

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

TO: Agencies, Organizations, and Interested Parties

DATE: March 30, 2023

The East Bay Regional Park District (Park District), as the Lead Agency under the California Environmental Quality Act (CEQA), is posting a Draft Environmental Impact Report (DEIR) for the proposed Borel Property Underground Storage Tank and Soil Remediation Project (Project). The Park District is inviting your review, questions and comments relating to the topics addressed in the DEIR. 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 2.0-1, Regional and Site Location**. The approximately seven-acre Project property is located at 3020 Fostoria Way, Danville, CA 94583 (APN 218-090-033). The Project property 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 **Figures 2.0-2 & 2.0-3**). Camino Ramon provides vehicular access to the Project property. 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 Area, 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 property 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 until it was acquired by the Park District. The property contains several buildings and structures, as well as an underground fuel tank to fuel cars and farming equipment. The buildings and structures and the year they were built are shown in **Table 2.0-1, Borel Property Structures**.

**Table 1
Borel Property Structures**

Structure	Year Built	Historic Status
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 property 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 1, 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.

ANTICIPATED SIGNIFICANT IMPACTS

Based on the analysis in the DEIR, the Project may result in potentially significant impacts in the following categories:

- Historic Resources (1923 Garage, contributor to the Historic District)
- Archeologic Resources (buried artifacts and human remains)
- Tribal Cultural Resources

All of these impacts can be reduced to less than significant levels with the incorporation of mitigation measures identified in the DEIR.

REVIEW AND RESPONSE PERIOD

In accordance with CEQA Guidelines Section 15105, the DEIR is being circulated for a 45-day comment period. Responses to the DEIR must be provided during this response period as outlined below:

Thursday, March 30, 2023, through Monday, May 15, 2023.

DOCUMENT AVAILABILITY

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

A hard copy of the DIER will also be available at 2950 Peralta Oaks Court, Oakland, CA 94605.

SUBMITTAL OF WRITTEN COMMENTS

The Lead Agency solicits comments regarding the content and determinations documented in the DEIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. Commenters will have an opportunity to provide input to the Park District and the consultant team prepared this document. The Park District requests that written comments be provided at the earliest possible date, but **no later than Monday, May 15, 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

Mail:

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

<p style="text-align: center;">45-DAY Draft Environmental Impact Report COMMENT PERIOD: Thursday March 30, 2023 through Monday, May 16, 2023</p>

Drake Hebert

Drake Hebert, Senior Planner

East Bay Regional Park District