CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

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

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
8800 Cal Center Drive
Sacramento, CA 95826-3200

Project Title: Operable Unit 1, Former Pine Mountain Lumber Company Site, Commercial Area – Yreka, California, Revised Final Removal Action Work Plan

Project Location: West of Highway 3 between Moonlit Oaks Drive and Outsen Road, Yreka, California, 96097

County: Siskiyou

Project Applicant: H&H Northwest Companies, LLC

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code (H&SC), Division 45

Project Description: The Project consists of implementing the Operable Unit 1, Former Pine Mountain Lumber Company Site, Commercial Area – Yreka, California, Revised Removal Action Workplan (RAW) to address dioxin soil contamination within Operable Unit 1 (OU-1) at the Former Pine Mountain Lumber Company site (PMLC Site). The cleanup action involves excavation and offsite transport of approximately 600 cubic yards (CY) of impacted soil that exceeds the project specific cleanup levels on the Project Site. The excavated areas will be backfilled to a level grade using approximately 500 CY of material obtained from Operable Unit 2 (OU-2) of the Project Site. Following the completion of the removal action, a Land Use Covenant (LUC) restricting future land use of the property to commercial use will be prepared and filed with the Siskiyou County Recorder's office.

Background: The PMLC Site is located west of Highway 3, approximately two miles south of downtown Yreka, California, on Assessor's Parcel No. (APN) 062-161-300-000. The PMLC Site is defined by Moonlit Oaks Avenue as the northern boundary, Outsen Road as the southern boundary, and Highway 3 as the eastern boundary. Land to the west, directly across Highway 3 from the excavation area, is vacant.

The PMLC Site was used as a lumber mill from 1955 to 1987. The lumber mill used pentachlorophenol (PCP) as a fungicide to protect newly cut lumber from certain types of fungal growth**.** Beginning in 1983, the property owners conducted several soil and groundwater investigations to delineate the extent of PCP contamination. The mill was closed in 1987 and all buildings and infrastructure associated with the facility, including a dip tank and green chain, were dismantled and removed. The PMLC Site is currently vacant and unused.

Environmental investigations of the PMLC Site began in 1983 under the oversight of the Regional Water Quality Control Board and included a removal of approximately 600 cubic yards of PCP contaminated soil from the mill property in 1988. DTSC oversight of the property began in 2016 with a Preliminary Endangerment Assessment (PEA) work plan and Quality Assurance/Quality Control plan designed to investigate the environmental conditions of the project site. A PEA Report was submitted in

January 2018, but the document was never approved by DTSC and work on the PMLC Site did not occur for several years. Work on the PEA resumed in 2021 under a new owner who wanted to develop the property. The new owner requested that a small portion of the property be prioritized for development of an Arby's restaurant with the remainder of the property to be developed following approval of the Arby's parcel. DTSC agreed to this approach and a final PEA report for the Arby's parcel was approved on September 9, 2021, with a No Further Action determination.

H&H Northwest Companies entered into a Voluntary Cleanup Agreement (VCA) with DTSC to conduct additional investigation and remediation activities at the PMLC Site on November 16, 2021 (Docket Number HSA-FY21/22-025). The RAW was submitted in accordance with the VCA identified as DTSC Site Code 102445 and addresses the portion of the property proposed for commercial development as outlined in a 2021 PEA. The Final PEA Report was approved by DTSC in July 2023.

Project Activities: Removal of contaminated soil in the vicinity of the previous dip tank and greenchain located in OU-1 will involve excavation activities to remove approximately 600 CY of soil impacted with elevated levels of dioxin, a byproduct produced during the previous use of PCP on the PMLC Site. Excavation is not expected to go deeper than 3 feet below ground surface, but may go deeper depending on confirmation sampling results, and covers a surface area of approximately 4,000 square feet. Following removal of the contaminated soil, verification samples will be collected from the excavated area to ensure the cleanup goal has been met. The excavated area of OU-1 will be backfilled with approximately 500 CY of material obtained from an area of OU-2 and installed in 6-inch compacted lifts to achieve a level grade.

Specific environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval to ensure protection of the environment include implementation of a Health and Safety Plan, fugitive dust monitoring and control, and transportation management plan. The LUC and its provisions will be binding on all current and future property owners and users and will require annual inspections and reporting to DTSC to ensure ongoing compliance with the LUC. The LUC will include a Soil Management Plan that outlines the procedures to ensure any post-remedy excavation work will be safe for the workers conducting it and that any soil removed during these future efforts is handled and disposed of properly.

It is anticipated that the project will take approximately 10 days to complete. In addition, transport of the impacted soil will require approximately 16 truckloads. The impacted soil will be transported to either the Waste Management Anderson Solid Waste facility (located in Anderson, California) or Recology Ostrum Road Landfill (located in Wheatland, California).

Additionally, in the event resources of biological, cultural, or historical significance are found in the course of project activities, work will be suspended while a qualified biological, archaeologist, cultural, or historical resources specialist makes an assessment of the area, and arrangements are made to protect or preserve any resources that are located. In the event of the accidental discovery or recognition of any human remains during ground disturbance activities, excavation or disturbance of the site or any nearby area shall stop immediately, and the County Coroner notified to determine its origin. Procedures prescribed under CEQA Guidelines, CCR section 15064.5(e) and H&SC section 7050.5 will be implemented to ensure compliance with the appropriate California laws and regulations in protecting cultural resources.

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

Name of Person or Agency Carrying Out Project: H&H Northwest Companies, LLC

Exempt Status: Categorical Exemption: Class 30 – Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances [CCR Title 14, Sec. 15330]

Reasons Why Project is Exempt:

1. The project is a minor action designed to prevent, minimize, stabilize, mitigate or eliminate the release or threat of release of hazardous waste or hazardous substances.
2. The project is a removal action that will not exceed $1 million in cost.
3. The project will be consistent with applicable State and local environmental permitting requirements.
4. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit.
5. The project does not involve the relocation of residences or businesses.
6. The project does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. (Exception: Small-scale in situ soil vapor extraction and treatment systems which have been permitted by the Air Pollution Control District or the Air Quality Management District.)
7. The exceptions pursuant to Cal. Code Regs., tit. 14, § 15300.2 have been addressed as follows:
    a. Cumulative Impact. The project will not result in cumulative impacts because it is designed to be a short-term, final remedy that would not lead to a succession of projects of the same type in the same place over time.
    b. Significant Effect. The environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will prevent unusual circumstances from occurring so that there is no possibility that the project will have a significant effect on the environment.
    c. Scenic Highways. The project will not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, because it is not located within view of a highway officially designated as a state scenic highway.
    d. Hazardous Waste Sites. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
    e. Historical Resources. The project is not expected to cause a substantial adverse change in the significance of a historical resource because none are anticipated.

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=47240006

Contact Person	Contact Title	Phone Number
Karri Peters	Project Manager	(916) 255-3614

Approver's Signature:



Date:

November 17, 2026

Approver's Name	Approver's Title	Approver's Phone Number
Steven Becker	Branch Chief	(916) 869-5059