

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF DETERMINATION**

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

From: Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
8800 Cal Center Drive  
Sacramento, CA 95826

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

**Project Title:** Islander Motel and Vacant Parcels Removal Action Workplan

**State Clearinghouse Number:**

**Project Location:** 4101 Mowry Avenue and 38853 and 38871 Bell Street, Fremont, CA 94538

**County:** Alameda

**Project Applicant:** Resources for Community Development

**Project Description:** The Department of Toxic Substances (DTSC) approved the Islander Motel and Vacant Parcels (Project Site) Removal Action Workplan (RAW) to address the impacts of metals in soils and volatile organic compounds (VOCs) to soil gas at the Project Site. The cleanup decision document, referred to as a RAW, specified the removal action objectives, identified the contaminants of concerns (COCs), and evaluated alternative remediation proposed for the Project Site. The approved remediation activities consist of Containment/Capping-in-Place and Vapor Intrusion Mitigation Systems (VIMS).

This removal action will address arsenic, lead, and mercury in soil, low concentrations of organochlorinated pesticides in soil, and volatile organic compounds migrating onto the Site from unknown off-site source areas. The Containment/Capping-in-Place and the VIMS is fundamentally incorporated into the physical design of the proposed residential development and will be installed as part of the construction process for Phase 1 and Phase 2.

The City of Fremont, as the CEQA lead agency for the overall project, prepared the Islander Redevelopment Project Initial Study/ Mitigated Negative Declaration (IS/MND) (PLN2018-00191) to address the development and redevelopment of the Project Site. A Notice of Determination was filed with the Alameda County Clerk-Recorder on December 7, 2018.

DTSC, acting as a CEQA Responsible Agency, determined that the IS/MND did not completely assess all the potential impacts of the proposed remedy. Therefore, DTSC prepared an Addendum to the IS/MND to comply with CEQA. The Addendum identified and analyzed the potential environmental effects of the proposed remediation and concluded the Project activities will not result in significant and unavoidable impacts to the environment.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on July 12, 2023 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Initial Study/Mitigated Negative Declaration Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. 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  
8800 Cal Center Drive  
Sacramento, CA 95826

Additional project information is available on EnviroStor:

[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60003229&mytab=activities](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003229&mytab=activities)

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Approver's Signature:

*Daniel V. Ziarkowski*

*CPM A*

Date:

July 12, 2023

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Approver's Name  
Daniel V. Ziarkowski

Approver's Title  
Branch Chief

Approver's Phone Number  
(916) 798-6430

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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: