

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION**

2019068087

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
5796 Corporate Avenue
Cypress, California 90630

Project Title: Former American Metal Processing Corrective Measures Proposal

Project Location: 390 Front Street, El Cajon, CA 92020

County: San Diego

Project Description: The project involved approval of a Corrective Measures Proposal (CMP) which identified Land Use Covenant (LUC) as the selected remedy for the former American Metal Processing (AMPRO) facility. The CMP identified and evaluated the remedial alternatives in addressing the contaminants found at the Site and described the proposed corrective measures to protect human health and the environment. The corrective measures involve restricting the property to commercial/industrial use only through a LUC which will be recorded in the County of San Diego Recorder's Office. The LUC will prohibit certain activities that would disturb the soil such as drilling and trenching unless a Soil Management Plan is approved by Department of Toxic Substances Control (DTSC).

Background: The former AMPRO facility is located on a 0.65-acre property in a commercial and industrial zoned area in the city of El Cajon. AMPRO began its plating and painting operations at the site in 1965 until it ceased in 2013. The property was sold in 2014 and is currently used by American Ice Company for manufacturing and distribution of ice. A single three-story building now occupies the site with the remainder of the site covered by concrete and asphalt paving which is used for parking and storage.

On August 3, 1993, AMPRO was authorized to treat hazardous waste onsite under Tiered Permitting Conditional Authorization. In March 1997, AMPRO submitted a Phase I Environmental Assessment Checklist to DTSC certifying that further investigation is needed to determine the nature and extent of hazardous waste releases at the Site. On February 21, 2006, a Corrective Action Consent Agreement was signed between AMPRO and DTSC requiring AMPRO to conduct further investigation to assess the extent of contamination at areas of concern and/or Solid Waste Management Units. The investigations results found metals in soil exceeding the US EPA's Regional Screening Levels for residential use as well as DTSC's Human and Ecological Risk Office's Note 3 screening levels. Volatile organic compounds (VOCs) primarily tetrachloroethylene was also found in soil, and vinyl chloride was detected in soil vapor. Based on the evaluation of the investigation results, corrective measures were necessary to address the contaminants found at the Site to protect human health and the environment.

Project Activities: The project activities involved approval of a CMP and recordation of a LUC which will restrict the property to industrial/commercial use. The LUC will be recorded in the County of San Diego Recorder's Office. An annual visual inspection will be performed to verify compliance with the requirements of the LUC and an annual report summarizing the inspection activities will be submitted to DTSC every year. The LUC will ensure:

1. The property is not used for a residence, hospital, public or private school for persons under 21 years of age, or day care center for children.
2. Activities that may disturb the concrete floor are conducted in compliance with prior written approval by DTSC.
3. Activities that may disturb the soil are conducted in compliance with a Soil Management Plan approved by DTSC.

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

Name of Person or Agency Carrying Out Project: Former American Metal Processing

Exemption Status: (check one)

- Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]
- Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec. 15269(a)]
- Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec. 15269(b)(c)]
- Categorical Exemption: [State type and section number]

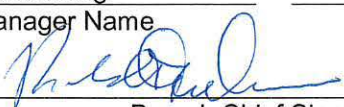
- Statutory Exemptions: [State code section number]
- General Rule [CCR, Sec. 15061(b)(3)]

Exemption Title: With Certainty, No Possibility of a Significant Environmental Effect.

Reasons Why Project is Exempt: The project will not result in a change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Therefore, DTSC finds with certainty that there is no possibility that the activities in question will result in a significant environmental effect.

Evidence to support the above conclusions is documented in the project file record, available for inspection at:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

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		6/21/2019 Date
Branch Chief Signature		
Robert M. Senga Acting Branch Chief Name	Sr. Environmental Scientist (Sup) Branch Chief Title	(714) 484-5436 Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR: **Governor's Office of Planning & Research**

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STATE CLEARINGHOUSE