

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, Fred's Cleaners		
Project Address: 3164 Danville Boulevard	City: Alamo	County: Contra Costa
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 involves implementation of a Removal Action Workplan (RAW) which proposes the use of dual phase extraction (DPE) to remove impacted soil vapor and groundwater at the Fred's Dry Cleaners site, located at 3164 Danville Boulevard in the City of Alamo, California (Site). The extracted soil vapor and groundwater will be routed through activated carbon vessels for treatment before recycling or releasing to the atmosphere.

Background: The Site consists of one parcel which is located as part of a commercial development comprised of two single-story buildings and a parking lot. The dry cleaner occupies one unit in one of the buildings. The commercial development has occupied the Site since 1967. Prior to the commercial development, the Site was occupied by residences with auxiliary structures and agricultural orchards as early as 1939. The Site had been a dry-cleaning business since 1968. The dry-cleaning business used tetrachloroethylene (PCE) as the dry-cleaning solvent before converting to using petroleum-based solvents in 1999.

The list of contaminants of concern (COCs) was identified from past soil gas, indoor air, and soil samples collected throughout the Site. Based on these results, the COCs for soil gas were identified as PCE, trichloroethylene (TCE), and cis-1,2-dichloroethene (DCE). The COCs for groundwater were identified as PCE, TCE, cis-1,2-DCE, and trans-1,2-DCE. The COCs for soil were identified as PCE and TCE. Findings from site investigations indicate that indoor air at the commercial buildings has not been impacted by the COCs from the Site.

Project Activities: The removal action outlined in the RAW to address the COCs on the Site consists of installing a DPE system. The DPE system will be connected to six existing groundwater monitoring wells and two proposed horizontal wells. The conveyance piping will be buried in trenches and will terminate in the equipment compound where the DPE equipment will be located and operated.

Construction of the DPE system will require trenches to be excavated on the east side of the dry-cleaner's tenant space adjacent to the building and near a previous storage area where the highest soil PCE concentration was reported at approximately five feet below ground surface (bgs). Six inches of filter pack sand will be placed along the bottom of the trench and high-volume evacuation well screen and blank casing will be installed, followed by approximately six inches of filter pack sand. A plastic membrane will then be placed onto the sand followed by approximately one foot of bentonite slurry or grout slurry. The slurry will be allowed to set, then backfilled with native soil to approximately one foot bgs, compacted to approximately 90% relative density, followed by six inches of base rock compacted to approximately 95% relative density followed by a concrete or asphalt cap to grade.

The DPE equipment will include a Liquid-Ring (or similar) blower equipped with a 20-horsepower motor which has a maximum flow capacity of approximately 250 standard cubic feet per minute. The equipment will be skid mounted with the following major components: entrainment liquid separator, float switches and entrainment water pump, electrical control panel with main power switch and hour meter, vacuum pump and motor, two 1000-pound carbon vessels inline filled with granulated activated carbon, and influent and effluent sampling ports for each carbon vessel. The DPE equipment is designed to achieve 100% adsorption efficiency. All the DPE wells will be individually plumbed to the DPE equipment and manifolded with individual control valve for each well.

To verify efficient remediation of the Site, the expected maintenance schedules for the DPE equipment will be daily inspections for the first five days (Startup Testing period) and weekly thereafter. Maintenance and inspection schedules will ultimately comply with the permit conditions set by the Bay Area Air Quality Management District (BAAQMD). It is estimated that the DPE system will be operated for one year.

Prior to, during, and post the DPE system operation, soil vapor and groundwater samples will be collected regularly on a quarterly basis for monitoring purposes. When removal goals are achieved, all the wells will be properly abandoned and the DPE equipment will be removed from the Site.

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

Name of Person or Agency Carrying Out Project: Diablo Holdings, Ltd.

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 SSD system have been 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:

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

DTSC EnviroStor website: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002742

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Branch Chief's Signature

1/29/2021

Date

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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: