Department of Toxic Substances Control

Edwin F. Lowry, Director
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721

nston H. Hickox
ency Secretary
ılifornia Environmental
Protection Agency

Gray Davis
Governor

July 18, 2002

Mr. David Cropper
TMG Partners
2685 Bay Road
Redwood City, California 94063

Dear Mr. Cropper:

THE CROSSING | SAN BRUNO REMOVAL ACTION WORKPLAN AND CEQA NEGATIVE DECLARATION RESPONSIVENESS SUMMARY

The 30-day public comment period for the draft Removal Action Workplan (RAW) and the California Environmental Quality Act (CEQA) Negative Declaration July 15, 2002. The Department of Toxic Substances Control hereby approves the RAW and adopts the Negative Declaration.

Enclosed are the Department of Toxic Substances Control's (DTSC) responsiveness summary on the RAW and the Negative Declaration which must be included in the final RAW as Appendices E and F, respectively. Please incorporate the documents and information in the Final RAW with appropriate revisions to the cover page and table of contents. Submit the Final RAW to DTSC and the San Bruno Public Library by July 26, 2002. Please also submit a detailed implementation schedule with specific dates to DTSC by July 30, 2002.

If you have any questions or comments, please call Jonathan Largent at (510) 540-3836.

Sincerely,

Barbara J. Cook, P.E., Chief
Northern California
Coastal Cleanup Operations Branch

RESPONSIVENESS SUMMARY FOR PUBLIC COMMENTS RECEIVED ON DRAFT REMOVAL ACTION WORKPLAN

The Crossing I San Bruno SAN BRUNO, SAN MATEO COUNTY, CALIFORNIA

July 18, 2002

I. Introduction

On June 15, 2002, the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), began the public comment period for the draft Removal Action Workplan (draft RAW) for The Crossing I San Bruno Site (Site). The Site consists of a vacant 20-acre parcel located at Commodore Drive and Sneath Lane in San Bruno, San Mateo County, California. The site is currently owned by TMG Partners.

The public comment period was noticed for a 30-day period and ran from June 15, 2002 to July 15, 2002. A public notice was placed in the San Bruno Herald on June 15, 2002. The notice announced the comment period, the location of the information repository, and a contact name if any member of the public wanted to request a public meeting be held. A fact sheet that discussed the draft RAW, announced the public comment period and included the other information contained in the public notice was mailed out on June 14, 2002 to the DTSC site and mandatory mailing list.

The draft RAW for the Site summarizes the findings of the investigation and remedial alternatives evaluated. The draft RAW proposes to excavate and dispose of soil containing elevated levels of lead, chlordane, and dieldrin at an appropriately permitted disposal facility.

The fact sheet and public notice also announced that DTSC was proposing to file a Notice of Determination (NOD) for the Site under the California Environmental Quality Act (CEQA).

Written comments received during the comment period are complied and included in this Responsiveness Summary. The purpose of this document is to present a written response by DTSC to the comments received. This Responsiveness Summary is included in this Final RAW.

This Responsiveness Summary is organized as follows:

- Section I is the Introduction.
- Section II lists the comments received and provides a response to those comments.

- Attachment A provides copies of the Fact Sheet and Public Notice.
- Attachment B provides a map showing the location of the Site.

A copy of the Final RAW and all written comments received are available for review at:

Department of Toxic Substances Control
700 Heinz Avenue, 2nd Floor
Berkeley, California 94710
(510) 540-3800 (appointment necessary)
Hours: Monday through Friday 8:00 am to 5:00 pm

San Bruno Public Library
701 Angus Avenue West
San Bruno, California 94066
(650) 616-7078
Hours: Mon - Thurs, 10 a.m. - 9 p.m.
Fri, 10 a.m. - 6 p.m.
Sat, 10 a.m. - 5 p.m.
Sun, 12 Noon - 4 p.m.

Prepared by:

Jonathan Largent
Project Manager
Coastal Cleanup Operations Branch

7/18/02
Date

Approved by:

Barbara J. Cook, P.E., Chief
Northern California
Coastal Cleanup Operations Branch

7/18/2002
Date

ATTACHMENT A

FACT SHEET AND PUBLIC NOTICE

Fact Sheet
June 2002

The Crossing | San Bruno

DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California

California Environmental Protection Agency

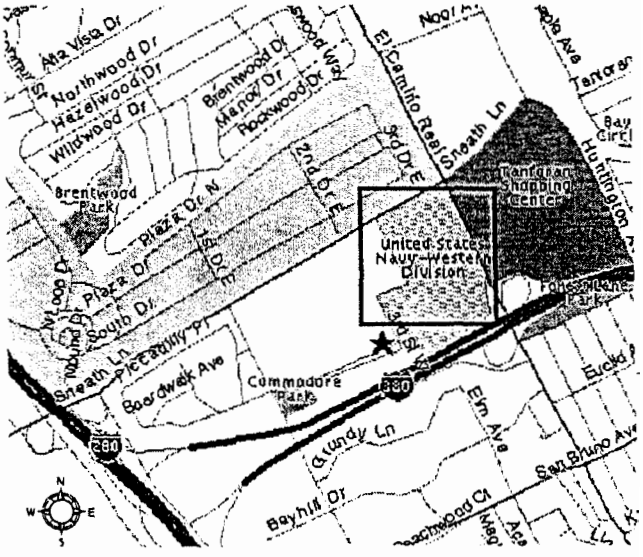
Introduction

The Department of Toxic Substances Control (DTSC) is issuing this fact sheet to notify the community about plans to clean up contaminated soil at The Crossing | San Bruno located at 900 Commodore Drive in San Bruno, California.

A draft ***Removal Action Workplan*** (RAW) has been prepared, which fully outlines the cleanup procedures being proposed for this site. This fact sheet will summarize those plans. Copies of the draft RAW and other site-related documents are available for public review at the information repositories listed on the back page.

Site Description

The Crossing | San Bruno, is approximately 20-acres located at 900 Commodore Drive in San Bruno, California. The site is bordered by El Camino Real (Route 82) to the east, Sneath Lane to the north, State Highway I-380 to the south, and a driveway to the west. The site was developed with multiple structures, landscaped areas, paved roads and parking lots. Development plans for the site are to construct a hotel, office space, retail, and residential housing. Therefore, the draft Removal Action Workplan proposes to clean up the site to residential standards to allow for any future use.



Public Comment Period

DTSC will hold a 30-day public comment period on the draft Removal Action Workplan and Negative Declaration from June 15 to July 15, 2002.

DTSC encourages intersted parties to submit comments or ask questions. The comments received will be considered in the final approval of the Removal Action Workplan. Mail written comments by July 15, 2002 to:

Jonathan Largent
DTSC Project Manager
700 Heinz Avenue #200
Berkeley, CA 94710-2721
jlargent@dtsc.ca.gov

If you would like a public meeting for more information on this planned removal action, please contact Linda Janssen, DTSC Public Participation Specialist by July 15, 2002 at 916-255-6683 or ljanssen@dtsc.ca.gov.

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.dtsc.ca.gov

Site History

Prior to 1900, The Crossing | San Bruno was part of a cattle ranch that encompassed the greater San Bruno area. Farm buildings existed on the site until 1943, when the U.S. Navy obtained the property. Over the 57 years that the Navy occupied the site, it was used for personnel processing, record storage, and administrative and engineering offices. Currently, the site is unoccupied.

Site Investigation

Soil and groundwater samples were collected and analyzed in a series of investigations in 2001 and 2002. ***Chlordane***, ***Dieldrin***, and ***lead*** were the main chemicals found. These chemicals have been found around the foundations of some of the structures, probably due to pesticide use, at levels above those considered safe for residential land. Lead contaminated soil was found around the perimeter of several structures, most likely due to the presence of lead-based paints.

Risk Evaluation

Data from the soil investigation was used to evaluate risk at the site. Since the site is currently fenced and unoccupied, chemicals present in the soil do not pose a current threat to public health or the environment. However, since the property is proposed for redevelopment, the risk evaluation considered possible risks to humans and wildlife from the chemicals present in the soil based on the potential of unrestricted land use, or residential land use. The evaluation concluded that the chemicals are in concentrations that may pose a potential threat to human health under unrestricted or residential land use.

Proposed Cleanup Method

The draft RAW recommends removal of the soil containing chemicals at concentrations above the cleanup goals based upon residential land use standards. If approved, the soil will be excavated and disposed of at an appropriate offsite facility. This process will take about three weeks to complete.

Transportation of the removed soils will require approximately 200 truck loads over a two-day period. It is anticipated that the haul route will consist of a combination of the following two routes:

- Departing the site directly onto El Camino Real, via a gate on the east side of the property, traveling south to eastbound Interstate 320
- Departing the site to the west onto Commodore Drive, via the gate adjacent to the former community garden area, proceeding west to Cherry Avenue, north to Sneath Lane, east to El Camino Real, and south to eastbound Interstate 380

Appropriate dust control measures will be taken during soil excavation. These measures consist of watering the soil and covering the truck loads of soil with tarps prior to removal from the site.

Under the oversight of DTSC, a hazardous waste contractor would conduct the excavation activities in accordance with a site-specific ***health and safety plan***. This plan would comply with both State and Federal regulations designed to protect the health and safety of construction workers and the public during implementation of the cleanup activities.

Sensitive Populations Near the Site

DTSC considers schools, daycare centers, hospitals, clinics, senior centers, teen centers, and places of worship to be sensitive populations. The closest residences and schools are approximately .25-miles from the site. The closest place of worship is .2-miles from the site. The closest child care facility, senior center and hospital are about .5-miles from the site. DTSC does not believe that the proposed cleanup activities will impact any of these nearby populations.

California Environmental Quality Act

In accordance with the ***California Environmental Quality Act*** (CEQA), the Department of Toxic Substances Control has evaluated the project to determine potential environmental impacts of the proposed cleanup plan. DTSC found that the proposed cleanup plan would improve environmental quality and therefore has no significant negative impacts. DTSC plans to issue a Negative Declaration in accordance with CEQA Guidelines; California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 for this project.

Notice to the Hearing Impaired:

You can obtain additional information by using the California State Relay Service at 1-888-877-5378 (TDD). Ask them to contact Linda Janssen at 916-255-6683 regarding the Removal Action Workplan for The Crossing | San Bruno.

Glossary of Terms

Chlordane: A colorless, viscous liquid; a chlorinated pesticide; toxic by ingestion, inhalation, and skin absorption. Chlordane was formerly used as an insecticide and a fumigant.

Dieldrin: A light tan, flaked solid; compatible with most fertilizers, herbicides, fungicides, and insecticides. Toxic by ingestion, inhalation, and skin absorption. Use is restricted to nonagricultural applications.

Health and Safety Plan: A plan prepared to meet State and Federal requirements which identifies the measures which will be taken during field activities to protect the health and safety of the workers at a site and the general public from exposure to hazardous waste, substances or materials.

Lead: A dull-gray metal that is present almost everywhere in the environment. Exposure to lead can cause damage to the nervous system, bone marrow, or developing fetus. Children are especially sensitive to lead exposure.

Removal Action Workplan (RAW): A plan that outlines a specific program leading to the remediation (cleanup) of a contanimated site.

Mailing List Coupon

If you did not receive this fact sheet in the mail and would like to be placed on the mailing list to receive information about this project in the future, please take a moment to fill out the information below and mail it to *Linda Janssen, DTSC Public Participation, 8800 Cal Center Drive, Sacramento, CA 95826-3200.*

Name:_____

Address:_____

City/State:_____

Zip Code:_____

DTSC mailing lists are solely for the purpose of keeping persons informed of DTSC activities. Mailing lists are not routinely released to outside parties. However, they are considered public records, and, if requested, may be subject to release.

For More Information

If you would like more information about this site, please call Jonathan Largent, DTSC Project Manager, at (510) 540-3836, jlargent@dtsc.ca.gov or Linda Janssen, DTSC Public Participation Specialist, at (916) 255-6683, ljanssen@dtsc.ca.gov. Media inquiries should be directed to Angela Blanchette, DTSC Public Information Officer, at (510) 540-3732, ablanchette@dtsc.ca.gov.

Anuncio

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Substancias Tóxicas. El número de teléfono es (510) 540-3842.

Information Repositories

The Removal Action Workplan and CEQA Negative Declaration, which are part of the Administrative Record for the site, as well as other documents relating to the site are available for public review at the following locations:

San Bruno Public Library
701 Angus Avenue West
San Bruno, California 94063
650-877-8878

DTSC File Room
700 Heinz Avenue
Berkeley, California 94710
510-540-3800

Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, CA 95826-3200

Inside: Information about plans to clean up contaminated soil at The Crossing | San Bruno

PUBLIC NOTICE AND COMMENT PERIOD ON THE DRAFT REMOVAL ACTION WORKPLAN AND NEGATIVE DECLARATION

The Crossing | San Bruno
900 Commodore Drive, San Bruno, California

The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) requests public comments on a draft Removal Action Workplan (RAW). The draft RAW proposes to remove soil containing lead, chlordane, and dieldrin to achieve cleanup goals based upon the potential for residential use of the property. Excavated soil would be disposed of at an appropriate offsite disposal facility. A draft Negative Declaration was prepared to meet the requirements of the California Environmental Quality Act (CEQA). Both the draft RAW and the Negative Declaration are available for review in the information repositories listed below.

The public is invited to comment on the draft RAW and Negative Declaration. DTSC will accept written comments on the draft RAW and Negative Declaration for The Crossing | San Bruno Site during a public comment period which runs from June 15, 2002 through July 15, 2002. Please send written comments to:

Jonathan Largent, Project Manager
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721
or email: jlargent@dtsc.ca.gov

You can review the draft RAW, the CEQA Negative Declaration, and other site-related documents at the following locations:

DTSC
700 Heinz Avenue, Suite 200
Berkeley, California 94710
(510) 540-3800

San Bruno Public Library
701 Angus Avenue West
San Bruno, California 94066
(650) 616-7078

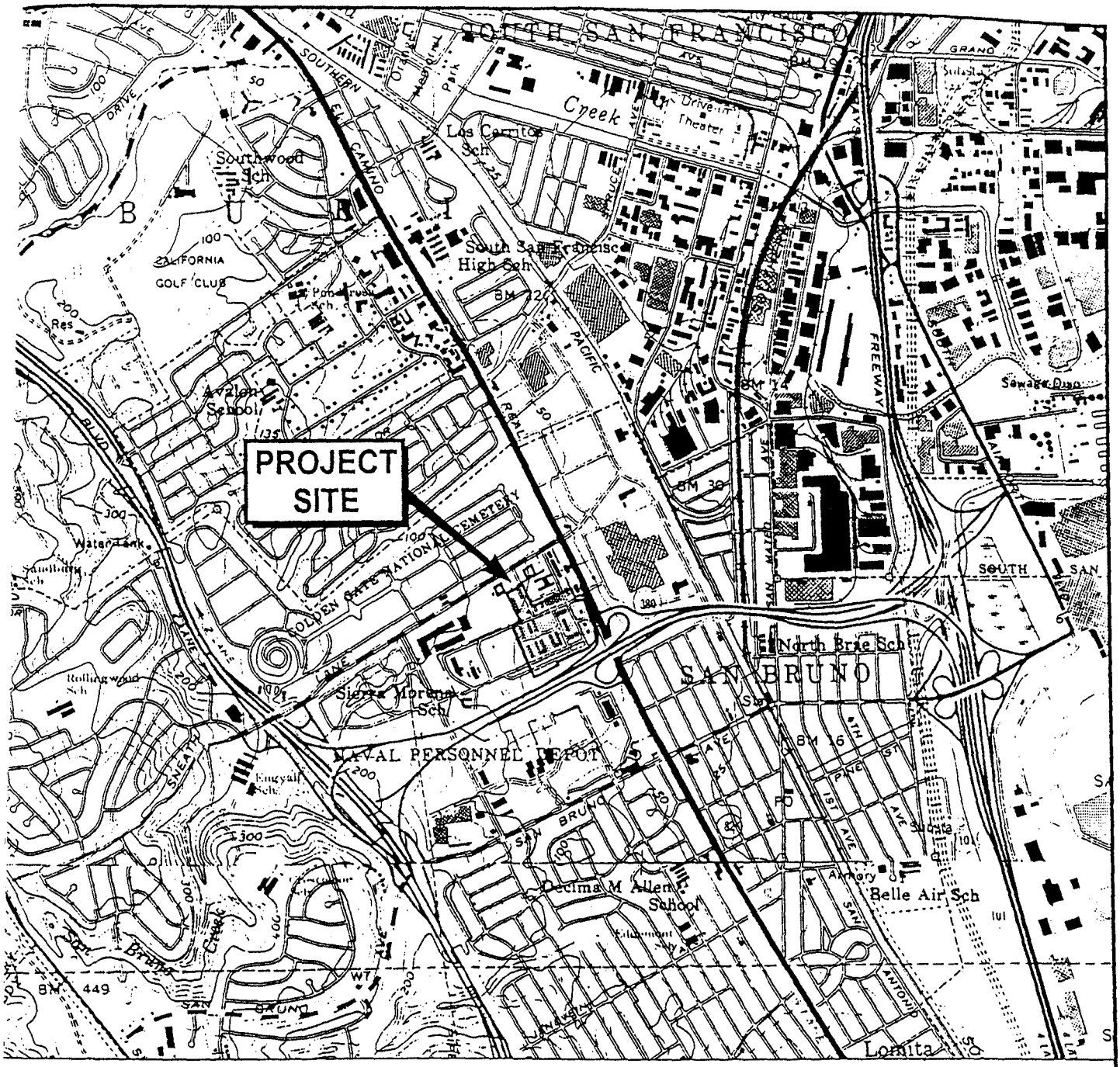
The full administrative record pertaining to this matter is available for public review at the DTSC Berkeley office location.

At the close of the public comment period, DTSC will carefully consider all public comments received and make a final decision on the draft RAW and CEQA Negative Declaration. The public information repositories will contain a copy of the final RAW, final Negative Declaration, all comments received and responses to those comments. All commenters will be notified of the decision and will receive a copy of the responses to comments.

If you have any questions regarding this project, please contact either Jonathan Largent, DTSC Project Manager at (510) 540-3836 or e-mail: jlargent@dtsc.ca.gov, or Linda Janssen, DTSC Public Participation Specialist at (916) 255-6683 or e-mail: ljanssen@dtsc.ca.gov. For media questions, please contact Angela Blanchette at (510) 540-3732 or e-mail: ablanchette@dtsc.ca.gov.

ATTACHMENT B

SITE MAP



U.S.G.S. Topo Map - Montara Mountain, California, 7.5-minute quadrangle.1956 photorevised 1980
U.S.G.S. Topo Map - San Francisco South, California, 7.5-minute quadrangle.1956 photorevised 1980

PES Environmental, Inc.
Engineering & Environmental Services

Site Location Map
The Crossing | San Bruno
San Bruno, California

PLATE
1

241.045.04.003	241045_RAW-0302_V	WWM	6/02
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

Department of Toxic Substances Control

Edwin F. Lowry, Director
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721

inston H. Hickox
gency Secretary
alifornia Environmental
Protection Agency

Gray Davis
Governor

THE CROSSING SAN RBUNO SITE RESPONSIVENESS SUMMARY FOR THE PROPOSED NEGATIVE DECLARATION FOR THE REMOVAL ACTION WORKPLAN

1. Introduction

In compliance with the California Environmental Quality Act (CEQA), the Department of Toxic Substances Control (DTSC) prepared a Proposed Negative Declaration for the Removal Action Workplan (RAW) for remediation of soil contamination at The Crossing | San Bruno Site (Site). The Site is aproximately 20-acres and located at 900 Commodore Drive in the city of San Bruno, San Mateo County, California.

The project is the approval of the Removal Action Workplan (RAW) for The Crossing | San Bruno Site. The RAW proposes cleanup of the Site which includes excavation and disposal of contaminated soil at an appropriately permitted landfill.

The Proposed Negative Declaration went through a 30-day comment period from June 15, 2002 through July 15, 2002. A notice of the public comment period was placed in the San Bruno Herald on June 15, 2002. Information Fact Sheet describing the RAW and the proposed cleanup method for the Site were delivered to residents and businesses around the Site and mailed to concerned individuals and organizations on June 14, 2002.

2. Comments and Responses

There were no verbal or written comments received during the public comment period.

3. Final Negative Declaration

The Negative Declaration will be adopted.

The Responsiveness Summary is included in the Final RAW as Appendix E. Attached is a copy of the Notice of Determination Filing Checklist, Notice of Determination, Negative Declaration Approval, Final Negative Declaration, and Initial Study Checklist. A copy is available for review at:

Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721
(510) 540-3800 (appointment necessary)
Hours: Mon - Fri, 8:00 a.m. – 5:00 p.m.

San Bruno Public Library
701 Angus Avenue West
San Bruno, California 94066
(650) 616-7078
Hours: Mon – Thurs, 10 a.m. – 9 p.m.
Fri ,10 a.m. – 6 p.m.
Sat, 10 a.m. – 5 p.m.
Sun, 12 Noon – 4 p.m.

Prepared by: _____ 7/18/02
Jonathan Largent — Date
Project Manager
Coastal Cleanup Operations Branch

Approved by: _____ 7/18/2002
Barbara J. Cook, P.E., Chief — Date
Northern California
Coastal Cleanup Operations Branch

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF DETERMINATION
FILING CHECKLIST

This checklist outlines all the required contents of the Notice of Determination (NOD) pursuant to the California Environmental Quality Act (CEQA) and all required information for filing and payment of filing fees through the Office of Environmental Analysis, Regulations and Audits (OEARA) - CEQA Tracking Center (CTC). For further information regarding NODs, Initial Studies, Negative Declarations, Environmental Impact Reports, Findings of De Minimis, and Certificates of Fee Exemption, contact OEARA at (916) 322-8162 or CALNET 492-8162.

INSTRUCTIONS:

- ☐ Review your NOD to assure it contains items 1 through 10
- ☐ If you are also filing a Finding of De Minimis, use the combined Notice of Determination/Certificate of Fee Exemption form available from PEAS. Do not attempt to file a Finding of De Minimis unless you have consulted PEAS while conducting your Initial Study, and have documented your analysis of De Minimis conditions in the Initial Study checklist.
- ☐ Fill in information requested in items 1, 3, 4, and 11 through 15.
- ☐ Send this form along with items 16 through 21 to:

OEARA
CEQA Tracking Center
P.O. Box 806
Sacramento, CA 95812-0806

CONTENTS OF AN NOD:

1. **Identification of the project including the common name, if any. Please also write the name of the project here.**

   The Crossings | San Bruno Site, San Bruno, San Mateo County, California. Removal Action Workplan

2. **Signature of the Director, Deputy Director, or Branch Chief.** NODs for regulations should have the signature of the Director or one who is designated by the Director to approve regulations.

3. **State Clearinghouse Number.** The State Clearinghouse number is assigned by the Governor's Office of Planning and Research (OPR) State

Clearinghouse when fifteen (15) copies of a proposed Negative Declaration or draft Environmental Impact Report are sent to them for responsible agency review. If you cannot locate this number, call the State Clearinghouse at (916) 445-0613, CALNET 485-0613. **Write the State Clearinghouse number here, and include the number in the NOD.** **SCH# 2002062075**

4. **Date on which the Director, Deputy Director, or Branch Chief approved the project,** i.e., the date the permit, variance, Remedial Action Plan, Record of Decision, Standard 400 form (STD 400), etc., was signed by the Department. **Write the date here and include the date in the NOD.** July 18, 2002. **Site Mitigation -** If both a Remedial Action Plan and a Record of Decision were approved, list both dates here, but only include the Remedial Action Plan date in the NOD.

5. **Location of the project.** San Bruno, California.

6. **Brief description of the project.**

7. **Determination that the project will or will not have a "significant effect on the environment"** as that term is used in Section 15382 of Title 14 of the California Code of Regulations.

8. **Indication if either an EIR or a Negative Declaration has been prepared.**

9. **Address where the EIR or Negative Declaration may be examined.**

10. **If a determination was made that the project will have a significant effect on the environment, include in the NOD a statement of overriding consideration or a reference to where in the record the statement of overriding considerations is found. If the project will not have a significant effect, write "NA" next to the number 10 in this paragraph.** Refer to Sections 15091, 15092, and 15093 of Title 14 of California Code of Regulations.

OTHER INFORMATION NEEDED FOR FILING OF NOD AND PAYMENT OF FEES:

11. **Administrative Appeal Period**

Directions for Permits: If there is no likelihood of an administrative permit appeal based on substantive comments received on the environmental concerns with the project, then **enter N/A.** If you enter a date here, the NOD will be held and will not be filed until after that date.

If there is a likely appeal, DTSC should not file the Notice of Determination until after the appeal is completed. **Enter the end date of the window for the filing of permit appeals in such cases**. This is normally 30 days after the permit was approved.

The CEQA Tracking Center will contact you on that date regarding any appeals before filing the NOD. If an appeal has been filed and resolved, enter the date it was resolved below

Enter End Date of Administrative Appeal Filing Period, if Applicable: ___N/A_____

Directions for Regulations: Indicate the date that the Governor's Office of Administrative Law sent the regulation to the Secretary of State. If you are submitting this form before that date, leave the item blank. The CEQA Tracking Center will hold.the NOD and will not file it until it receives word that the regulations were received by the Secretary of State.

Enter End Date of Administrative Appeal Filing Period, if Applicable: __N/A_____

Directions for Site Mitigation projects: Leave this item blank. It is not applicable to your project.

12. **Index Number** (from time sheet). 5200

13. **PCA number** (from time sheet). 12060

14. **Site number and WP** (from time sheet). 201418_____ 11

15. **Contact Information:**

Lead staff person Jonathan Largent
Telephone of lead staff person (510) 540-3836

E-mail Address of lead staff person jlargent@dtsc.ca.gov

Region of lead staff person Berkeley Region 2

Lead staff person's supervisor Denise Tsuji

Supervisor's telephone (510) 540-3824

Supervisor's E-mail Address dtsuji@dtsc.ca.gov

DOCUMENTS TO SEND TO THE OEARA:

16. **The signed original NOD, or the signed original NOD/Certificate of Fee exemption form.** The NOD must contain all the elements outlined in Numbers 1 through 10 above. If exemption from NOD filing fees is being sought, use the combined Notice of Determination/ Certificate of Fee Exemption form available from OEARA, instead of a standard NOD. Do not attempt to file a Certificate of Fee Exemption or Finding of De Minimis unless you have documented your analysis of De Minimis conditions in the Initial Study checklist and have consulted OEARA before the responsible agency and public review periods.

17. **One copy of #16 above.**

18. **One copy of the formal record declaring that the Department has approved the Negative Declaration or the Environmental Impact Report.** OEARA has a form that may be signed by a branch chief and used as the formal record.

19. **One copy of the approved final version of the Negative Declaration and Initial Study, or the approved final version of the Environmental Impact Report.**

20. **A Finding of De Minimis, if a Certificate of Fee Exemption is being filed.**

21. **A copy of number 20 above**

7/18/02

Jonathan Largent
Project Manager
Northern California
Coastal Cleanup Operations Branch

Date

7/18/2002

Barbara J. Cook, P.E., Chief
Northern California
Coastal Cleanup Operations Branch

Date

CALIFORNIA ENVIRONMENTAL QUALITY ACT

FINAL NEGATIVE DECLARATION

Project Title: Removal Action Workplan for The Crossing | San Bruno Site

State Clearinghouse Number: SCH# 2002062075

Contact Person and Telephone #: Jonathan Largent
(510) 540-3836

Project Location (include County): 900 Commodore Drive, San Bruno, San Mateo County, California

Project Description: The project described herein is an approximately 20-acre parcel located on 900 Commodore Drive in the city of San Bruno, California. The Site is zoned as Planned Development with the City of San Bruno, Planning Department. The surrounding land use is generally commercial/retail with some residential. Office buildings are to the north and the Leo J. Ryan Memorial Federal Building complex is to the west. The U.S. Navy purchased the site in 1943 and began development in 1944. The U.S. Navy used the site for personnel processing, records, storage, and administrative and engineering offices until it was decommissioned in 2000. The lot is vacant with paved roads, parking areas, and landscaped areas. The site is secured with perimeter fencing.

The project involves the implementation of activities specified in the Removal Action Workplan (RAW) to remove soil with concentrations of chlordane, dieldrin, and lead exceeding 1 mg/kg, 0.028 mg/kg, and 365 mg/kg respectively. The Site is planned to be redeveloped as a mixed-use apartment/ senior housing/office/hotel complex. The RAW was prepared in accordance with California Health and Safety Code Section 25356.1 (h). Upon approval of the RAW, the recommended remedial alternatives contained herein would be implemented. The recommended remedial alternatives consist of:

- Excavation and off-site disposal of up to approximately 3,000 cubic yards of soil containing chemicals of concern (COCs), which include chlordane, dieldrin, and lead above clean-up goals on the Site;
- Soil affected with only lead will be stockpiled separately; and
- Confirmation Sampling.

Dust control measures will be utilized while excavation activities are occurring, as necessary, to minimize the amount of dust generated. Workers and contractors implementing the remedial alternatives will meet the requirements for training in Cal/OSHA requirements. A health and safety plan will be prepared that will address worker health and safety prior to implementation of remedial activities. Licensed hazardous waste haulers will be used to transport soil classified as

hazardous waste to a Class I/II disposal facility. Soil containing COCs below cleanup goals will be reused on-site. Soil not classified as hazardous waste but containing COCs above clean-up goals will be disposed of at the appropriately permitted off-site disposal facility. The recommended remedial alternatives are expected to last one month.

Findings of Significant Effect on Environment: Based on the attached Initial Study, the Department of Toxic Substances Control has determined that implementation of the Removal Action Workplan for The Crossings | San Bruno Site, San Bruno, California could not have any significant impacts on the environment (a copy of the Initial Study which supports the findings is attached).

Mitigation Measures: Not applicable

Lead Agency: The Negative Declaration has been prepared by the California Department of Toxic Substances Control in accordance with the California Environmental Quality Act.

Jonathan Largent, Project Manager
California Environmental Protection Agency
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710
(510) 540-3836

7/18/02

Jonathan Largent
Project Manager
Northern California
Coastal Cleanup Operations Branch

Date

7/18/2002

Barbara J. Cook, P.E., Chief
Northern California
Coastal Cleanup Operations Branch

Date

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NEGATIVE DECLARATION
APPROVAL

Project Title: Removal Action Workplan for the Crossings | San Bruno Site

State Clearinghouse Number: SCH# 2002062075

Contact Person and Telephone #: Jonathan Largent
(510) 540-3836

Project Location (include County): 900 Commodore Drive, San Bruno, California

Project Description: The project described herein is an approximately 20-acre parcel located on 900 Commodore Drive in the city of San Bruno, California. The Site is zoned as Planned Development with the City of San Bruno, Planning Department. The surrounding land use is generally commercial/retail with some residential. Office buildings are to the north and the Leo J. Ryan Memorial Federal Building complex is to the west. The Site is currently zoned as Planned Development by the City of San Bruno, Planning Department. The U.S. Navy purchased the site in 1943 and began development in 1944. The U.S. Navy used the site for personnel processing, record storage, and administrative and engineering offices until it was decommissioned in 2000. The Site is currently vacant with paved roads and parking lot. The site is secured with perimeter fencing.

The project involves the implementation of activities specified in the Removal Action Workplan (RAW) to remove soil with concentrations of chlordane, dieldrin, and lead exceeding 1 mg/kg, 0.028 mg/kg, 1 mg/kg, and 365 mg/kg respectively. The Site is planned to be redeveloped as a mixed use residential/office/hotel complex. The RAW was prepared in accordance with California Health and Safety Code Section 25356.1 (h). Upon approval of the RAW, the recommended remedial alternatives contained herein would be implemented. The recommended remedial alternatives consist of:

- Excavation and off-site disposal of up to 3,000 cubic yards of soil containing chemicals of concern (COCs), which include chlordane, dieldrin, and lead above clean-up goals on the Site;
- Soil affected with only lead will be stockpiled separately;
- Confirmation sampling;

Dust control measures will be utilized while excavation activities are occurring, as necessary, to minimize the amount of dust generated. Workers and contractors implementing the remedial alternatives will meet the requirements for training in Cal/OSHA requirements. A health and safety plan will be prepared that will address worker health and safety prior to implementation of remedial activities. Licensed hazardous waste haulers will be used to transport soil classified as hazardous waste to a Class I/II disposal facility. Soil containing COCs below cleanup goals will be reused on-site. Soil not classified as hazardous waste but containing COCs above clean-up goals will be disposed of at the appropriately permitted off-site disposal facility. The recommended remedial alternatives are expected to last one month.

The Department of Toxic Substances Control has found, on the basis of the Initial Study and comments received on the Negative Declaration, that there is no substantial evidence that this project will have a significant effect on the environment.

I hereby approve the Negative Declaration for this project.

Barbara J. Cook 7/18/2002

Barbara J. Cook, P.E., Chief
Northern California
Coastal Cleanup Operations Branch

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY

The Department of Toxic Substances Control (DTSC) has completed the following Initial Study for this project in accordance with the California Environmental Quality Act (§ 21000 et seq., California Public Resources Code) and implementing Guidelines (§15000 et seq., Title 14, California Code of Regulations).

I. PROJECT INFORMATION

Project Name: The Crossing | San Bruno

Site Location: 900 Commodore Drive, City of San Bruno, San Mateo County, California

USGS Topographic Map: 2437122-F4 San Francisco South, CA

Latitude (North):	37.633700 - 37° 38' 1.3"
Longitude (South):	122.420800 – 122 ° 25' 14.9"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	551105.6
UTM Y (Meters):	4165127.5

Contact Person/ Address/ Phone Number:

William W. Mast, R.G.
PES Environmental, Inc.
1682 Novato Boulevard, Suite 100
Novato, California 94947
(415) 899-1600

Project Description: The project described herein is an approximately 20-acre parcel located on 900 Commodore Drive in the city of San Bruno, California. (Figure 1: Site Map, Figure 2: Site Location) The Site is zoned as Planned Development with the City of San Bruno, Planning Department. The surrounding land use is generally commercial/retail with some residential. (Figure 3: Site Vicinity Map) Office buildings are to the north and the Leo J. Ryan Memorial Federal Building complex is to the west. The U.S. Navy purchased the site in 1943 and began development in 1944. The U.S. Navy used the site for personnel processing, records, storage, and administrative and engineering offices until it was decommissioned in 2000. Buildings on-site are in the process of being demolished and the remainder of the site is still covered with paved roads, parking areas, and landscaped areas. The site is secured with perimeter fencing.

The project involves the implementation of activities specified in the Removal Action Workplan (RAW) to remove soil with concentrations of chlordane, dieldrin, and lead exceeding 1 mg/kg, 0.028 mg/kg, and 365 mg/kg respectively. The Site is planned to be redeveloped as a mixed-use residential/senior housing/office/hotel complex. The RAW was prepared in accordance with California Health and Safety Code Section 25356.1 (h). Upon approval of the RAW, the recommended remedial alternative contained herein would be implemented. The recommended remedial alternatives consists of:

- Excavation and off-site disposal of up to 3,000 cubic yards of soil containing chemicals of concern (COCs), which include chlordane, dieldrin, and lead above clean-up goals on the Site;
- Soil affected with only lead will be stockpiled separately; and
- Confirmation sampling.

Dust control measures will be utilized while excavation activities are occurring, as necessary, to minimize the amount of dust generated. Workers and contractors implementing the remedial alternatives will meet the requirements for training in Cal/OSHA requirements. A health and safety plan will be prepared that will address worker health and safety prior to implementation of remedial activities. Licensed hazardous waste haulers will be used to transport soil classified as hazardous waste to a Class I/II disposal facility. Soil containing COCs below cleanup goals will be reused on-site. Soil not classified as hazardous waste but containing COCs above clean-up goals will be disposed at the appropriately permitted off-site disposal facility. The recommended remedial alternatives are expected to last approximately two to three weeks.

Agencies Having Jurisdiction Over the Project/ Types of Permits Required:

- Bay Area Air Quality Management District
- Cal OSHA
- California Highway Patrol
- Department of Transportation
- California Department of Fish and Game

II. DISCRETIONARY APPROVAL ACTION BEING CONSIDERED BY DTSC

- ❑ Initial Permit Issuance
- ❑ Permit Renewal
- ❑ Permit Modification
- ❑ Closure Plan
- ❑ Regulations
- ❑ Removal Action Plan
- ■ Removal Action Workplan
- ❑ Interim Removal
- ❑ Other (Specify)

Program/ Region Approving Project:

Northern California Coastal Cleanup Operations Branch
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2737

Contact Person/ Address/ Phone Number:

Jonathan Largent, Project Manager
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2737
(510) 540-3836

III. ENVIRONMENTAL RESOURCES POTENTIALLY AFFECTED

The boxes checked below identify environmental resources which were found in the following ENVIRONMENTAL SETTING/IMPACT ANALYSIS section to be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact".

- ❑ Aesthetics
- ❑ Hazards and Hazardous Materials
- ❑ Population and Housing

- ❑ Agricultural Resources
- ❑ Air Quality
- ❑ Biological Resources
- ❑ Cultural Resources
- ❑ Geology And Soils
- ❑ Hydrology and Water Quality
- ❑ Land Use and Planning
- ❑ Mineral Resources
- ❑ Noise
- ❑ Public Services
- ❑ Recreation
- ❑ Transportation and Traffic
- ❑ Utilities and Service Systems
- ❑ Cumulative Effects

IV. ENVIRONMENTAL IMPACT ANALYSIS

The following pages provide a brief description of the physical environmental resources that exist within the area affected by the proposed project and an analysis of whether or not those resources will be potentially impacted by the proposed project. Preparation of this section follows guidance provided in DTSC's California Environmental Quality Act Initial Study Workbook [Workbook]. A list of references used to support the following discussion and analysis are contained in Attachment A and are referenced within each section below.

Mitigation measures which are made a part of the project (e.g: permit condition) or which are required under a separate Mitigation Measure Monitoring or Reporting Plan which either avoid or reduce impacts to a level of insignificance are identified in the analysis within each section.

1. Aesthetics

Project activities likely to create an impact: Soil Excavation and Transportation

Description of Environmental Setting: The Site is an approximately 20-acre parcel consisting of development with multiple structures, paved roads and parking areas, and landscaped areas. All of the structures on-site are currently vacant.

Analysis of Potential Impacts: Implementation of the RAW will require the operation of construction equipment to excavate areas adjacent to and underneath structures, remove the impacted soils for off-site disposal, and backfill excavated area with clean soil. The project will not result in the block of any views, or obstruct any scenic vista or view open to the public; and/or result in an aesthetically unpleasant site. The project is not anticipated to create a new source of substantial light or glare during construction.

References:

PES Environmental, Inc. , Phase I Environmental Site Assessment, Engineering Field Activity West, 900 Commodore Drive, San Bruno, California, January 3, 2001.

PES Environmental, Inc. , Phase II Environmental Site Assessment, Engineering Field Activity West, 900 Commodore Drive, San Bruno, California, January 3, 2001.

PES Environmental, Inc., Draft Removal Action Workplan, The Crossings | San Bruno, San Bruno, California, April 5, 2002.

Ungo-McCormick Consulting, U.S. Navy Site and its Environs Specific Plan, November 2001.

Environmental Science Associates, U.S. Navy Site and its Environs Specific Plan: Final Environmental Impact Report, The Crossings | San Bruno, San Bruno, California, December 29, 2000.

Environmental Science Associates, San Bruno RPA Plan Draft EIR, March 1999.

Findings of Significance:

- ❑ Potentially Significant Impact
- ❑ Potentially Significant Unless Mitigated
- ❑ Less Than Significant Impact
- ■ No Impact

2. Agricultural Resources

Project activities likely to create an impact: Soil excavation

Description of Environmental Setting: The buildings on-site were constructed by the United States Navy in 1944. The U.S. Navy used the site for personnel processing, record storage, and administrative and engineering offices until it was decommissioned in 2000. Prior to construction of the buildings, the site was occupied by a residence, farm buildings, and row crops. The entire San Bruno area was a cattle ranch prior to 1900. The Site is currently zoned as Planned Development. Future use of the property is expected to include construction of two large office buildings, associated retail space, and a high density residential (rental and senior housing) and hotel complex with sub-grade (underground) parking areas.

Analysis of Potential Impacts: The Site is not farmland. Soil excavation will not change or conflict with the existing zoning. The project will no involved any changes in the existing environment, which could result in the conversion of farmland to non-agricultural uses.

References: PES Environmental, Inc. , Phase II Environmental Site Assessment, Engineering Field Activity West, 900 Commodore Drive, San Bruno, California, January 3, 2001.

Findings of Significance:

- ❑ Potentially Significant Impact
- ❑ Potentially Significant Unless Mitigated
- ❑ Less Than Significant Impact
- ■ No Impact

3. Air Quality

Project activities likely to create an impact: Soil Excavation, Relocation, and Transportation

Description of Environmental Setting: The Site is located within an existing residential/commercial community. Bay Area Air Quality Management District (BAAMQD) Regulation 6 controls on emission rates, concentration, visible emission and opacity. Regulation 8 addresses the aeration of contaminated soil. Visible emissions of particulate matter and organic vapor will result from excavation, loading and backfilling activities. Excavation equipment and trucks will be used to implement the project over a period of two to three weeks. Transportation of the soil to a permitted landfill is anticipated to take two days and approximately 100 vehicle trips a day. Transportation will be limited to off-peak hours and/or weekends. The BAAMQD does not require a detail air quality analysis for project generation less than 2,000 vehicle trips per day, based on project control measures being in place.

Analysis of Potential Impacts: Dust generation from the excavation will be controlled by spraying exposed soil with water. Trucks transporting contaminated soil from the Site for disposal will be covered and limited to off-peak hours and/or weekends. Therefore, it is not anticipated that vehicle traffic generated by this project will affect air quality via air emissions. The BAAMQD has indicated that Regulation 11, Rule 1 is intended for continuous sources of lead emissions and is not applicable for a one-time cleanup project. Regulation 6, Particulate Matter and Visible Emissions, Regulation 8 Rule 40, Excavation and Removal, and Regulation 1-301, Public Nuisance are applicable to the project. Criteria pollutants that are non-attainment for the project region under federal or state ambient air quality standards include ozone and Particulate Matter (PM10). The BAAMQD indicated that water spraying for dust abatement should be adequate to minimize particulate emissions of all kinds. During excavation, water will be applied to the work area where soil is being disturbed on an as needed basis to mitigate the potential for dust generation. Stockpiled soils will be covered with plastic to prevent fugitive dust emissions. Due to the short duration of the project the ozone and precursor emissions will be limited. The sensitive receptors located near the Site are located approximately 0.25 miles to the west include an elementary school and after school program. Due to the distance from the Site and dust abatement program, DTSC does not anticipate excavation activities affecting the receptor. Transportation of excavated materials will occur during the weekend; therefore, it will have no impact on the sensitive receptors near the Site. It is not anticipated that the project will create objectionable odors to a substantial number of people because there is no source of objectionable odor as the chemicals of concern do not emit any noticeable odors.

References: Bay Area Air Quality Management District, Planning and Research Division, CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans April 1996

(also see references for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

4. Biological Resources

Project activities likely to create an impact: Soil Excavation

Description of Environmental Setting: The Site is developed with paved roads, parking areas, and landscaped areas. RAREFIND identified numerous plants and animals in the greater San Bruno area, but greater than a mile from the Site. Of these animals and plants, many were listed as either federally endangered or threatened.

Analysis of Potential Impacts: The nature of the project scope will have no significant impacts on biological resources regarding the threatened species of any animals or plants because the Site has been previously developed and exists in a heavy commercial area. All federally threatened or endangered species identified in the Natural Diversity Database are not within a one-mile radius of the Site.

References: Bay Area Air Quality Management District, Planning and Research Division, CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans April 1996

Natural Diversity Database, Natural Heritage Division, California Department of Fish and Game.

(also see references for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ■ No Impact

5. Cultural Resources

Project activities likely to create an impact: Soil Excavation

Description of Environmental Setting: The Site was a farmland before it was developed by the U.S. Navy. The California Historical Resources Information System database search, performed for the San Bruno RPA Final Draft EIR, did not identify any cultural resources, including prehistoric or historic archaeological sites, on the Site. The Site soil had been disturbed by the construction of the present buildings and grading in the 1940's. No archeological artifacts have been identified during extensive sampling conducted across the Site.

Analysis of Potential Impacts: Excavation will only occur in soils that have already been disturbed. There is little chance to cause any substantial changes in the significance of historical, archaeological, and paleontological resources. Also, there are no known human remains at the Site. If human remains, paleontological resource, or archaeological resource are discovered during project activities, all such activities will stop and the appropriate authorities notified.

References: (see references for Section 1: Aesthetics)

Findings of Significance:

- ❑ Potentially Significant Impact
- ❑ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ❑ No Impact

6. Geology and Soils

Project activities likely to create an impact: Soil Excavation

Description of Environmental Setting: The Site is an approximately 20-acre parcel consisting of several structures, asphalt streets and parking lots, and landscaped areas. The buildings on-site were constructed by the United States Navy in 1944. The U.S. Navy used the site for personnel processing, record storage, and administrative and engineering offices until decommissioned in 2000. Prior to construction of the buildings, the site was occupied by a residence, farm buildings, and row crops. The Site is relatively flat with an average elevation of 65 feet above sea level.

The Site is situated within the Coast Range Geomorphic Province of California, on foothills that lie between the low mountains of the Coast Range to the west and sea-level baylands of San Francisco Bay to the east. It is approximately 1.5-miles to the west of San Francisco Bay on fill material overlying Quaternary alluvial fan deposits. Erosion activity has transported and deposited sediments from the Coast Range. These terrestrial sediments are generally composed of silts and clays with interbedded sands and gravels. In addition, lateral migration of the bay channel over time has deposited deltaic sediments in the tidal flats. These fine-grained silts and clays, typically referred to as "bay mud," characterize these deltaic deposits. The Site is located in a seismically active region that has experienced numerous large magnitude earthquake during the historic times.

Site geology has been defined to a maximum depth of 55 feet below ground surface (bgs). Based on collected data in the form of boring logs, the native soil consists of medium dense to dense silty sand to sandy silt interbedded with layers of very stiff sandy clay or clay and zones of gravels. Weathered sandstone was encountered at approximately 22 and 39 feet bgs.

Analysis of Potential Impacts: Based on the previous Site investigations, it is expected that the excavation depths for the contaminated soil would be up to five feet below ground surface. Groundwater is generally encountered 30 feet bgs along the eastern portion of the Site and approximately 45 to 55 feet bgs along the western portion of the site. The excavated soils will be relocated on-Site, and will be transported to an appropriately permitted facility for proper disposal. There will be a net off-haul of soil from the Site. The excavated areas will be backfilled with clean soil from the Site. The project will be concluded within a period of two to three weeks. Soil stockpiles will be constructed with plastic sheeting beneath and above the soil to prevent runon/runoff and fugitive dust emissions. Therefore, there is no danger for soil erosion or the loss of topsoil or soil stability.

Although the Site is located in a seismically active region, as indicated on the Alquist-Priolo Earthquake Fault Zone Map, it is unlikely that any large earthquake will occur during the short period of project schedule. Therefore, there is a very low risk of loss, injury, or death from rupture of a known earthquake fault, strong seismic ground shaking, and/or seismic-related ground failure, including liquefaction.

Site soils are generally composed of silts and clays with interbedded sands and gravels. In addition, lateral migration of the bay channel over time has deposited deltaic sediments in the tidal flats. These fine-grained silts and clays, typically referred to as "bay mud," characterize these deltaic deposits. These soils are generally consistent with the San Bruno area. It is not

anticipated that the soils are or will become unstable as a result of the project. The site is not located on expansive soil, as defined in table 18-1-B of the Uniform Building Code. The soils are consistent with soils in the San Bruno area, which are capable of adequately supporting the use of septic tanks or alternative waste disposal systems.

References: Environmental Science Associates, Final Environmental Impact Report, U.S. Navy Site and its Environs Specific Plan, December 29, 2000.

Division of Mines and Geology Special Publication 42, Map 4B, http://www.consrv.ca.gov/dmg/rghm/a-p/mapidx/4B.htm#SE

http://www.consrv.ca.gov

(see references for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

7. Hazards and Hazardous Materials

Project activities likely to create an impact: Soil Excavation, Relocation, and Transportation

Description of Environmental Setting: The objective of the project is to excavate soils contaminated with chlordane, dieldrin, and lead and transport it off-site to an appropriately permitted landfill for disposal.

Analysis of Potential Impacts: The contaminated soil, which will be excavated and handled during the project, will not have any explosive or vapor forming potential. There is a potential for spillage of contaminated soil during the on-site handling and off-site transport to the landfill. However, the soil is in solid state and non-explosive. A spill of the soil will not present a significant health or environmental threat. In the event of an accident during transport to the landfill, a release will be limited to the volume of a truckload.

The potential routes of human exposure to the contaminated soil would be incidental ingestion, dermal contact and inhalation of airborne dust. If contaminated soil exceeds hazardous waste criteria, it will be transported to an appropriately permitted landfill facility for disposal in conformance with requirements under Title 22, CCR, Division 4.5, Chapter 12. The project will be implemented in accordance with a health and safety plan, and a dust control/ air-monitoring plan. Workers implementing the remedial activities will use personal protective equipment to minimize exposure to contaminants. Access to the Site will be restricted to prevent potential public exposure during remedial work. The Site is listed on the Department of Toxic Substances Control Cal Sites database. Since the contaminants are associated with soil particles, regular watering and decontamination of trucks leaving the Site will prevent dust formation and minimize exposure to off-site residents and workers. Following the completion of the RAW, all soil contaminated with chlordane, dieldrin, and lead above 1 mg/kg, 0.028mg/kg, and 365 mg/kg respectively will be removed and land use restrictions will not be imposed at this time. Therefore, this project will have no significant hazards to the public or the environment during its implementation.

Project activities will occur on-site and not significantly interfere with access to the Site or neighboring properties. Flexibility of the placement of construction equipment will allow for access of emergency equipment to anyplace on the site. Therefore, the project will not impair or interfere with and adopted emergency response or evacuation plan.

References: (See Reverences for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

8. Hydrology and Water Quality

Project activities likely to create an impact: Soil Excavation

Description of Environmental Setting: The Site is mostly covered by buildings and pavement. Rainwater is discharged into the urban drainage system. The nearest surface water body, San Francisco Bay, is approximately 1.5-miles to the west. The depth of the groundwater at the Site is approximately 30 feet below ground surface on the eastern portion of the Site and 45-55 feet below ground surface along the western portion of the Site.

Analysis of Potential Impacts: Initial depth of excavation is about 5 feet below ground surface. Represented samples will be collected at the base and sidewalls of excavation and submitted for laboratory analysis. If the concentrations of chlordane, dieldrin, or lead in these samples exceed the remedial goals, the excavation will be advanced to determine the vertical extent of the contamination. Based on the previous investigation, it is estimated that approximately 3,000 cubic feet of soil will be excavated. Stockpiled soils will have plastic placed underneath the stockpile and over the stockpile to prevent leaching of contaminants into surface water and erosion of stockpile soils. This is consistent with the Bay Area Governments guidelines for stormwater measures. Groundwater will probably not be encountered during excavation. Construction activities which disturb soil less than five acres are not subject to the regulations regarding management of storm water discharges developed by the US Environmental Protection Agency pursuant to the Clean Water Act. After the soil removal work is completed, the excavation will be backfilled with clean soil originating from the Site. Post-remedial redevelopment plans include office/residential structures, paved asphalt parking lots, and landscaped areas. Post-excavation impermeable surfaces are anticipated to be similar to pre-excavation conditions. Therefore, there will be no significant change in the impermeable surface barriers at the site which serve to prevent any infiltration and leaching of soluble or mobile material in the soil. There will be no change in the existing drainage pattern, riparian lands, and water resources in the area, which would cause any loss in diversity among plants and animals.

Groundwater and surface water are not anticipated to be impacted as part of this project. If groundwater is encountered, construction activities will cease, the water will be tested, and appropriate authorities notified. If precipitation occurs during the project, a stormwater management plan will be implemented. Therefore, no water quality standards or waste discharge requirements will be violated and water quality will not be substantially degraded as part of this project.

References: Environmental Science Associates, Final Environmental Impact Report, U.S. Navy Site and its Environs Specific Plan, December 29, 2000.

www.abag.org

(see references for Section 1: Aesthetics)

Findings of Significance:

- ❑ Potentially Significant Impact
- ❑ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ❑ No Impact

9. Land Use and Planning

Project activities likely to create an impact: Soil Excavation

Description of Environmental Setting: The Site is currently zoned for Planned Development, which is a classification for planned residential or commercial development. The Site is located in a commercial setting. Development plans for the Site include a hotel, senior housing, mutliple-family structures, and office buildings. The Site will have a BCR (business/commercial/residential) land designation.

Analysis of Potential Impacts: The implementation of the project will not impact the zoning. There will be no conflict with any applicable land use plan and with any applicable habitat and/or natural community conservation plans.

References: Environmental Science Associates, Final Environmental Impact Report, U.S. Navy Site and its Environs Specific Plan, December 29, 2000.

(see references for Section 1: Aesthetics)

Findings of Significance:

- ❑ Potentially Significant Impact
- ❑ Potentially Significant Unless Mitigated
- ❑ Less Than Significant Impact
- ■ No Impact

10. Mineral Resources

Project activities likely to create an impact: Soil Excavation

Description of Environmental Setting: There are no known significant occurrences of mineral resources on the Site.

Analysis of Potential Impacts: There are no known mineral resources that would be of value to the region and the resident of the state on-Site. If such mineral resources were discovered during

implementation of the project, activities would cease and the appropriate authority notified. The project would not result in the loss of a locally-important mineral resource recovery site.

References: Environmental Science Associates, Final Environmental Impact Report, U.S. Navy Site and its Environs Specific Plan, December 29, 2000.

(see references for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

11. Noise

Project activities likely to create an impact: Soil Excavation, Relocation, and Transportation

Description of Environmental Setting: The closest noise receptors would be workers operating at San Bruno Office Park. The closest residential housing is approximately ¼-½ miles to the southwest.

Analysis of Potential Impacts: Operation of construction equipment and trucks will cause an increase in existing noise levels during the implementation of the project. Field activities under this project are expected to occur between 7 a.m. and 6 p.m. for a period of two to three weeks. According to the Site Health and Safety Plan, hearing protection will be used for construction workers, if noise levels exceed the established standards. Noise generation from the project will be primarily from the operation of construction equipment and trucks over a short period of time. There will be no significant increase in noise impacts, including ground vibration, beyond the Site during the implementation of this project.

References: Environmental Science Associates, Final Environmental Impact Report, U.S. Navy Site and its Environs Specific Plan, December 29, 2000.

(see references for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

12. Population and Housing

Project activities likely to create an impact: None

Description of Environmental Setting: The project would involve a limited number of construction workers on the Site during a period of approximately two to three weeks between 7 a.m. and 6 p.m.

Analysis of Potential Impacts: The nature of the project would have no impacts on existing housing and population. Future development of the Site is not part of this project.

References: Environmental Science Associates, Final Environmental Impact Report, U.S. Navy Site and its Environs Specific Plan, December 29, 2000.

(see references for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ■ No Impact

13. Public Services

Project activities likely to create an impact: Soil Excavation and Transportation

Description of Environmental Setting: The project would involve a small number of construction workers on the Site over a period of one to two weeks between 7 a.m. and 6 p.m.

Analysis of Potential Impacts: The nature of the project is such that there would be no significant demands on public services or fire protection, police protection, schools, or park facilities. A site-specific Health and Safety Plan will be prepared by the facility which will identify the nearest medical facility and outline the emergency procedures to be followed in an event of an accident or an emergency. In addition, a limited number of workers will be on-site and if an accident were to occur, there is an adequate capacity to respond.

References: Environmental Science Associates, Final Environmental Impact Report, U.S. Navy Site and its Environs Specific Plan, December 29, 2000.

(see references for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

14. Recreation

Project activities likely to create an impact: None

Description of Environmental Setting: This project would involve a limited number of construction workers on-site for a period of approximately two to three weeks.

Analysis of Potential Impacts: The nature of this project would have no impact on existing recreational facilities. The Site is zoned as Planned Development. Future development of the Site is not part of this project.

References: Environmental Science Associates, Final Environmental Impact Report, U.S. Navy Site and its Environs Specific Plan, December 29, 2000.

(see references for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ■ No Impact

15. Transportation and Traffic

Project activities likely to create an impact: Soil Excavation, Relocation, and Transportation

Description of Environmental Setting: The Site is on Commodore Drive in the City of San Bruno. El Camino Real (Route 82) is a major street through the city of San Bruno and located to the east of the Site. State Highway I-380 is adjacent to the southern portion of the site, though access to the Site from I-380 is not possible. Sneath Lane is located to the north of the site. Cherry Avenue is located to the west of the site. Access to the Site is controlled; the site is fenced and visitors to the site must check in with site employees. Approximately 3,000 cubic yards of impacted soil will be transported by truck to a Class II or Class I permitted landfill. This volume would require approximately 200 truckloads. Hours of operation at the site are from 7:00 AM to 4:00 PM. The duration of time anticipated to haul the soil offsite is two days, which will take place during a weekend and/or off-peak hours. It is expected the haul route to be taken by the haul trucks will consist of the following two routes: (1) departing the site directly onto El Camino Real, via a gate on the east side of the property, traveling south to eastbound Interstate 380; and (2) departing the site to the west onto Commodore Drive (via the gate adjacent to the former community garden area), proceeding west to Cherry Avenue, north to Sneath Lane, east to El Camino Real, and south to eastbound Interstate 380.

Analysis of Potential Impacts:

Approximately 200 truckloads will enter onto El Camino Real from two different locations over a period of two days, which is anticipated to occur during a weekend or off-peak hours, to minimize the effect on peak traffic times and the potential exposure to sensitive receptors. Additionally, trucks will be decontaminated prior to leaving the site as part of the project controls to limit potential exposure to sensitive receptors. The peak design capacity for El Camino Real traveling south and entering onto Eastbound I-380 is 1,699 vehicles per hour for AM peak hour and 1,560 for PM peak hour. The peak design capacity for Sneath Lane is 732 vehicles per hour for AM peak hour and 778 for PM peak hour. The maximum rate of trucks following these two routes is 12 trucks an hour. Therefore, it is not anticipated that the peak capacity or level of service for the

roads affected by the haul route will be negatively impacted. A flagman will be used to direct traffic. Approval of the transportation plan is out of the jurisdiction of Cal Trans and does not need to be approved by the City of San Bruno. A substantial increase in hazards is not anticipated. Emergency access or parking capacity is not anticipated to be compromised as part of this project. It is not anticipated that a conflict with adopted policies, plans, or programs supporting alternative transportation will result from implementation of this project.

References: PES Environmental, Inc. Draft Removal Action Workplan, The Crossings | San Bruno, San Bruno, California, May 22, 2002.

City of San Bruno, Planning Department, Personal Communication with Gilbert Yam, June 12, 2002.

Environmental Science Associates, San Bruno RPA Plan Draft EIR, March 1999.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

16. Utilities and Service Systems

Project activities likely to create an impact: Soil Excavation and Transportation

Description of Environmental Setting: The depth of excavation for contaminated soil is expected to be up to five feet. About 3,000 cubic yards of soil will be disposed at a permitted landfill.

Analysis of Potential Impacts: The nature of the project will not result in construction of a new wastewater treatment facility or a new storm water drainage facility. Disposal of contaminated soil will slightly decrease the capacity of the landfill. There is no need for additional water supplies for the project. Electrical and phone services are already present on-site and may need to be required for the project. Usage of utilities will be minor given the limited scope and short duration of the project.

References: (see references for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

17. Cumulative Effects

Project activities likely to create an impact: Soil Excavation, Relocation and Transportation

Description of Environmental Setting: The Site is currently not in use. The contaminated soil will be excavated, stockpiled on-site, and transported to a permitted landfill facility for disposal. Groundwater contamination does not exist at the Site.

Analysis of Potential Impacts: This project, in itself, will not alter the local distribution, density or growth rate of the population in the area and will not affect existing housing, public infrastructure or create demands for additional public utilities and service systems. However, implementation of this project will clean up the contaminated soil and will eliminate human health exposure pathway to chlordane, dieldrin, and lead impacted soil.

This project will slightly increase the local traffic levels and slightly decrease the local air quality during the short period of time of the project implementation. Disposal of the contaminated soil at a permitted landfill will slightly decrease the landfill capacity.

References: (see references for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

18. Mandatory Findings of Significance

Project activities likely to create an impact: Soil Excavation, Relocation and Transportation

Description of Environmental Setting: The contaminated soil will be excavated, stockpiled and transported to a permitted landfill for disposal. The project would involve a limited number of construction workers during a short period of implementation time of approximately two to three weeks.

Analysis of Potential Impacts: Given the nature and limited scope of work, the project will not have any potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wild life species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Also, this project will not have environmental effects that cause substantial adverse effects on human beings, either directly or indirectly. Finally, the project will not have impacts that are individually limited, but cumulatively considerable.

References: (see references for Section 1: Aesthetics)

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ■ No Impact

V. DETERMINATION OF APPROPRIATE ENVIRONMENTAL DOCUMENT

On the basis of this Initial Study:

- ■ I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project COULD HAVE a significant effect on the environment, mitigation measures have been added to the project which would reduce these effects to less than significant levels. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project COULD HAVE a significant effect on the environment. An ENVIRONMENTAL IMPACT REPORT will be prepared.

DTSC Project Manager Signature	Title	Telephone #	Date
	Project Manager	(510)540-2836	9/18/02
DTSC Branch/ Unit Chief Signature	**Title**	**Telephone #**	**Date**
	BRANCH CHIEF	(510) 540 3843	7/18/2002

ATTACHMENT A

INITIAL STUDY
REFERENCE LIST
for
The Crossings | San Bruno

1. PES Environmental, Inc. , Phase I Environmental Site Assessment, Engineering Field Activity West, 900 Commodore Drive, San Bruno, California, January 3, 2001.
2. PES Environmental, Inc. , Phase II Environmental Site Assessment, Engineering Field Activity West, 900 Commodore Drive, San Bruno, California, January 3, 2001.
3. PES Environmental, Inc., Draft Removal Action Workplan, The Crossings | San Bruno, San Bruno, California, April 5, 2002.
4. Ungo-McCormick Consulting, U.S. Navy Site and its Environs Specific Plan, November 2001.

5. Environmental Science Associates, Final Environmental Impact Report, U.S. Navy Site and its Environs Specific Plan, December 29, 2000.

6. City of San Bruno, Planning Department, Personal Communication with Gilbert Yam, June 12, 2002.

7. Environmental Science Associates, San Bruno RPA Plan Draft EIR, March 1999.

8. United States Geological Survey, Geologic Map of part of San Francisco, San Mateo, Marin, Contra Costa Counties, http://geopubs.wr.usgs.gov/map-mf/mf2337/images/mf2337h.jpg, May 2, 2002.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF DETERMINATION

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Office of Environmental Analysis, Regulations & Audits
1001 I Street, 22nd Floor
P.O. Box 806
Sacramento, CA 95812-0806

Subject: Filing of Notice of Determination in compliance with Public Resources Code, Division 13, Section 21108 or 21152

Project Title: Removal Action Workplan for The Crossings | San Bruno Site

State Clearinghouse Number: SCH# 2002062075

Contact Person and Telephone: Jonathan Largent
(510) 540-3836

Project Location (include County): 900 Commodore Drive, San Bruno, San Mateo County, California

Project Description: The project described herein is an approximately 20-acre parcel located on 900 Commodore Drive in the city of San Bruno, California. The Site is zoned as Planned Development with the City of San Bruno, Planning Department. The surrounding land use is generally commercial/retail with some residential. Office buildings are to the north and the Leo J. Ryan Memorial Federal Building complex is to the west. The Site is currently zoned as Planned Development by the City of San Bruno, Planning Department. The U.S. Navy purchased the site in 1943 and began development in 1944. The U.S. Navy used the site for personnel processing, record storage, and administrative and engineering offices until it was decommissioned in 2000. The Site is currently vacant with paved roads and parking lots. The site is secured with perimeter fencing.

The project involves the implementation of activities specified in the Removal Action Workplan (RAW) to remove soil with concentrations of chlordane, dieldrin, and lead exceeding 1 mg/kg, 0.028 mg/kg, 1 mg/kg, and 365 mg/kg respectively. The Site is planned to be redeveloped as a mixed use residential/office/hotel complex. The RAW was prepared in accordance with California Health and

Safety Code Section 25356.1 (h). Upon approval of the RAW, the recommended remedial alternatives contained herein would be implemented. The recommended remedial alternatives consist of:

- Excavation and off-site disposal of up to 3,000 cubic yards of soil containing chemicals of concern (COCs), which include chlordane, dieldrin, and lead above clean-up goals on the Site;
- Soil affected with only lead will be stockpiled separately;
- Confirmation sampling;

Dust control measures will be utilized while excavation activities are occurring, as necessary, to minimize the amount of dust generated. Workers and contractors implementing the remedial alternatives will meet the requirements for training in Cal/OSHA regulations. A health and safety plan will be prepared that will address worker health and safety prior to implementation of remedial activities. Licensed hazardous waste haulers will be used to transport soil classified as hazardous waste to a Class I/II disposal facility. Soil containing COCs below cleanup goals will be reused on-site. Soil not classified as hazardous waste but containing COCs above clean-up goals will be disposed of at the appropriately permitted off-site disposal facility. The recommended remedial alternatives are expected to last one month.

This is to advise that the Department of Toxic Substances Control (DTSC), as Lead Agency has approved the above described project on July 18, 2002 and has made the following determinations regarding the above-described project:

- The project ( ) will (X) will not have a significant effect on the environment.

- [ ] An Environmental Impact Report [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

- Mitigation measures ( ) were (X) were not made a condition of approval of the project.

- A Statement of Overriding Considerations ( ) was (X) was not adopted for this project.

This is to certify that the final environmental document with comments and responses and record of project approval is available to the public at:

Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710

Barbara J. Cook 7/18/2002

Barbara J. Cook, P.E., Chief — Date
Northern California
Coastal Cleanup Operations Branch

Date Received for Filing and Posting at OPR: _____