

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, CA 94710

Project Title: Carmel Cleaners Removal Action Workplan		
Project Address: Southwest corner of Junipero Street and 3rd Avenue	City: Carmel	County: Monterey
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): Response Plan		
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 approval of a Removal Action Workplan (RAW) for the construction of a soil vapor extraction (SVE) system for soil vapor that is impacted with volatile organic compounds (VOCs) at the Carmel Cleaners (Site). This removal action would reduce the human health-based risk associated with the potential for soil vapor migrating into indoor air to a value that would protect human health and the environment. Operation of the SVE system will also help contain the soil gas in the short term while eliminating the contamination over the longer term.

Background: The Site consists of approximately 0.46-acres developed with multiple multi-story, mixed-use buildings with hotel units on the upper story and commercial businesses on the ground floor. The current first-story commercial occupants include Carmel Cleaners (dry cleaner), Carmel Laundry (laundromat), and Physique Exercise Salon (Pilates Studio). The remainder of the Site is improved with second-story hotel rooms on the western and northern portion of the Site, an outdoor spa area, and paved above- and below-ground parking and drive areas. Carmel Cleaners has operated at the Site from approximately 1967.

Environmental investigations conducted since 2014 have documented the presence of VOCs consisting of tetrachloroethene (PCE) in soil beneath the Site, PCE and trichloroethene (TCE) in soil vapor beneath the Site and other adjacent units in the building, and PCE in indoor air at the Site. Detected concentrations of PCE exceed the DTSC screening level for soils. In soil gas, both PCE and TCE detected concentrations exceed the respective DTSC indoor air screening levels. Low concentrations of PCE were also identified in groundwater beneath the Site but were below the California maximum contaminant level for drinking water.

The RAW is being implemented with DTSC oversight pursuant to California Health and Safety Code (HSC) Chapter 6.8, Section 25356.1 and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) (40 Code of Federal Regulations [CFR] Part 300).

Project Activities: The removal action for soil vapor consists of installing an SVE system at the Site where elevated concentrations of VOCs are reported. The SVE system was previously installed during a pilot study in 2021 and consists of the following components:

1. Seven (7) vertical extraction wells to address the need to remediate the subsurface zone in the source area;
2. Vacuum pump, with a 20-horsepower motor with an approximate 200 cubic feet per minute capacity, for extracting vapors out of the ground which are routed through three granulated activated carbon containers to remove VOCs from the vapors and then release treated air to the atmosphere;
3. System operation monitoring and maintenance including daily inspections for the first five (5) days, or the Startup Testing period, weekly thereafter in compliance with Monterey Bay Air Resources District (MBARD) permit requirements; and
4. Site vapor monitoring including baseline sampling of permanent vapor probe points, on-going system influent and effluent monitoring and sampling, vapor probe points monitoring, and confirmation sampling of vapor points.

It is estimated that the SVE system will be in operation from six months to one year to achieve removal goals.

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

Name of Person or Agency Carrying Out Project: Environmental Engineering Consulting & Remediation, Inc. (E2C) on behalf of Carmel Investment Properties, LLC.

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. 153##]
 Statutory Exemptions: [State Code Section Number]
 Common Sense Exemption [CCR, Sec. 15061(b)(3)]

Exemption Title: Common Sense Exemption - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Reasons Why Project is Exempt: DTSC has determined with certainty that there is no possibility that the activities in question may have a significant effect on the existing environment because the project would not result in "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance."

The site is in a previously developed area and does not provide habitat value. The project is consistent with applicable state and local environmental permitting requirements including, but not limited to, air quality rules such as those governing VOC emissions and approved by the regulatory body with jurisdiction over the site (e.g., City of Carmel, MBARD). The installation of the SVE system has already been completed for the pilot study and, therefore, approval of the RAW will not result in any expansion of the existing SVE. In addition, permits from MBARD have been obtained for the existing SVE system. For these reasons, the remediation activities described in the RAW would not have the potential to negatively impact adjacent or nearby receptors, which include hotel and commercial land uses.

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
 700 Heinz Avenue
 Berkeley, CA 94710

Or on DTSC's EnviroStor website:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002209

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Date Received for Filing and Posting at OPR: