

NOTICE OF EXEMPTION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, California 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, Allen Cleaners/Country Fair Shopping Center (DTSC 401778-11)		
Project Address: 12051 & 12075 Central Avenue	City: Chino	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 includes the approval of the Removal Action Work Plan (RAW) for soil and soil vapor containing perchloroethylene (PCE) at the Allen Cleaners/Country Fair Shopping Center (Site). The RAW summarizes historic soil and soil vapor investigations, details the excavation and offsite disposal of approximately 600 cubic yards of soil containing the highest concentrations of PCE, and describes the installation of a soil vapor extraction (SVE) and treatment system to remediate the PCE and other breakdown volatile organic compounds (VOCs) at the Site. The excavation will be backfilled with clean replacement gravel/soil. The SVE will remove VOCs from soil vapors by applying a vacuum to soils through the use of four vertical extraction wells.

Background: The former Allen Cleaners operated within the Country Fair Shopping Center (CFSC) located at the northeastern corner of the intersection of Central Avenue and Philadelphia Street in a mixed commercial and residential area of Chino, California. The CFSC is a multi-tenant commercial shopping center with various retail stores, restaurants, pharmacy, hardware store, grocery store, bank, and dry-cleaning facility. The CFSC was constructed in 1974 with an addition built in 1987.

Allen Cleaners operated at two different suites at CFSC, initially at suite 12075 from at least 1987 to 1992 then at suite 12051 since about 1993. Allen Cleaners ceased operation at the CFSC in January 2018. Café Donuts took over suite 12075 in 1993 and continues to operate there today. Commercial land uses are located adjacent to the CFSC to the north and east and are also located across Central Avenue to the west and across Philadelphia Avenue to the south. A multi-residential property abuts the CFSC to the northeast.

Allen Cleaners reportedly used PCE at the at both its suite 12075 (now Café Donuts) and suite 12051 locations within the CFSC. The most recent operator at Allen Cleaners indicated that chlorinated solvents had not been in use at suite 12051 since approximately 2010-2011 when Allen Cleaners reportedly switched to wet washing using consumer-grade detergents.

The primary source of the PCE at CFSC is considered to be Allen Cleaners which used the solvent until their former dry-cleaning equipment was removed in 2011. Various environmental investigations conducted between 2004 and 2018 identified PCE and trichloroethene (TCE) in soil and soil gas at CFSC. The highest concentrations of PCE were reported in soil and soil gas samples located at suite 12051 beneath the former dry-cleaning equipment and in its immediate vicinity which indicate an onsite release. PCE as soil vapor was below screening levels beneath suite 12075. Based on existing data, the PCE release mechanism most likely originated from an accidental spill(s) or was related to poor housekeeping practices of the dry-cleaning operations.

Project Activities: Remediation of PCE and other breakdown VOCs at the Site will be accomplished by the implementation of the following activities:

- Remove non-structural walls within and between suite 12051;
- Saw-cut the concrete floor within suite 12051 and remove the concrete in pieces for off-site disposal;

- Excavate soil in an area encompassing approximately 50 feet by 60 feet to a depth of approximately 6 feet below ground surface (bgs) under the former dry-cleaning area in suite 12051;
- Load excavated soils into on-site roll-off bins staged in the driveway located adjacent to the east of suite 12051 during excavation activities;
- Transport roll-off containers to a State-certified recycling or disposal facility under appropriate waste manifest protocols;
- Backfill the excavated area with medium to coarse sand to ensure the stability of the concrete floor and to serve as a permeable matrix to facilitate the operation of the SVE system beneath the building;
- Install four 2-inch diameter SVE wells (two screened from 5 to 25 feet bgs and two screened from 25 feet to 50 feet bgs) located adjacent to the east and west of suites 12043 and 12051;
- Installation of SVE equipment including:
 - Blower capable of providing a range of flow rates up to 400 cubic feet per minute (cfm) and vacuum of up to 10 inches of mercury,
 - Vacuum-rated air/water separator (knockout tank) with an automatic high-water shutoff to remove condensate from the influent vapor stream,
 - Emissions control equipment consisting of two vapor-phase granular activated carbon vessels connected in series, and
 - Sampling ports between canisters to monitor for VOC breakthrough of the carbon vessels;
- Preparation of Operations and Management Plan and Agreement; and
- Preparation of Land Use Controls listing Institutional Controls, such as restricting the Site to commercial uses.

Soil vapor and sub-slab soil vapor are the most affected media at the Site and would be specifically targeted by the SVE system. The SVE will remove VOCs from soils by applying a vacuum to soils through the use of vertical wells. Activated carbon vessels will be used to filter the vapor extracted from the subsurface prior to discharging to the atmosphere. The project will mobilize a prefabricated, skid or trailer-mounted SVE vacuum/blower system to the Site. The SVE unit is a standard package commonly utilized for gas station or dry cleaner pilot tests. The SVE package will be pre-permitted to operate at various locations by the South Coast Air Quality Management District (SCAQMD). The SVE equipment, including the blower and activated carbon vessels, will be housed adjacent to the east of suite 12051 in an existing parking area.

It is anticipated that permitting, SVE pipe installation, remediation compound construction, and installation of SVE wells will require approximately 3 months. The SVE will operate for approximately one year then re-start briefly approximately two weeks after the one-year operation period to assess for and remove any "rebound" VOC concentrations. Though the SVE is planned to operate for one year in order to meet cleanup objectives (to remediate the Site by removing soil vapor to the appropriate regulatory action level or a proposed target cleanup level), a decision to terminate operation of the SVE will be based on its performance and the satisfactory reduction of VOCs in soil and soil vapor. As such, DTSC approval will be required prior to shutting down the SVE.

Approximately 40 truck trips will be required to transport the excavated soil to a recycling or disposal facility. Approximately 40 additional truck trips will be required to transport the backfill to the Site. Required drilling permits and well permits will be obtained from the San Bernardino County Environmental Health Department. All activities will be conducted between the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday in conformance with the City of Chino Municipal Code (Section 15.44.030 - Construction hours and Section 9.40.060(D) - Special provisions).

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.

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

Name of Person or Agency Carrying Out Project: PK I Country Fair SC 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 a 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 will be consistent with applicable State and local environmental permitting requirements including a SCAQMD various-locations permit to operate along with drilling and well permits from the San Bernardino County Environmental Health Department.
4. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit.
5. The project does not involve the relocation of residences or businesses.
6. The project does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. The project is a small scaled in-situ soil vapor extraction and treatment system which will be permitted by the SCAQMD.
7. 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 project does not involve any unusual circumstances 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. (<http://calepa.ca.gov/sitecleanup/corteselist/default.htm>)
 - e. Historical Resources. The project will not cause the substantial adverse change in the significance of an historical resource at the Site because there are none at the Site.

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

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

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002479

Amit Pathak, P.E. Project Manager	Sr. Hazardous Substances Engineer Title	714-484-5468 Phone No.
 Branch Chief's Signature		6/30/20 Date
Javier Hinojosa Branch Chief	Environmental Program Manager I (Sup) Title	714-484-5484 Phone No.

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: