

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**      2019088078

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:    Precision Metal Products, Inc. Corrective Measures Proposal

Project Location: 850 West Bradley Avenue, El Cajon, 92020

County:    San Diego

Project Description:

The project involves the installation of a Sub-Slab Depressurization (SSD) system, implementation of a Land Use Covenant (LUC)/deed restrictions to prohibit the use of the property as a residence, hospital, school, daycare, and limit the property use to industrial purposes; the LUC will also prohibit interference with the SSD system, and activities that may disturb the soil at the Precision Metal Products Site (Project Site) without a soil management plan. The cleanup decision document, referred to as a Corrective Measures Proposal (CMP) summarized the evaluation of remedial alternatives and concluded that the selected remedial measures are required to protect human health and the environment. The Department of Toxic Substances Control (DTSC) approved the CMP prepared by Advantage Environmental Consultants, LLC, pursuant to Chapter 6.5, Division 4.5, Sections 25187 and 25200.14 of the Health and Safety Code.

Background:

The Project Site is located on a 4.67-acre property in an industrial/commercial zoned area in the City of El Cajon and is situated north of Bradley Avenue, south of Gillespie Field and east of North Marshall Avenue. The Project Site has a single-story slab on-grade structure of approximately 92,000 square-feet with the remainder of the property covered with asphalt paving.

The Project Site was formerly occupied by Fairchild Camera in the early 1960's until 1968 when it was purchased by PMP. PMP manufactures closed die forged and machined metal products for the medical field and aerospace/defense industries. The manufacturing process includes forging, mechanical milling, welding, chemical milling, and electric discharge machining of metals such as aluminum, titanium, cobalt, chrome, stainless steel and steel alloys. In 2007, HBD Industries purchased the assets of PMP and currently continues its operation. Hazardous materials used at the facility include acids, petroleum hydrocarbons (primarily hydraulic oil), and chemicals containing various volatile organic compounds (VOCs).

Previous Investigations:

Previous investigations conducted at the Project Site include sampling and analysis of metals, semi-volatile organic compounds (SVOCs), VOCs, Polychlorinated Biphenyls (PCBs) and Total Petroleum Hydrocarbons (TPHs) in soil and groundwater, and VOCs in soil gas and indoor air. The concentrations of chemicals in soil at the Project Site are limited and will not result in adverse health risks to on-site workers. The investigation results determined that although contamination does not exceed the acceptable risk nor Regional Screening Level for commercial workers, there exists a potential exposure pathway for indoor air through vapor intrusion of VOCs. The San Diego Regional Water Quality Control Board is the lead agency that will continue to assess groundwater impacts in the project area.

Project Activities:

Project activities involve implementation of a LUC/deed restrictions and installation of an active SSD system to mitigate potential on-site worker exposure to VOCs vapor intrusion into indoor air. Indoor air sampling will be performed to evaluate the effectiveness of the SSD system. Although VOCs will be extracted at a rate to concentration ratio below acceptable discharge permit limits, an air emissions permit from the San Diego Air Pollution Control District may be required and will be considered in the remedial design document. The current property owner and DTSC will sign a LUC and record with the San Diego County's Recorder's Office. The LUC will prohibit disturbance of soil and cap/cover and restrict the current and future use of the property to commercial/industrial use only.

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

Name of Person or Agency Carrying Out Project: HBD Industries, and JMMCA, Inc.

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: [Class 30 Categorical Exemption Cal. Code Regs, Title 14, §15330]
- Statutory Exemptions: [State code section number]
- General Rule [CCR, Sec. 15061(b)(3)]

Exemption Title: Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances.

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 will not exceed \$1 million in cost.
3. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses and does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123.
4. The exceptions pursuant to California Code Regulations, Title 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 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 will not cause the substantial adverse change in the significance of an historical resource because there are no locations on the Site that are present or eligible for listing on the California Register of Historic Resources, pursuant to Section 21084.1 of the Public Resources Code.

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

Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
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**STATE CLEARINGHOUSE**