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
700 Heinz Avenue
Berkeley, CA 94710

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

Project Title: Feasibility Study and Remedial Action Plan for Lot 1, Lot 2 and the Uplands Portion of Lot 3, Campus Bay Site

State Clearinghouse No.: 2018072012

Project Location: 1415 South 47th Street, Richmond

County: Contra Costa

Project Description: The project is designed to remediate and prevent exposure to volatile organic compounds (VOCs) and metals that are above screening levels in soil, groundwater and soil vapor. The selected alternative includes: in-situ groundwater treatment and soil vapor extraction (SVE); focused soil excavation in the Lot 3 Subarea (excavation of approximately 7,900 cubic yards); installation of a cap; monitored natural attenuation of groundwater; monitoring and maintenance; and institutional controls. The recommended cleanup alternative is designed to protect people and the environment.

As ☒ Lead Agency ☐ ~~a Responsible Agency~~ under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on October 25, 2019 and has made the following determinations:

1. The project ☐ ~~will~~ ☒ will not have a significant effect on the environment.
2. A ☒ Negative Declaration ☐ ~~Mitigated Negative Declaration~~ ☐ ~~Environmental Impact Report~~ was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ ~~were~~ ☒ were not made a condition of project approval.
4. A Statement of Overriding Considerations ☐ ~~was~~ ☒ was not adopted for this project.
5. Findings ☒ were ☐ ~~were not~~ made pursuant to the provisions of CEQA.

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

Richmond Public Library
325 Civic Center Plaza
Richmond, CA 94804
(510) 620-6561; call for hours

Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, CA 94710
(510) 540-3800; call for appointment

DTSC's EnviroStor website: http://www.envirostor.dtsc.ca.gov/public

Lynn Nakashima	Senior Environmental Scientist	510-540-3839
Contact Person Name	Contact Person Title	Phone #
Julie Pettijohn		10/25/2019
Branch Chief Signature		Date
Julie Pettijohn	Environmental Program Manager I	510-540-3843
Branch Chief Name	Branch Chief Title	Phone #

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR:

Governor's Office of Planning & Research
OCT 25 2019
STATE CLEARINGHOUSE

State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

#121-115415 7

Print | StartOver | Finalize&Email

RECEIPT NUMBER:
59 — 10/25/201 — 129

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2018072012

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
Toxic Substances Control, Department of (Department of Toxic Substances Control)		10/25/2019

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
OPR/SCH	

PROJECT TITLE

Feasibility Study and Remedial Action Plan for Lot 1, Lot 2 and the Uplands Portion of Lot 3, Campus Bay Site

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
Lynn Nakashima		(510) 540-3839

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1415 south 47th St.	Richmond	CA	94804

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☑ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,271.00	$	0.00
☑ Mitigated/Negative Declaration (MND)(ND)	$2,354.75	$	2,354.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,112.00	$	0.00

☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☐ County documentary handling fee		$	
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other **TOTAL RECEIVED** $ 2,354.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
x Justin Le Digitally signed by Justin Le Date: 2019.10.25 16:42:30 -07'00'	J.Le State Clearinghouse

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 12012018)

State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars ($50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail filing fees for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

Filing Notice of Exemption (NOE) *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:
California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION

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

Subject: ☐ DRAFT ☒ FINAL ☐ MITIGATED

Project Title: Feasibility Study and Remedial Action Plan for Lot 1, Lot 2 and the Uplands Portion of Lot 3, Campus Bay Site

State Clearinghouse No.: 2018072012

Project Location: 1415 South 47th Street, Richmond

County: Contra Costa

Project Description:
The project is the approval of a Feasibility Study/Remedial Action Plan (FS/RAP) by the Department of Toxic Substances Control (DTSC) in accordance with California Health and Safety Code, Chapter 6.8, Section 25356.1 et seq., for the cleanup of contaminated soils, groundwater and soil vapor at Lot 1, Lot 2 and the uplands portions of Lot 3, and the groundwater beneath the portion of the transitional habitat area between the uplands portion of Lot 3 and East Stege Marsh for the Zeneca/Former Stauffer Chemical Site (Zeneca Site).

Background:
The Zeneca Site is located east of South 46th Street and the Berkeley Global Campus at Richmond Bay, Richmond Field Station Site; west of South 49th Street; south of Meade Street; and north of San Francisco Bay in the City of Richmond, California. Lot 1, Lot 2 and the uplands portion of the Lot 3 is part of the larger 86-acre Zeneca Site that has been divided into seven operable units or investigation areas. Lot 1 (approximately 20-acres) is the most northern lot located to the south of Meade Street and Interstate 580 and includes parking lots, two unoccupied buildings and unused greenhouses. Lot 2 (approximately 9-acres) is located to the south of Lot 1 and north of Lot 3 and is a vacant lot. Lot 3 (approximately 39-acres) is the southern-most lot and is located to the north of East Stege Marsh and San Francisco Bay. Lot 3 includes one vacant building and a temporary cap over treated cinder material (treated cinder area). The City of Richmond's Richmond Bay Specific Plan includes residential, commercial and open space uses. Surrounding land uses include adjacent open space to the south and southeast, business/light industrial to the east, residential to the north and southwest, and academic research (Richmond Field Station Site) to the west.

The Zeneca Site was first developed in 1897 when Stauffer Chemical Company (Stauffer) built a plant to manufacture sulfuric acid on Lot 3. The facility continually expanded, acquiring adjacent parcels and manufacturing of various chemicals on Lots 2 and 3, including proprietary pesticides, sulfuric acid, Superphosphate, carbon disulfide, aluminum sulfate, ferric sulfate and titanium trichloride. All manufacturing activities ceased in 1997 and all but three buildings were demolished in 2000 and are currently unoccupied. Historical aerial photographs indicate that Lot 1 was used at different times as a farm, a school and for residential development prior to the 1950's. Stauffer began development of Lot 1 with a pilot metals research facility in the late 1950's, and in 1960 began development of an agricultural chemical research and development campus. From at least the 1950's, railroad spurs crossed Lot 1 to supply materials to the chemical manufacturing plants located primarily on Lots 2 and 3.

The major chemicals of concern at Lot 1, Lot 2, and the uplands portions of Lot 3 in soil, groundwater and/or soil vapor includes: metals (arsenic, barium, cobalt, copper, lead, mercury, nickel, thallium, and vanadium), volatile organic compounds (VOCs) (tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, vinyl chloride, 1,2-dichoroethane, benzene, acetone, and 1,2,4-trimethylbenzene), and polychlorinated biphenyls (PCBs). The primary focus of the proposed remedy is: focused soil excavation in the Lot 3 Subarea to remove contaminants above screening values; in situ treatment of VOCs and metals in groundwater; in situ treatment of arsenic; installation of a low permeability cap over the southwestern portion of Lots 1 and 2, and the Lot 3 treated cinder area to prevent direct contact with site soils; installation of a barrier cap over the balance of Lots 1 and 2 that is not covered by the low-permeability cap; continued monitoring and maintenance of the existing biologically active permeable barrier; monitored natural attention in groundwater; long-term monitoring of the site; and institutional controls.

Project Activities:
The recommended cleanup alternative is intended to protect people and the environment by remediating and prevent exposure to chemicals above screening levels in soil, groundwater and soil vapor. The proposed alternative includes:

- In-Situ Groundwater Treatment and Soil Vapor Extraction (SVE) for VOCs
- In-Situ Groundwater Treatment for Metals
- In-Situ Arsenic Treatment
- Monitoring and Maintenance of the existing Biologically Active Permeable Barrier
- Lot 3 Soil and Cinder Management
- Installation of a Low-Permeability Cap on Lots 1, 2 and 3
- Focused Soil Excavation in the Lot 3 Subarea (excavation of approximately 7,900 cubic yards)
- Installation of a Barrier Cap on Lots 1 and 2
- Monitored Natural Attenuation of groundwater
- Soil Gas Monitoring
- Groundwater Monitoring
- Pore Water Monitoring
- Institutional Controls

The Lot 1, Lot 2 and Uplands Portion of Lot 3 FS/RAP will be implemented in two phases. The Phase I Remedial Design Details (RDD) will include details on the groundwater remedial activities, soil vapor extraction (SVE) and focused soil excavation in the Lot 3 Subarea. As part of the Phase I RDD, the site data set will be updated to include the most recent data collected and the data will be used in designing the final remedial activities. Activities to be conducted under Phase I at the Zeneca Site is anticipated to include: Installation of the additional monitoring wells identified as a component of the proposed remedy; installation and operation of the SVE system; in-situ groundwater injections; and focused soil excavation in the Lot 3 Subarea. The Phase II Remedial Design will provide details of the construction of the caps. After completion of the implementation of the remedy, institutional controls will be placed on the property. A land use covenant (Covenant) between the State of California and the property owner will prohibit certain activities (such as construction of single-family homes; compliance with the requirements of a Site Management Plan; prohibition of activities that may disturb the cap installed at the site unless approved by DTSC; installation of cutoff walls in new utility trenches; provide financial assurance; no public or private schools for persons under 21 years of age on Lot 3; no extraction of groundwater unless approved by DTSC; no construction of day care centers for children or seniors or hospitals until remedial goals are met or after five years from FS/RAP approval if DTSC approves of such use; a buffer over, and extending 100 feet upgradient of the biologically active permeable barrier (construction of vertical structures are prohibited)). The land use covenant will be recorded on the title to Lots 1, 2 and the uplands portions of Lot 3. The purpose of the Covenant is to protect the public from unsafe exposure to any contamination left in place after site remediation activities have been implemented. Additional institutional controls include adhering to an Operation and Maintenance Plan. The Operation and Maintenance Plan will include implementation of long-term monitoring (e.g., monitored natural attenuation; soil gas, groundwater and pore water monitoring, and cap maintenance). A Site Management Plan is also included in the FS/RAP and describes the engineering and institutional controls that are elements of the proposed remedy that are required to maintain protection of human health and the environment during future site activities.

An updated biological survey of special status species was conducted in March 2019 and is attached to the FS/RAP Responsiveness Summary as Attachment G. The FS/RAP concludes that, although the survey determined that no overwinter monarch butterfly habitat exists at the Site, a pre-construction survey for potential monarch butterfly habitat, will be conducted. If an overwintering roost is discovered or is known to occur within 200 feet of the Site, all work will be halted until either the butterflies have migrated from the area of disturbance for the season, or a qualified biologist has designated a protective, no work buffer zone that is clearly demarcated in the field.

The survey determined that burrowing owls are unlikely to nest or winter within the Site due to the lack of suitable small mammal burrows or burrow surrogates (e.g., culverts, debris piles) observed during the field survey. Nonetheless, the FS/RAP includes provisions for a pre-construction survey and potential avoidance measures should a burrowing owl nest be identified at the Site.

Prior to any construction and maintenance activities located within 700 feet of tidal marsh habitat, the FS/RAP requires surveys (late January – April) by a qualified biologist using U.S. Fish and Wildlife Service protocols. If California Ridgeway's Rails are determined to be present, activities within 700 feet of an identified calling center will be restricted to the period between September 1 and January 31 or as otherwise approved in writing by the California Department of Fish and Wildlife. In addition, no project activities will be allowed during the twice monthly spring high tide inundations if rails are documented near the Project location. Finally, the FS/RAP includes that if special-status species and natural communities are detected during project surveys, the information will be reported to the California Natural Diversity Database.

Finding Of Significant Effect On Environment: None. *(An Initial Study supporting this finding is attached.)*

Mitigation Measures: None.

Julie Pettijohn
Branch Chief Signature

10/25/2019
Date

Julie Pettijohn	Branch Chief, Berkeley Cleanup Operations	(510) 540-3843
Branch Chief Name	Branch Chief Title	Phone #

Governor's Office of Planning & Research
OCT 25 2019
STATE CLEARINGHOUSE