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, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress CA 90630

Project Title: Eco Cleaners Removal Action Workplan

Project Location:4200 Chino Hills Parkway, Chino Hills, California 91709

County: San Bernardino

Project Applicant: Weingarten Nostat, Inc.

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 Eco Cleaners (Site) Removal Action Workplan (RAW) located at 4200 Chino Hills Parkway, Chino Hills. The cleanup decision document, referred to as a RAW, specified the removal action objectives, identified the contaminants of concerns (COCs), and evaluated alternative remediation proposed for the Site.

The COCs at the Site consist of chlorinated volatile organic compounds (VOCs), principally tetrachloroethylene (PCE) and trichloroethylene (TCE), which are the only two VOCs detected in soil vapor that have exceeded their respective risk-based screening levels. A Soil Vapor Extraction (SVE) operation is recommended to reduce COC concentrations in the vadose zone. First, a pilot study will be conducted to verify that SVE is a technically feasible alternative for the Site and to evaluate engineering design parameters necessary for the implementation of a full-scale SVE system appropriate for meeting Remedial Action Objectives (RAOs) and remedial goals.

Background: The Property is located at the northeast corner of the intersection of Chino Hills Parkway and Pipeline Avenue. The Property is improved with a commercial shopping center, the Chino Hills Marketplace, composed of 14 buildings occupied by multiple commercial, retail, and food service tenants. A Phase I Environmental Site Assessment (Terraphase 2019b) identified that the Site tenant, Eco Cleaners dry cleaner, operated equipment that used tetrachloroethene (PCE) from 1991 to 2003 and generated halogenated solvent waste from at least 1995 to 2005. Eco Cleaners continues to operate as an on-site dry cleaner and uses petroleum-based solvents – not PCE or PCE-containing solvents – in its operations. Subsurface characterization data for the Site indicated that the primary impacts from the historical operations at the Site are in soil and soil vapor within the vadose zone. The primary chemicals of concern (COCs) identified in soil vapor during these investigations are chlorinated volatile organic compounds (VOCs), principally PCE.

DTSC and Weingarten Realty entered into a Standard Voluntary Cleanup Agreement Docket Number HAS-FY 19/20-009 on August 5, 2019 to address the contaminants of concern.

Project Activities: The Project activities consist of the following:

 Install four nested SVE wells with screens at two depths—one from approximately 5 to 20 feet

below ground surface, and one from approximately 23 to 38 feet below ground surface.

 Collect baseline (pre-SVE) soil-vapor samples for laboratory analysis from all soil-vapor and sub-slab

soil-vapor probes.

 Collect air flow and pressure data under different SVE well operating configurations to evaluate:

How vacuum propagates in the two primary, unsaturated soil zones corresponding to the SVE

well screen depths;

 How extraction flow rates correspond to applied SVE well head vacuum in the two primary,

unsaturated soil zones corresponding to the SVE well screen depths (i.e., generate flow versus vacuum system curves); and

 Appropriate SVE well spacing based on vacuum propagation analysis (generally referred to as radius of influence) and pore-gas velocity analysis.

 Should SVE be effective, continue operation of the SVE system for 6 to 9 months and monitor system parameters in accordance with South Coast Air Quality Management District requirements.

 Collect VOC concentration data in extracted soil vapor to estimate VOC mass removal rates.

 Evaluate how soil-vapor concentrations change over time (rebound) when SVE is terminated.

Investigation-derived waste (IDW) , including decontamination water and soil cuttings, will be temporarily stored at the Site in 55-gallon drums and disposed in accordance with state and federal requirements, pending waste characterization. The IDW is anticipated to be non-hazardous. Composite samples of the IDW will be collected in laboratory-supplied, properly labeled containers for waste characterization purposes. IDW will be transported to appropriate waste disposal facilities in a manner consistent with California Department of Transportation regulations. Disposable personal protective equipment and sampling equipment will be managed as nonhazardous solid waste. Disposable IDW will be placed in plastic bags and transferred to an on-site industrial waste container, the contents of which will be routinely disposed in a municipal landfill.

In the event biological, cultural or historical resources are discovered in the course of project activities, work will be suspended while a qualified biologist, cultural or historical specialist assesses the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found, and the County Coroner will be notified pursuant to Health and Safety Code Chapter 2, Section 7050.5.

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

Name of Person or Agency Carrying Out Project: Weingarten Nostat, Inc.

Exempt Status: Categorical Exemption: Categorical Exemption, Class 30, Title 14, Section 15330

Reasons Why Project is Exempt:

1. Minor Actions 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.

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. (Exception: Small-scale in situ soil vapor extraction and treatment systems which have been permitted by the local Air Pollution Control District or Air Quality Management District.)

7. The exceptions pursuant to California Code of Regulations, Title 14, Section 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 shortterm 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 environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will prevent unusual circumstances from occurring 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 compiled pursuant to Section 65962.5 of the Government Code. (http://calepa.ca.gov/sitecleanup/corteselist/default.htm)

e. Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

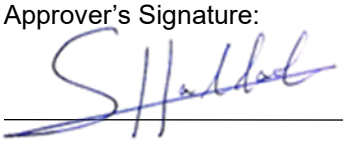
The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/

Contact Person	Contact Title	Phone Number
Mario Cazares	Project Manager	(714) 484-5431

Approver's Signature:



Date:

December 21, 2023

Approver's Name	Approver's Title	Approver's Phone Number
Shair Haddad, P.E.	Branch Chief	(714) 484-5368

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: