

CALIFORNIA ENVIRONMENTAL QUALITY ACT 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
Site Mitigation and Restoration Program
700 Heinz Avenue
Berkeley, California 94710

Project Title: Former Blue Bird Cleaners Removal Action Workplan

Project Location: 56 and 60 West 42nd Avenue, San Mateo, California

County: San Mateo County

Project Applicant: The Valladao, LLC

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code, Chapter 6.8

Project Description: The Department of Toxic Substances Control (DTSC) approved the Former Blue Bird Cleaners (Project Site) Removal Action Workplan (RAW) located at 56 and 60 West 42nd Avenue in the City of San Mateo. The remediation includes implementation of institutional controls for groundwater, soil, and soil vapor beneath the Site along with installation of a groundwater monitoring well.

Background: The Project Site consists of one parcel with a two-unit commercial building (7,400 square feet) that encompasses the entire parcel and was constructed in 1956. A paint store originally occupied the site and used a 500-gallon underground storage tank (UST) that was installed in 1958 and used to store paint thinner. The UST was closed in-place in 1988 under permit from the County of San Mateo. A dry-cleaning facility operated at the site since approximately 1981. It is believed that from 1981 to approximately 2007 the dry-cleaning operation utilized tetrachloroethene (PCE). Former equipment, including a boiler, washing machine, and steam press, were located at the rear portion of the dry cleaner space. The washing machine discharged rinse water to a former concrete-lined floor sump and then pumped to an above grade pipe that discharged to a sanitary sewer located in the bathroom.

The adjoining tenant space at the Site is currently a cheerleading studio. The site is surrounded by commercial properties with residential housing beyond. The nearest residential housing is within 300 feet to the west of the Site with additional residences approximately 700 feet and 1,000 feet to the south and east, respectively.

Previous investigations at the Project Site include soil vapor, soil, indoor air, and groundwater investigations from 2012 to 2021. The chemicals of concern (COCs) found in groundwater include PCE and its breakdown products trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), and trans-1,2-DCE. PCE and TCE were the only COCs found in soil vapor. Residual PCE remains in soil. No COCs were detected in the building in 2021 and, therefore, vapor intrusion to indoor air does not appear to be occurring.

Interim remediation was conducted in 2013 and 2015 under the oversight of the San Francisco Regional Water Quality Control Board. Remediation involved injecting a hydrogen release compound into the groundwater to breakdown contaminants and soil excavation to remove a COC contaminant soil source in 2013. Sub-slab soil vapor venting also occurred in 2015. The RAW was developed to address the contaminants in groundwater and the residual soil and soil vapor contaminants.

Project Activities: The remedy for the Project Site consists of institutional controls and groundwater monitoring. The institutional controls will prohibit the use of groundwater and prohibit digging without a DTSC approved soil management plan. Institutional controls will grant DTSC access to the Site for inspection, investigation, remediation, monitoring, and other activities deemed necessary to protect human health and the environment.

For groundwater monitoring, one groundwater monitoring well will be installed. The new well will be sampled along with the four previously installed wells at the Project Site to monitor the COC groundwater plume.

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

Name of Person or Agency Carrying Out Project: The Valladao, LLC

Exempt Status: Common Sense Exemption: [CCR Title 14, Sec. 15061(b)(3)]

Exemption Title: Common Sense Exemption

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 project is consistent with applicable state and local environmental permitting requirements including, but not limited to, meeting Bay Area Air Quality Management District (BAAQMD) air quality standards and implementing dust control measures (identified in Regulation 6), and meeting requirements governing volatile organic compounds and water quality standards that are approved by the regulatory body with jurisdiction over the site (City of San Mateo).

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
700 Heinz Avenue, Suite 200
Berkeley, CA 94710

DTSC EnviroStor website: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002928

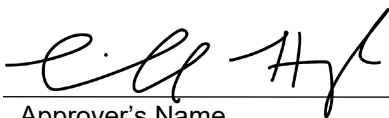
Contact Person
Shilpa Patel

Contact Title
Project Manager

Phone Number
(510) 540-3841

Approver's Signature:

Date:



August 9, 2023

Approver's Name
Marikka Hughes

Approver's Title
Branch Chief

Approver's Phone Number
(510) 540-3926

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: