



November 8, 2023

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SMUD Occupant

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Sacramento, CA 95820-1934

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Subject: 59th Street Corporation Yard Demolition and Remediation Project

Dear SMUD customer:

This letter is to notify you of the demolition and remediation work that is planned to occur at SMUD's 59th Street Corporation Yard, which includes demolishing the remaining buildings and removing contaminated soil on the premises. Residents nearby will start to notice an uptick in activity and the removal of buildings in the coming months as demolition is scheduled to start by the end of 2023.

You're invited to attend a virtual community meeting on Tue., Dec. 5, 2023 to learn more about the scope of the work, potential impacts and timeline for the project. Scan the QR code above to access the meeting invite, project updates and a list of frequently asked questions, or visit our website at smud.org/59thStreet.

To submit questions in advance of the meeting, please email 59thstreet@smud.org.

Project location: SMUD has operated the 59th Street Corporation Yard, located at 1708 59th Street, Sacramento, since 1947, when it was purchased from Pacific Gas and Electric Company. The project site is located within a highly developed area, bordered by residential development to the west, commercial development to the north, a California Department of Transportation (Caltrans) laboratory to the east across 59th Street and U.S. Highway 50 (US 50) to the south. The site is bisected by a Sacramento Regional Transit District light rail line.

The Corporation Yard served as SMUD's central storage area for vehicles, materials, equipment, new and refurbished electrical transformers, power poles, power cable and hazardous waste from the late 1940s to early 2013. There are eight buildings located on the site including an Office Building, Inventory Warehouse, Tool Issue Building, Vehicle Maintenance Garage, Workshops Building, Hazardous

Materials Storage Building, Salvage Building and the Pre-fab Building. (See Figure 1 below)



Figure 1 – SMUD's 59th Street Corporation Yard

Scope of work: In 2015, SMUD conducted an environmental investigation of the site in preparation for its resale and reuse. During the environmental investigation, it was discovered that tetrachloroethene (PCE) was detected in soil gas, and arsenic was detected in soil at concentrations exceeding their respective regulatory screening criteria. Between December 2018 and December 2021, SMUD has worked closely with the Department of Toxic Substances Control (DTSC) to further investigate the extent of PCE (and other volatile organic compounds (VOCs)) in soil gas, and arsenic in soil.

In March 2022, SMUD submitted a Draft Interim Removal Action Workplan (IRAW) for the removal of contaminated soil at 59th Street. DTSC approved the Final IRAW on September 26, 2022 and SMUD began field work on October 3, 2022. As part of the soil removal effort, it was determined a select number of buildings needed to be demolished in order to access the contaminated soil beneath them. As the soil cleanup effort progressed, it was discovered that soil contamination was more widely spread than originally anticipated and extended across a large portion of the site and under additional buildings. In an effort to completely clean up the site, SMUD will

need to demolish all the remaining buildings to access the remaining contaminated soil.

Updated project timeline: Phase II of building demolition will start in late 2023 or early 2024 and likely extend into mid-year 2024. Phase II of soil excavation will follow the building demolition and will likely conclude in late 2024. Once these phases of demolition and soil excavation are complete, SMUD will perform additional testing and consult with DTSC to determine if further remediation is required via the installation of a soil vapor extraction system. SMUD is currently anticipating that soil vapor extraction will be required and will continue into 2029.

For more information, please see answers to common questions about the project on the back of this letter.

You can also learn more and access the link to attend the virtual meeting by visiting smud.org/59thStreet or by scanning the QR code on the first page of this letter.

Sincerely,



Keegan George
SMUD Environmental Services

59th Street Demolition and Remediation Project FAQs

What's involved in the 59th Street Corporation Yard Demolition and Remediation Project? The project includes the demolition of all buildings at the 59th Street Corporation Yard, so the removal of remaining contaminated soil can occur. Following soil removal, SMUD will conduct soil gas testing at the site to verify that all volatile organic compounds (VOCs) remaining in soil gas are below the human health screening levels established by the Department of Toxic Substances Control.

When will the project start and how long will it last? Demolition is tentatively planned to start in late 2023 and continue into mid-year 2024. Soil removal activities will continue through most of 2024. Soil gas testing and additional remediation, if necessary, may continue until 2030.

What construction impacts does SMUD anticipate? SMUD anticipates a slight increase in traffic and noise while the work is taking place. However, SMUD is doing everything possible to minimize these concerns for surrounding residences and businesses. Elevated noise levels could occur during the hours of 7 a.m. through 5 p.m., Monday through Friday. Weekend work is not anticipated but may be required under certain circumstances. Truck traffic will not enter residential neighborhoods or Folsom Boulevard, but there will be an increase in truck traffic entering and exiting SMUD's 59th Street Corporation Yard. Vibration and dust levels are also monitored at project property line to ensure surrounding residences and businesses are not adversely affected by our activities.

Are any of the surrounding residences and businesses at risk from the contaminants at 59th Street? No, SMUD is conducting ongoing real-time monitoring at the property line to ensure dust and VOCs are not leaving the property at concentrations that exceed human health screening limits. SMUD is monitoring the property line with a Photoionization Detector (PID) that is capable of detecting VOCs in the parts per billion range. To date, VOCs have not been detected in any of the air monitoring results from the property line. When a detection over 50 ug/m³ is received, onsite staff is immediately notified so that adjustments can be made to the work activities to reduce dust.

What are SMUD's plans for the property? SMUD is performing the environmental cleanup on the property so that it can be redeveloped for future use. Based on community input, SMUD's goals for redevelopment include a high-quality, state-of-the-art, sustainable, transit-oriented, mixed-use development. However, the redevelopment of the site is a few years out. The current project only focuses on the environmental cleanup.

What agencies are overseeing SMUD's project? SMUD is working closely with the California Department of Toxic Substances Control to clean up the site so that it is ready for redevelopment. Also, the City of Sacramento will issue a demolition permit for the demolition portion of the project.