

COMMUNITY UPDATE

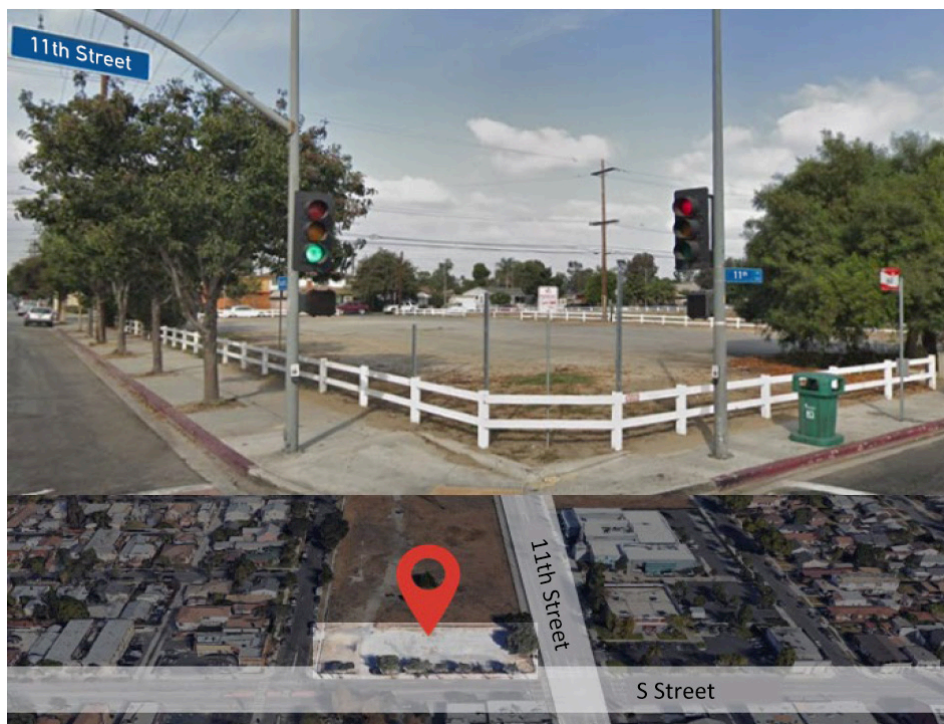
Dept's Mission is to protect California's people, communities, and environment from toxic substances, to enhance economic vitality by restoring contaminated land, and to compel manufacturers to make safer consumer products.

Draft Removal Action Workplan for the S & 11th Street Project in Vidaylia, California

The Dept invites you to review and comment on the draft Removal Action Workplan (RAW) for the Vidaylia Project. The draft RAW is a proposed cleanup plan across four connected parcels located at 100 S & 11th Street, Vidaylia, CA 90000 (Site).

Site Background

The Site is in the Chaffee Grove neighborhood between the 42 freeway and Valley Avenue. It includes four parcels and is just over 6 acres. From the 1930's to 1987, Site uses included single family residences, a laundromat, an auto repair company, a metal working shop, a machine shop, and an electronics manufacturing company.



100, 102, and 103 W S & 11th Street and 301 and 303 S Street, Vidaylia

Environmental consultants for the Site owner, XYZ, Inc. (XYZ), conducted environmental investigations in 2020. The results showed contamination under the surface because of historic operations at the Site. Chemicals found above levels considered safe for human health and the environment are known as Contaminants of Concern (COCs). The COCs found at this Site are volatile organic compounds (VOCs), metals, and petroleum products.

Access to the Site is restricted to authorized personnel. XYZ intends to develop the property into a mixed-use residential and retail development with affordable housing units.

Public Comment Period

November 10 to December 20, 2023

A public comment period is being held to receive comment on the draft RAW.

All comments must be **received** by:
December 20, 2023

Please submit all comments to:
John Doe
Project Manager
9000 1st Avenue
Vidaylia, California 90000
john.doe@domain.gov

A public meeting will be held via
Zoom

December 1, 2023 @ 6PM
Meeting ID:

123 4567 8910

Passcode: 123456

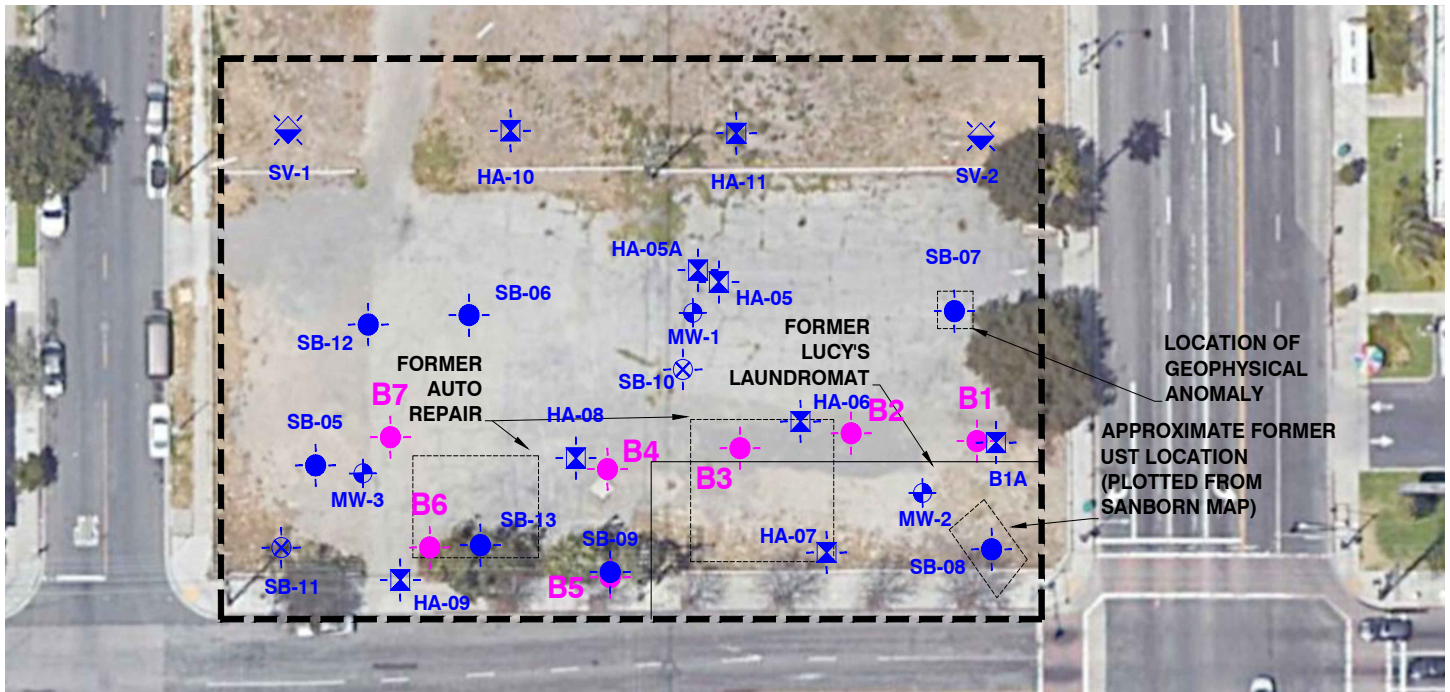
Join by phone: (800) 555-1213

Spanish and Chinese
interpretation provided

Why is Cleanup Necessary

VOCs are dangerous to human health when concentrated, such as within a building. VOCs can travel from an underground source up into a building above. This is known as vapor intrusion. Metals were found in shallow soil.

Site cleanup is needed to minimize human exposure to the contamination in shallow soil. The cleanup will also reduce potential threats of vapor intrusion into future buildings and the underlying groundwater.



LEGEND:

---	PROPERTY BOUNDARY
---	FORMER PROPERTY FEATURE
★	HAND AUGER LOCATION (STANTEC, 2021)
★	SOIL/SOIL VAPOR LOCATION (STANTEC, 2020, 2021)
★	SOIL LOCATION (SCS, 2003)
★	SOIL/SOIL VAPOR/GROUNDWATER LOCATION (STANTEC, 2021)
★	SOIL VAPOR LOCATION (STANTEC, 2021)
★	GROUNDWATER MONITORING WELL LOCATION (STANTEC, 2022)

Suggested Cleanup Option

The Environmental Consultant for XYZ prepared the draft RAW. It is used to evaluate cleanup options for contamination at the Site. Based on careful analysis, the proposed remedy is Option 1 – combining soil removal and with vapor extraction using SVE wells. Combining these measures provides the most extensive long-term protection of future indoor air while ensuring existing contamination is cleaned up and does not remain on the Site. The figure above shows the different cleanup methods being proposed.

Option 1 Cleanup Activities:

- remove about 12,400 cubic yards (700 truckloads) of impacted soil
 - soil sampled to ensure proper disposal at licensed facility
 - remaining soil sampled to confirm cleanup goals met

- install Soil Vapor Extraction (SVE) wells
 - vapor probes will be monitored

SVE wells are part of a vapor extraction system to remove the source of VOC contamination.

Long term groundwater sampling will monitor groundwater quality under the Site. Other protective measures may include a vapor intrusion mitigation system (VIMS) and land use restrictions. These will be determined after assessing the cleanup levels reached. A VIMS is a thick sheeting placed between the surface and the building foundation. It is designed to prevent the flow of VOCs into future buildings.

Site Safety

Access to the Site will remain restricted throughout cleanup and construction. All health and safety measures for cleanup work at the Site will be done based on a site-

Department

specific Health and Safety Plan (HASP). Air monitoring will be done at the property lines and vapor screening will be done during soil removal. Standard construction worker and community protection measures are proposed. The HASP will include triggers for upgrading worker and community health and safety protocols as necessary.

The California Environmental Quality Act (CEQA)

CEQA is a state law that requires a Lead or a Responsible Agency of a project to consider and disclose the environmental effects of its proposed actions before project approval. Section 15300 through 15333 of the California Environmental Quality Act (CEQA) establishes certain classes of projects as categorically exempt from the provisions of CEQA because they do not ordinarily result in a significant effect on the environment. CEQA Section 15300.2 provides specific instances where exceptions to the established Classes of Exemptions, included Class 32 Infill Exemption, are superseded;

Public Comment Period

The 40-day public comment period begins on November 10 and ends December 20, 2023. A comment form and return envelope are enclosed. Public comments must be emailed or postmarked by December 20, 2023, and sent to:

John Doe, Dept Project Manager
Dept Regional Office
9000 1st Avenue
Vidaylia, California 90000
E-mail: john.doe@domain.gov

Public Meeting:

A public meeting will be held December 1, 2023 at 6PM via Zoom. Spanish translation will be available. If you need reasonable accommodation to participate please contact Jan Bird – jan.bird@domain.gov or (800) 555-1212. To participate through the internet please join: Meeting ID: 123 4567 8910 Passcode: 123456

<https://zoom.us/j/14538761341>

To participate by phone dial: (800) 555-1212 and enter: 123 4567 8910

A copy of the draft RAW and other project documents are available for public review electronically at:

<https://innovation.ca.gov/usertesting?ut=101>

Physical copies are available at:

Dept Regional Office 9000 1st Avenue Vidaylia, California 90000 (800) 555-1212 (by appointment only)	Community Library 1000 Acme St Vidaylia, CA 90000 Open - Tuesday and Thursday 12PM-8PM, Wednesday 10:00AM-8PM, Friday and Saturday 9:30AM-5:30PM
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none of those conditions were found to apply to this project. The City of Vidaylia has issued a Notice of Exemption on August 1, 2021.

Next Steps

Dept encourages public participation in the decision-making process. We invite you to review and comment on the draft RAW available for a 40-day Public Comment Period. Documents are available for public review at the Information Repositories listed below.

Prior to issuing a final approval, Dept will review and consider all public comments and make any necessary revisions to the draft RAW. Also, a Response to Comment document will be sent to commentor who provide their contact information.

If approved, XYZ would begin cleanup activities 3/2024.