CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

To: Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, California 95812

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

Project Title: Blair Southern Pacific Landfill Site, Interim Surface Cover / Capping and Drainage Control Work Plan, Richmond, California

Project Location: Southern foot of South 51st Street in Richmond, California, 94804

County: Contra Costa

Project Applicants: Stauffer Management Company LLC; Union Pacific Railroad Company

Approval Action Under Consideration by DTSC: Work Plan

Statutory Authority: California Health and Safety Code, Division 45, Part 2

Project Description: The Department of Toxic Substances Control (DTSC) issued an Imminent and Substantial Endangerment Determination and Order and Remedial Action Order (Order) to Union Pacific Railroad Company and Bayer CropScience, Inc., the responsible parties for the Blair Southern Pacific Landfill, to undertake response actions which DTSC has identified as necessary to address a release or threatened releases of hazardous substances. Due to conditions created by hazardous substances at the Blair Southern Pacific Landfill Site located at the southern foot of South 51st Street in Richmond, California (Site), there is potential for human exposure to and/or off-Site migration of hazardous substances. The Order (Docket No. HSA-FY24/25-089) requires specific actions including the implementation of removal and/or remedial actions for the protection of public health and the environment. The Work Plan describes certain interim actions which involve placement of covers/caps with low-permeability materials and, as necessary, drainage controls. The interim actions will also involve continuous maintenance and monitoring activities.

Background: The Site is an approximately 6-acre, irregularly-shaped area and includes the following four parcels:

- I-580 Parcel: This parcel encompasses the northern portion of the Site consisting of the I-580 right-of-way. The I-580 Parcel is owned by the State of California and consists of a landscaped area (e.g., trees, bushes).
- Bayview Avenue Parcel: This parcel encompasses the north-central portion of the Site consisting of the City of Richmond right-of-way for Bayview Avenue. The Bayview Avenue Parcel is developed with a roadway (Bayview Avenue) and roadway embankment.
- Southern Pacific Parcel: This parcel encompasses the south-central portion of the Site and is the largest parcel of the Site with approximately 3.3 acres. The Southern Pacific Parcel is owned by the Union Pacific Railroad Company (UPRR). The parcel is undeveloped except for a roadway (Channel Avenue) extending along the northern portion of the parcel.
- Southeast Parcel: This parcel encompasses the southern portion of the Site. The Southeast Parcel is owned by HRP Campus Bay Property, LLC, and is undeveloped. The Southeast Parcel is also located within the Zeneca Richmond Ag Products Site located at 1415 South 47th Street in the City of Richmond.

The undeveloped portions of the Site (portions that exclude the two roadways) are unpaved and vegetated, except for certain portions of the Southern Pacific Parcel that have patches of bare, unvegetated ground. A partial wall of riprap runs along certain portions of Baxter Creek at the southeastern side of the Site. The developed portions of the Site include the two paved roadways, which include portions of Bayview Avenue and its embankment and Channel Avenue. These roadways transect the Site from west to east. The roadways are also developed with curbs and gutters and an ancillary stormwater drainage system consisting of several inlets, subterranean storm drain piping, and three outfalls to Baxter Creek.

Stauffer Management Company, LLC and Union Pacific Railroad Company prepared the Work Plan in response to DTSC's Order dated May 13, 2025. The Work Plan implements interim surface cover / capping and drainage control activities required by the Order.

Project Activities: The Work Plan is a temporary measure to reduce or eliminate exposure to and/or migration of existing contamination under current conditions by implementing interim stormwater and erosion control measures and best management practices (BMPs). These interim measures and BMPs will be implemented to limit off-Site migration of Site contamination during precipitation events, as well as target areas of potential/existing erosion located primarily on the Southern Pacific Parcel, and will include the following elements:

- Placement of inlet guards and filters at the two on-Site storm drain curb inlets along Channel Avenue and one on-Site storm drain drop inlet at the I-580 Parcel, and three off-Site inlets at the southern terminus of South 51st Street.

- Installation of biodegradable straw wattles along the northwestern perimeter of the Southern Pacific Parcel.
- Installation of gravel bags to be composed of biodegradable materials (no plastic) filled with non-recycled natural gravel along top of the Channel Avenue curb to promote stormwater flow along roadway into curb inlets with the proposed inlet guards and filters.
- Installation of gravel bags to be composed of biodegradable materials (no plastic) filled with non-recycled natural gravel as needed along the slope to Baxter Creek.

In addition, a topographic low spot identified near the western boundary of the Site will be filled and covered with erosion control blankets to limit ponding of stormwater. Specifically, the low spot identified on the Southern Pacific Parcel will be filled in with approximately 20 cubic yards of fine-grained clean imported soil to reduce water accumulation and potential infiltration in this area. Import material used to fill and contour the shallow topographical low area will meet requirements of the DTSC Information Advisory for Clean Imported Fill Material. The proposed fill material will originate from the Teichert Vernalis quarry located in Tracy, California, and consists of overburden material from the quarry.

Most of the unpaved portions of the Site have well-established vegetation that is currently providing erosion control. However, some bare soil areas exist on the Southern Pacific Parcel that could be susceptible to stormwater-induced erosion and transport of potentially impacted sediments. To secure these bare soil areas, approximately 8,000 square feet of erosion control blankets will be installed on the bare soil areas, to be composed of biodegradable coconut coir.

Loose sediment has been observed along the Channel Avenue roadway that is believed to be a result of erosion of the previously mentioned on-Site bare soil areas. The loose sediment currently in the Channel Avenue roadway will be containerized in drums and staged on Site. In addition, loose rocks and debris may be removed from certain bare soil areas to facilitate the installation of erosion control blankets. Following containerization, up to approximately two drums of soil and debris will be collected and characterized and then disposed of at an appropriate disposal facility.

These actions will be performed by workers certified for Hazardous Waste Operations and Emergency Response (HAZWOPER), and will be supported by as-needed stormwater sampling, periodic inspections, biologist oversight, and radiation safety/technician oversight. Installation of erosion controls will occur between September 1 and January 31 to protect special status species. The interim stormwater and erosion controls have been designed by a Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer (QSD) and will be installed in accordance with guidance of a Qualified SWPPP Practitioner (QSP) and the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbook - Construction (dated 2023).

Name of Public Agency Approving Project: Department of Toxic Substances Control

Name of Person or Agency Carrying Out Project: Stauffer Management Company LLC; Union Pacific Railroad Company

Exempt Status: Emergency Projects Exemption [PRC, Sec. 21080(b)(4); 14 CCR, Sec. 15269(c)]

Reasons Why Project is Exempt: This Project consists of response actions necessary to prevent or mitigate an emergency, determined by DTSC to be “an imminent or substantial endangerment to the public health or welfare or to the environment, because of a release or a threatened release of a hazardous substance …” (Health and Safety Code section 78870(a)). The conditions created by hazardous substances at the Blair Southern Pacific Landfill Site create the potential for human exposure to and/or off-Site migration of hazardous substances.

In light of the above, and for the more extensive reasons and facts contained in the Imminent and Substantial Endangerment Determination and Order and Remedial Action Order and in the documents that constitute the administrative record supporting that Order, DTSC has determined there is an imminent and substantial endangerment to public health and the environment. This interim action is exempt under the emergency provisions of the California Environmental Quality Act.

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, Unit 200
Berkeley, CA 94710

Additional project information is available on EnviroStor:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id= 07490012

Contact Person	Contact Title	Phone Number
Ian Utz	Project Manager	(510) 540-3845

Approver's Signature:



Date:

September 23, 2025

Approver's Name	Approver's Title	Approver's Phone Number
Marikka Hughes	Branch Chief	(510) 540-3926

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: