

NOTICE OF EXEMPTION

2019100157

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
Brownfields Restoration and School
Evaluation Branch
5796 Corporate Avenue
Cypress, California 90630

Project Title: Removal Action Workplan, Allmark Plaza Project (DTSC 401793-11)		
Project Address: 10060-10080 Arrow Route	City: Rancho Cucamonga	County: San Bernardino
Approval Action Under Consideration by DTSC:		
<input checked="" type="checkbox"/> Removal Action Workplan	<input type="checkbox"/> Initial Permit Issuance	<input type="checkbox"/> Permit Re-Issuance
<input type="checkbox"/> Corrective Measure Study/Statement of Basis	<input type="checkbox"/> Permit Modification	<input type="checkbox"/> Closure Plan
<input type="checkbox"/> Remedial Action Plan	<input type="checkbox"/> Regulations	<input type="checkbox"/> Interim Removal
<input type="checkbox"/> Other (specify):		
Statutory Authority:		
<input type="checkbox"/> California H&SC, Chap. 6.5 <input checked="" type="checkbox"/> California H&SC, Chap. 6.8 <input type="checkbox"/> Other (specify):		

Project Description: The project will address Perchloroethylene (PCE) impacted soil and soil vapor at the Allmark Plaza site (Site). Because of the historical and current use of the Site as a drycleaner, the chemicals of Concern (COCs) for the Site are primarily PCE and associated breakdown compounds, including trichloroethylene, 1,2-dichloroethene and vinyl chloride. The Removal Action Work Plan (RAW) proposes installation of a soil vapor extraction (SVE) and treatment system to remediate the PCE and other breakdown volatile organic compounds (VOC) at the Site because the majority of the contaminant mass is present in the vapor phase beneath the building. SVE removes VOCs from soils by applying a vacuum to Site soils through the use of vertical extraction wells. The installation of the SVE System will be conducted in accordance with a RAW approved by the Department of Toxic Substances Control (DTSC). The Site is owned and operated by Turner Plaza, LP.

Background: The Site consists of a single parcel of land comprising approximately 2.19 acres located on the northwest corner of the intersection of Arrow Route and Hermosa Avenue within a mixed commercial/retail and residential area. The Site is currently developed with two single-story commercial buildings, which were constructed in 1986, and total approximately 16,991 square feet. In addition to the current structures, the Site is improved with asphalt-paved parking areas, associated landscaping, and drainage features. The Site is currently occupied by multiple commercial tenants including retail shops, restaurants, professional offices, a dry cleaner, a fitness center, and a salon (1986-present). On-Site operations consist of general office activities, food preparation, customer service, and dry-cleaning activities.

The Site is bounded by the Terrace apartments to the north and west; Price Self-Storage, 76 Gas Station, and Rancho Car Wash to the south across Arrow Route; La Serena residential homes to the southeast across the intersection of Arrow Route and Hermosa Avenue; and the Meadowood Village residential homes to the east across Hermosa Avenue.

According to available historical sources, the Site was formerly developed as agricultural land as early as 1938, was graded/undeveloped land from at least 1949 to at least 1985; and developed with the current structure in 1986. Continental Cleaners has occupied Suite 10074 since circa 1986 to the present. According to the South Coast Air Quality Management District (SCAQMD), this facility was granted permits to operate dry-cleaning equipment with PCE as early as 1988. Environmental investigations conducted to assess potential impacts from the on-Site dry-cleaning operations identified elevated PCE in soil, in soil gas (up to 100 feet below ground surface), and in indoor air. Mitigation measures (such as scrubbing of interior walls and surfaces, removal and replacement of the carpet) were previously implemented and currently there is no potential exposure risk to the occupants. PCE is no longer used at the site.

The primary source of the PCE, was the solvent used at the drycleaners from 1988 until the former dry-cleaning equipment was removed on July 20, 2017. Following removal of the dry-cleaning equipment, remedial excavation was performed within the footprint of the former equipment. A new dry-cleaning machine that utilizes a hydrocarbon-based solvent for cleaning was installed on July 23, 2017. The highest concentrations of PCE have been reported in soil and soil gas samples located beneath the former dry-cleaning machine and in its immediate vicinity, indicating an on-Site release. Based on existing data, the PCE release mechanism is likely from an accidental spill or related to poor housekeeping practices in the dry-cleaning suite.

Project Activities: The Draft RAW, prepared in accordance with Health & Safety Code §25323.1 and §25356.1 subsection (h), has evaluated several alternatives to mitigate the COCs. The selected alternative consists of the following activities:

- Installation of three 2-inch diameter SVE wells in the parking lots: one to the south of the building and two to the north of the building near Continental Cleaners. Additional extraction wells may be installed at different depths in the future.
- SVE Wellhead Connection and Trenching. The consultant will subcontract with a licensed contractor for the installation of above and below-ground polyvinyl chloride conveyance piping (trenches) between the SVE wells and the trailer-mounted treatment equipment. The conveyance pipe will be set below-ground in trenches where foot or vehicle traffic are likely.
- SVE Equipment Installation
 - Blower capable of providing a range of flow rates up to 250 cubic feet per minute (cfm) and vacuum of up to 10 inches of mercury. A 250-cfm blower will provide enough capacity to extract soil vapor at a rate limited by well construction and lithology and not by the blower;
 - Vacuum-rated air/water separator (knockout tank) with an automatic high-water shutoff to remove condensate from the influent vapor stream; and
 - Emissions control equipment consisting of two vapor-phase granular activated carbon vessels connected in series.
- Operation and Maintenance (O&M) Plan and O&M Agreement
- Preparation of Land Use Controls listing Institutional Controls, such as restricting the site to the commercial use.

The SVE system provides an effective method to mitigate and remediate PCE and other VOC impacts at the Site because the majority of the contaminant mass is present in the vapor phase beneath the building. SVE removes VOCs from soils by applying a vacuum to Site soils through the use of vertical and/or horizontal wells. The vacuum is typically applied by a commercial air-blower. Activated carbon vessels are used to filter the air extracted from the subsurface prior to discharging to the atmosphere. Soil vapor and soil vapor are the most impacted media at the Site and would be specifically targeted by the SVE system. SVE systems can be customized to target the most heavily impacted sections in the subsurface. There is also ample room at the property to house the SVE equipment, including the blower and activated carbon vessels.

The required drilling permits and well permits will be obtained from the San Bernardino County Environmental Health Department. The SVE unit will be pre-permitted to operate at various locations by the SCAQMD. The cost of the project is approximately \$400,000.

Although not anticipated, in the event biological, cultural or historical resources are discovered in the course of project activities, work will be suspended while a qualified biologist, cultural or historical specialist assesses the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found, and the County Coroner will be notified pursuant to the Health and Safety Code, Chapter 2, Section 7050.5.

An analysis of project activities upon existing environmental conditions indicates that implementation of environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will ensure that impacts to the environment will be less than significant.

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

Name of Person or Agency Carrying Out Project: Turner Plaza, LP

Exempt 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: [CCR Title 14, Sec. 15330]
- Statutory Exemptions: [State Code Section Number]
- Common Sense Exemption [CCR, Sec. 15061(b)(3)]

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


Reasons Why Project is Exempt:

1. The project is a minor cleanup action to be taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste and substance.
2. The project is a removal action costing \$1 million or less.
3. The project will not be located on a site which is included on any list compiled pursuant to Cal. Gov. Code § 65962.5 (<http://calepa.ca.gov/sitecleanup/corteselist/default.htm>)
4. The project will not have a significant effect on the environment due to unusual circumstances.
5. The project will not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
6. The project will not cause a substantial adverse change in the significance of a historical resource.
7. The project will not require onsite use of a hazardous waste incinerator or thermal treatment unit.
8. The project will not require the relocation of residences or businesses.
9. The project will not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code section 25123.6 (Permits for the SVE will be obtained from SCAQMD).
10. The cumulative impact of successive projects of the same type on the same place, over time, if there are any, will not be significant.
11. The project will be consistent with applicable State and local environmental permitting requirements.

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

Department of Toxic Substances Control
Brownfields Restoration and School Evaluation Branch
5796 Corporate Avenue
Cypress, California 90630

[DTSC EnviroStor website: https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002530]

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 Branch Chief's Signature		10-3-19 Date
Javier Hinojosa Branch Chief	Environmental Program Manager I (Sup) Title	714-484-5484 Phone No.

TO BE COMPLETED BY OPR ONLY Governor's Office of Planning & Research

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