

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION**

To: Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
700 Heinz Avenue, Suite 200
Berkeley, CA 94710

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

Project Title: 1009-1011 Gravenstein Highway North Removal Action Workplan

State Clearinghouse Number: 2023070072

Project Location: 1009-1011 Gravenstein Hwy N, Sebastopol, CA 95472

County: Sonoma

Project Applicant: City Ventures Homebuilding, LLC

Project Description: The Department of Toxic Substances Control (DTSC) has approved the 1009-1011 Gravenstein Highway North Removal Action Workplan (RAW). The subject RAW is associated with a residential development project located on approximately 6.1 acres situated between Gravenstein Highway and Hurlbut Avenue in the City of Sebastopol (Site). The Site, which is currently vacant, is located in an urbanized area that includes mixed commercial and residential development, a public charter school campus, a regional trail, and several mature trees.

The RAW addresses the presence of arsenic, lead, and organochlorinated pesticides (OCPs) in soils at concentrations above residential screening levels or California Hazardous waste levels. It is anticipated that approximately 10,517 cubic yards, or approximately 15,775 tons (based on the assumption that a cubic yard of soil weighs approximately 1.5 tons), of material contains chemicals of potential concern (COPCs) above residential use screening at the Site. Remediation activities to be implemented as part of the RAW will include excavation of the impacted soil outside of the protected tree line (followed by confirmation soil sampling), on-Site burial and capping of impacted soils, groundwater depth monitoring, and incorporation of a deed restriction and land use covenant (LUC).

The excavations to remove impacted soils are generally proposed to an approximate depth of two feet below ground surface (bgs), with additional excavation to four feet bgs to remove arsenic-impacted soil in certain areas of the Site. Confirmation soil sampling and analysis will be conducted to verify that cleanup criteria were met at the excavation bottom and perimeter. Excavation would continue until confirmation sampling shows that the cleanup criteria have been met. Once confirmation soil sampling is completed and the final volume of the impacted soil is determined, an on-site burial cell(s) will be excavated to match the volume of the impacted soil. Soil excavated from the on-site burial cells will be stockpiled and used as part of the clean soil cap.

Once the burial cells are completed and the site improvements near the building are finalized, one (1) piezometer will be installed downgradient of each burial cell group location, for a total of two (2) piezometers. The piezometers will characterize the post-remediation depth to water below the Site. The depth to water will be monitored semi-annually for the first two years, and thereafter will be decreased to an annual gauging event. Results from the gauging events will be submitted by the Home Owners Association (HOA) as part of the annual Operation & Maintenance Plan reporting.

A deed notification and LUC will be recorded in order to specify an on-site burial cell location(s) along with the areas within the driplines of protected trees where impacted soil is to remain above the site cleanup criteria. The LUC will ensure that impacted soil above the cleanup criteria that remains on-site will not be disturbed by installation of planned utilities and proposed building foundations in the future during redevelopment activities. The City of Sebastopol's tree ordinance also prohibits tree removal or soil disturbance activities over these established, non-irrigated trees.

Further information regarding the Site history and cleanup activities is available for review on DTSC's EnviroStor website: https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003135

Background:

On April 2, 2024, the City of Sebastopol certified an Environmental Impact Report (EIR) for The Canopy Residential Project (SCH No. 2023070072). The EIR evaluated potential environmental impacts associated with the development of 80 townhome-style residential units and up to 16 accessory dwelling units (ADUs) on approximately 6.1 acres situated between Gravenstein Highway and Hurlbut Avenue, which includes the entirety of the DTSC cleanup Site. The EIR includes mitigation measures addressing potential impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soil, Greenhouse Gas, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources.

DTSC has determined that EIR's analysis of environmental impacts adequately encompasses the potential environmental impacts associated with the activities and measures identified in the RAW, and that for purposes of CEQA no further analysis is required. (Refer to the Statement of Findings for additional information.) Therefore, DTSC prepared a Statement of Findings concluding the Lead Agency Final Environmental Document adequately analyzed the impacts associated with the implementation of the RAW.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on March 21, 2025 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Statement of Findings addressing an EIR Addendum was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A mitigation reporting or monitoring plan was not adopted.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
700 Heinz Avenue, Suite 200
Berkeley, CA 94710

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/ or https://envirostor.dtsc.ca.gov/public/profile_report?global_id=60003135

Contact Person Gavin McCreary	Contact Title Project Manager	Phone Number 916-255-3710
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Approver's Signature:



Date:

March 21, 2025

Approver's Name Marikka Hughes	Approver's Title Branch Chief	Approver's Phone Number (510) 540-3926
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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: