

NOTICE OF EXEMPTION

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
700 Heinz Avenue
Berkeley, California 94710

Project Title: Corrective Measures Study Former Technichem Facility		
Project Address: 4245 Halleck Street	City: Emeryville	County: Alameda
Approval Action Under Consideration by DTSC:		
<input type="checkbox"/> Removal Action Workplan	<input type="checkbox"/> Initial Permit Issuance	<input type="checkbox"/> Permit Re-Issuance
<input checked="" 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 checked="" type="checkbox"/> California H&SC, Chap. 6.5 <input type="checkbox"/> California H&SC, Chap. 6.8 <input type="checkbox"/> Other (specify):		

Project Description: The project involves approval of the Corrective Measures Study, Former Technichem Facility (Site), for installation of a subslab venting system and implementation of enhanced reductive dechlorination including installation of three new monitoring wells. A groundwater monitoring system, consisting of seven existing monitoring wells, currently operates at the Site. The ten wells would be used to confirm the stability of the existing groundwater plume and to monitor potential horizontal and vertical migration of contaminants of concern (COCs) present in the groundwater. In addition, the project would install approximately 0.35-acre of concrete at the Site in addition to using existing concrete and asphalt pavements to prevent exposure to COCs in soil and groundwater and to minimize storm water infiltration.

Background: The Site is a 0.35-acre property located in an industrial area of Emeryville, comprising primarily industrial and commercial properties with limited residential uses. The property is bordered to the north by a vacant industrial property (formerly a Sherwin William's paint manufacturing facility), to the east by multifamily residential and a parking garage across Halleck street, to the south by commercial/industrial property, and to the west by a Union Pacific Railroad right-of-way.

A furniture company (Gazor) first occupied the building when it was built in 1985. The former Technichem facility operated as a hazardous waste facility from 1987 through late 2003 with processing and storage areas located within the central portion of the building, except for one outside storage area. Specifically, Technichem accepted wastes containing tetrachloroethene (PCE) from the dry-cleaning and degreasing industries. The San Francisco Newspaper Agency occupied the northern portion of the building from approximately 2000 to 2005 for storing newspapers prior to delivery. Currently, the southern portion of the building is occupied by So Real Company, an Asian imports company. The central portion of the building is currently occupied by Avava Dwellings, a manufacturer of sustainable small homes. Lastly, the northern portion of the building is currently occupied by Blue Angel Agility LLC, a janitorial supply company.

Previous environmental investigations indicated that releases of dry-cleaning solvents had occurred to soil, groundwater, and indoor air. Specifically, investigations found PCE in soil at concentrations up to 410 milligrams per kilogram (mg/kg), in groundwater at concentrations up to 13,000 micrograms per liter ($\mu\text{g/L}$), and in indoor air at concentrations up to 3.2 micrograms per cubic meter ($\mu\text{g/m}^3$). Investigations also found PCE breakdown products cis 1,2 dichloroethene (DCE), trichloroethene (TCE), and vinyl chloride in groundwater at concentrations up to 430 $\mu\text{g/L}$, 420 $\mu\text{g/L}$, and 190 $\mu\text{g/L}$, respectively. Each of these concentrations exceed commercial/industrial screening levels established by the Department of Toxic Substances Control (DTSC) or by the San Francisco Regional Water Quality Control Board (SFRWQCB).

The Corrective Measures Study is being implemented with DTSC oversight under a Settlement Agreement and Consent Decree (Case No. 3: 12-cv-05845-VC, Document 162), Docket Number I/SED 08/09-001.

Project Activities: Project activities consist of installing subslab venting, implementing enhanced reductive dechlorination, and monitoring groundwater, each described in further detail below.

Subslab Venting: A minimum of two subslab vents would be installed in the south and central portion of the building, near the highest concentration detections of indoor air and groundwater contaminants. A pilot test would be performed in these areas to estimate the required flow rates and vacuums required to impact the areas under the building where the highest indoor air concentrations were detected. Samples of the extracted vapor will also be collected to estimate

the concentrations of volatile organic compounds (VOCs) in the exhaust. This information will be used during the permitting process with the Bay Area Air Quality Management District (BAAQMD) and, if required, to design any control equipment. The results of the pilot testing, including the data gathered and the number and location of proposed additional subsurface vents (if needed), will be submitted in a report that provides the final design of the sub-slab venting system.

A 2-foot square section of concrete will be removed and existing backfill will be removed to a minimum depth of approximately 2 feet. A one-foot section of 4-inch diameter slotted pipe will be installed in the hole and connected to a 4-inch diameter polyvinyl chloride (PVC) riser. The slotted pipe will be backfilled with pea gravel or other permeable fill and then the last foot will be backfilled with compacted ¾-inch minus crushed rock. The concrete will be replaced, and the PVC pipe will be extended upward through the roof. A small blower will be installed in the vent pipe capable of extracting 100 cubic feet per minute (cfm) to actively vent the subslab piping. Sampling ports will also be installed in the piping to measure flow, pressure, and to collect samples.

Enhanced Reductive Dechlorination: This activity involves injecting a mixture of several organic substrates, reducing compounds, nutrients, and a mixed consortium of *Dehalococcoides* bacteria over an approximately 3,200 square foot area centered on the area of highest groundwater concentrations and encompassing the 100 µg/L PCE contour.

Three new monitoring wells will be installed within the treatment zone. The location of the wells will be between injection points to minimize any direct impacts from the injection on the groundwater quality in the wells. Tentatively, one well will be installed near a location where relatively high concentrations of chlorinated volatile organic compounds were detected in the past. One other well will be installed near the downgradient edge of the treatment zone. The last well will be located directly downgradient of the treatment zone near the property boundary. These wells will be completed as 2-inch diameter PVC wells with similar screen intervals from 15 to 25 feet below ground surface allowing for some variation based on the lithology encountered.

Groundwater Monitoring: This activity involves performing groundwater monitoring for a period of 15 years to assess the stability of the groundwater plume and to monitor potential horizontal and vertical migration of COCs present in upper groundwater zone.

Approximately 1 or 2 truck trips will be required to remove construction waste from implementation of the enhanced reductive dechlorination injection, installation of the sub slab venting system, and construction of the new monitoring wells. All construction activities will occur indoors. Construction activities are expected to take approximately three months to complete.

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: Mario J. and Virginia E. Pellegrini Trust

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, 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 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/>)

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 (Permit to operate the sub-slab venting system, which is permitted by the BAAQMD, will be obtained from BAAQMD).
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:

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 Site Mitigation and Restoration Program
 700 Heinz Avenue
 Berkeley, California 94710

https://www.envirostor.dtsc.ca.gov/screens/menu?global_id=80001769

Yongsheng Sun Project Manager	Hazardous Substances Engineer Title	510-540-3872 Phone No.
 Branch Chief's Signature		12/18/2020 Date
Juliet C. Pettijohn Branch Chief	Environmental Program Manager I Title	510-540- 3843 Phone No.

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: