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, Former Dryclean USA/Chino Town Square

Project Location: 5483-B Philadelphia Street, Chino, California

County: San Bernardino

Project Applicant: PK I Chino Town Square LP

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code, Chapter 6.8

Project Description: The project includes the approval of the Removal Action Work Plan (RAW) for the operation of a soil vapor extraction (SVE) and treatment system for contaminated soil and soil vapor at the Former Dryclean USA/Chino Town Square (site). Onsite soils are impacted with tetrachloroethene (PCE) and other breakdown volatile organic compounds (VOCs) associated with past operation of a dry cleaner at the site. The SVE will remove VOCs from soil vapors by applying a vacuum to soils through the use of four vertical extraction wells.

Background: The site is located at 5483-B Philadelphia Street in the City of Chino. The site is a vacant retail space formerly occupied by Dryclean USA in the Chino Town Square shopping center (CTS), a multi-tenant commercial shopping center constructed in 1986. The parcel on which the site is located comprises 7.41 acres total. The CTS covers approximately 42 acres and is surrounded by a mixture of commercial and residential properties. It is bordered by commercial properties to the west and across Philadelphia Avenue to the north, Benson Avenue followed by residential properties to the east, and the Pomona Freeway to the south.

Tetrachloroethene (PCE)-based cleaning fluids were observed to be in use at the Dryclean USA facility in 1997. Soil and soil vapor investigations were conducted and found that PCE was present in soil vapor at concentrations above DTSC screening level at depths up to 75 feet below ground surface (bgs) with the highest concentration at 50 ft bgs. Low concentrations of PCE in soil and soil vapor were found at deeper depths greater than 125 feet. The groundwater depth is 250 feet bgs and there is no evidence to conclude that the PCE in soil vapor has affected groundwater under the site.

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

- Installation of four SVE well pairs and one single shallow well to remove VOCs from soil vapors by applying a vacuum to soils. Two well pairs will be installed to the north and northeast of the building section that houses the former dry cleaner suite; one well pair will be installed to the south of the same building section; one well pair will be installed to the southeast of that building section; and one shallow well will be installed inside the former dry cleaner suite. The first zone will be screened from approximately 5 to 25 feet below ground surface (bgs) (shallow well) and the second zone will be screened from approximately 25 to 50 feet bgs (deep well). The extraction wells will be installed with a truck-mounted or track-mounted hollow-stem auger rig.

- Installation of SVE equipment including:
  - Blower capable of providing a range of flow rates up to 250 cubic feet per minute (cfm) and a 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, and
  - Emissions control equipment consisting of two vapor-phase vessels connected in series and sampling ports between canisters to monitor for VOC breakthrough of the carbon vessels.

- Preparation of Operations and Maintenance Plan and Agreement.

- Implementation 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 impacted media at the site and will 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 system equipment will be temporarily staged behind (east side) the former dry cleaner inside free-standing chain link panel fencing with security screen.

The proposed remedy will operate the SVE in two phases. Phase 1 will involve the SVE pilot testing to provide specific design parameters for a full-scale SVE system operation (i.e., Phase 2). Phase 1 will operate the SVE for approximately one year and will include a step testing, constant rate testing, pilot testing, and rebound testing of VOC concentrations. Based on the results of the Phase 1 SVE test, a full-scale SVE system (i.e., Phase 2) will be designed to optimize the removal of PCE from the subsurface.

As related to noise, the nearest sensitive noise-receptor is located over 1,000 feet distance (residences located to the east). Traffic noise from nearby streets (e.g., Highway 60, Philadelphia Street, Benson Avenue, Central Avenue) dominate the ambient noise environment. Noise generated by the hollow-stem auger rig will be temporary and will not be discernable from the existing ambient noise environment because the distance to the nearest noise-sensitive receptor will substantially attenuate its noise. Similarly, noise generated by operation of the SVE will not be discernable at the nearest residences for the same reasons.

Although the SVE is planned to operate for one year to meet cleanup objectives, 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.

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

Name of Person or Agency Carrying Out Project: PK I Chino Town Square LP

Exempt Status: Categorical Exemption: [CCR Title 14, Sec. 15330]

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

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 complied 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:

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DTSC EnviroStor website: https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002480

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Date Received for Filing and Posting at OPR: