



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

February 12, 2025

Mike Sawley
Principal Planner
City of Chico
411 Main Street, Second Floor
Chico, CA 95927
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RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE BARBER YARD
SPECIFIC PLAN DATED JANUARY 7, 2025, STATE CLEARINGHOUSE NUMBER
[2023030641](#)

Dear Mike Sawley:

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the Barber Yard Specific Plan (Project). The Project proposes a full buildout of the 133-acre Barber Yard Specific Plan Area (BYSP) resulting in a mixed-use community accommodating a diverse range of up to 1,250 housing units with a mix of commercial, recreational and office uses located throughout. The Project would include adaptive reuse of the three existing on-site buildings (Warehouse, Engineering Building, and Shop). Within the approximately 16-acre off-site improvement area, an approximately 3-to-5-acre combination water quality retention/detention basin (stormwater basin), access drive from Estes Road, and an associated storm drain alignment would be constructed to connect the BYSP Area and stormwater basin to a new outfall to Comanche Creek. The BYSP is located in the area of the DTSC cleanup project, [Louisiana Pacific Corporation Facility](#) (EnviroStor ID # 04240002).

DTSC provided comments to City of Chico on April 25, 2023 regarding the Notice of Preparation (NOP) for the Draft EIR, including disclosure of land use covenant (LUC)

restrictions due to the existing cap and groundwater plume, and a recommendation for regulatory oversight during redevelopment. These comments are summarized in Section 3.9 “Hazards and Hazardous Materials” in the Draft EIR, along with a remediation history. The Draft EIR also references the existing monitoring wells in the BYSP Area associated with off-site groundwater monitoring for the upgradient [Victor Industries Site](#), another DTSC cleanup project (EnviroStor ID # 04360003).

According to the Draft EIR, the 3-acre asphalt cap is proposed to remain as open space with permitted uses being ancillary surface parking or other uses allowed by DTSC. The existing groundwater monitoring network, including potential well relocations, is proposed to be maintained with oversight by DTSC. Redevelopment construction is not expected to require dewatering or new groundwater wells.

The Draft EIR recommends consultation with DTSC regarding development plans to minimize the potential hazards from the historic remediation, specifically with mitigation measure MM HAZ-1, where the developer shall prepare a Soil and Debris Management Plan to DTSC for review and approval, prior to initiating project site improvements.

DTSC recommends and requests consideration of the following comments:

1. Generally, DTSC concurs with the description of the remediation history within the Draft EIR.
2. The cap is proposed to be used as parking. All uses shall preserve the integrity and physical accessibility of the cap. Notification to DTSC shall be made within ten working days of the discovery of any damage to the cap and the completion of repairs.
3. As the property is redeveloped and likely to have changes in ownership, reasonable right-of-entry shall continue to be provided to DTSC for activities related to the LUC and property-wide operation and maintenance of the cap and groundwater remediation system.
4. While the LUC requirement for a soil management plan is limited to the capped property, DTSC recommends the application of mitigation MM HAZ-1 for the entire property (BYSP), to address potential impacts from soil, groundwater, and

soil gas. As stated in the comments on the NOP, DTSC recommends regulatory oversight by entering into a voluntary agreement.

If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).

DTSC appreciates the opportunity to review and provide comments on the Barber Yard Specific Plan Draft EIR. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

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Mike Sawley
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cc: (via email)

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