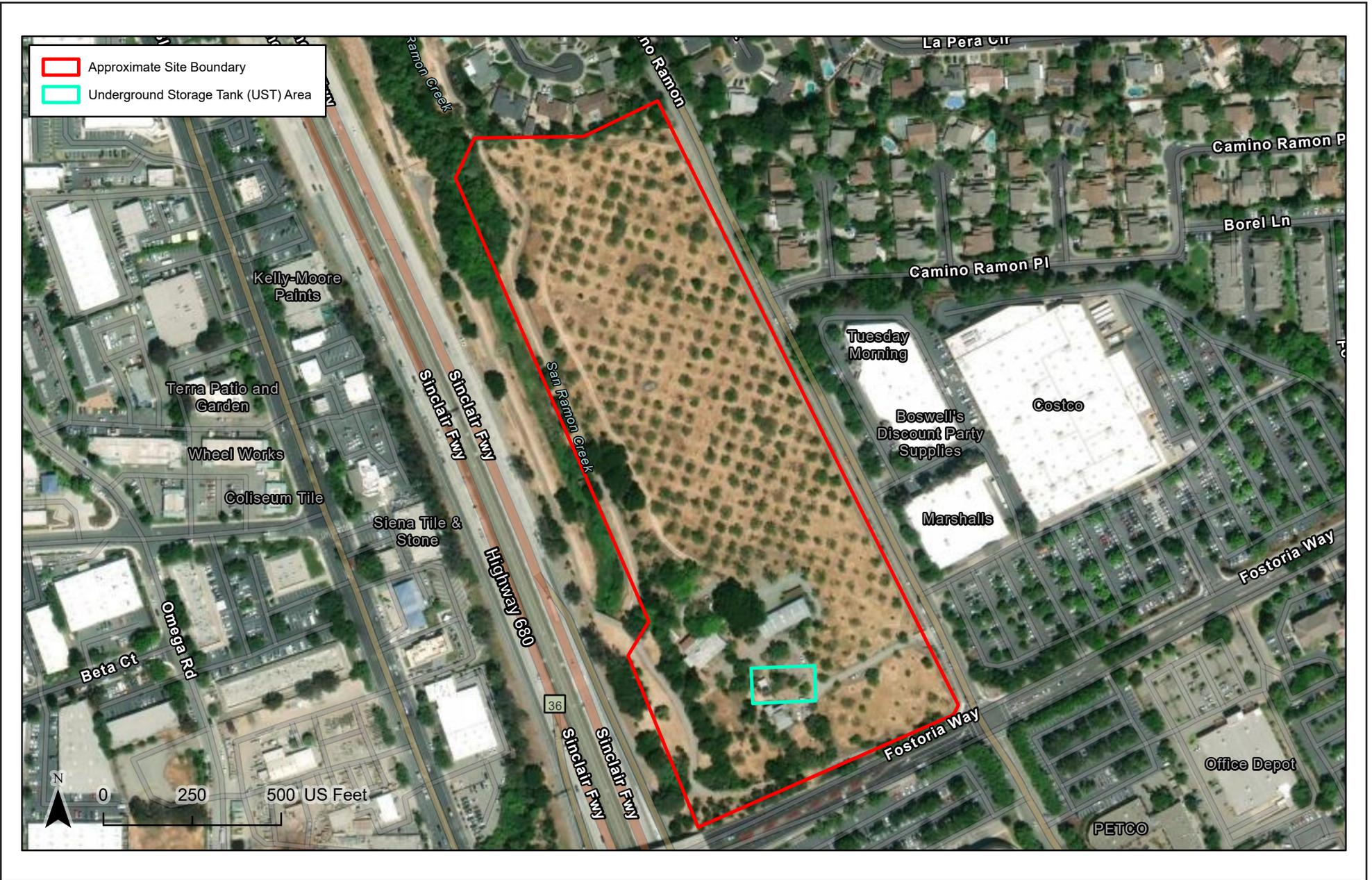


SOURCE: Esri, 2022

FIGURE 1

Regional and Site Location





SOURCE: TRC, 2022; Esri, 2022

FIGURE 2