

## 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:** Former Anacomp Facility, Removal Action Workplan

**Project Location:** 1895 Hancock Street, San Diego, 92110 CA

**County:** San Diego

**Project Applicant:** Trinity Source Group, inc. on behalf of RTP Felton Station, LLC

**Approval Action Under Consideration by DTSC:** Removal Action Workplan

**Statutory Authority:** California Health and Safety Code, 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 Description:** The Department of Toxic Substances (DTSC) approved the Former Anacomp Facility (Project Site) Removal Action Workplan (RAW) (Snyder, October 11, 2023) for the Site. The Cleanup decision document, referred to as a RAW, summarized the environmental conditions at the Project Site and identified the remediation to address the volatile organic compounds (VOCs)-contaminated soil. The RAW concluded that excavation of approximately 1,400 cubic yards (cy) of VOCs-contaminated soil is required to protect human health and the environment. In addition, the RAW concluded that operation and maintenance (O&M) and Land Use Covenant (LUC) will be prepared for the Project Site.

**Background:** The Project Site is approximately 1.26-acres and has three interconnected buildings constructed in 1947, 1958, and 1959, respectively. The buildings were used for engineering research, development, and manufacture of cathode-ray tubes used in information display units. The buildings are currently used as a consignment shop for retail sale of interior and exterior furnishings with operations in the west building and the lower level (basement) of the east building. The Project Site also has a paved parking lot on the northeast section and is bordered by Hancock Street on the north, Noell Street on the west, apartment complex on the east, and a railway road on the south.

On October 4, 2018, the Proponents entered into a Voluntary Cleanup Agreement (Docket No. HSA-FY17/18-142) with DTSC for oversight of Site characterization and interim measures. Soil, soil gas, grab groundwater sampling and analysis, and installation of groundwater monitoring wells were conducted pursuant to the DTSC-approved Sampling and Analysis Workplan (Snyder, May 21, 2019). The Site Characterization Report (SCR), (Snyder, April 2, 2020), concluded that there are two separate onsite source areas of PCE in soil and groundwater at the Project Site and a possible upgradient off-site source. DTSC approved the SCR with a supplemental site investigation (SSI) required determination on May 5, 2020. DTSC approved the SSI report with a RAW required determination on February 10, 2022.

**Project Activities:** The RAW removal action to address the VOCs contaminated soil consists of the following:

1. Excavate approximately 1,400 cubic yards of soil and off-site disposal as nonhazardous soil, requiring approximately 90 truckloads over two weeks.
2. Ongoing Operation and Maintenance (O&M) of the Project Site would be required to ensure the long-term effectiveness of the remedy. A Land Use Covenant would be recorded with the County of San Diego requiring long term maintenance and restricting the use of Site. There would also be annual inspections and a review of the effectiveness of the remedy every five years.

To assess any potential impacts to air quality, DTSC utilized the California Emissions Estimator Model (CALEEMOD) to quantify potential criteria emissions from operation of 90 truck trips. Total estimated nitrogen oxides (NOX) (air pollution from combustion sources like transport trucks) emissions are estimated to be 0.1 tons/year (9 lbs./day) and particulate matter less than 10 microns (PM10) is estimated to be less than 0.1 tons/year (1.75 lbs./day). The Project Site is within the San Diego County Air Pollution Control District (SDAPCD). Based on the CEQA Guidelines from the SDAPCD, the only construction emissions threshold is for PM10 which is 82 lbs./day. The emissions from the construction activities (1.75 lbs./day) are well below the threshold.

In the event biological, cultural or historical resources are discovered during project activities, work will be suspended while a qualified biologist or cultural or historical resource 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 the 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:** Trinity Source Group, inc. on behalf of RTP Felton Station, LLC

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

**Reasons Why Project is Exempt:** Based on the following reasons, DTSC has determined with certainty that there is no possibility that the Project activities in question may have a significant effect on the 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."

1. The Project Site is in a developed area and does not provide habitat value.
2. The Project activities will not have a potential for a significant impact due to Project Controls that will be implemented during the remediation project as summarized below.
3. A California-state licensed construction contractor will conduct the construction activities. Fieldwork will be conducted following the safety guidelines provided in a Site-Specific Health and Safety plan (SSHSP) prepared specifically for the project. The SSHSP will be prepared in accordance with guidelines set forth in Title 8 of the California Code of Regulations, Section 5192 and includes but is not limited to project controls for heavy equipment safety operations, air monitoring for on and off-site emissions and personal protective equipment.
4. Site security will be established according to the type of operations, potential for exposure to contaminants, and potential for contact with other safety hazards. Site security measures that will protect the construction area and prevent unauthorized access include the following: Access will be controlled by the existing fencing, rolling gate, and structures. Only the construction crew, contractor staff, and authorized personnel will be on the Site during working hours. No unauthorized personnel will be allowed in the controlled areas of the Site. All visitors must have prior approval from the contractor before being admitted to the Site. All visitors must read and acknowledge the SSHSP and possess documentation that they have the training necessary to enter the active work zone.
5. All fieldwork will be conducted according to a SSHSP, and only properly trained personnel will be employed. Licensed contractors and transporters will also be used. Prior to excavation, the Underground Services Alert (USA) will be contacted for locating specific Pipelines/conduits/electrical/phone/water/sewer, etc.
6. The community surrounding the Site will not be affected because the noise and dust levels will be controlled by engineering controls according to the Air Monitoring and Dust control Plan.

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

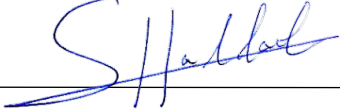
Additional project information is available on EnviroStor: [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/)

Contact Person  
Joe Hwong

Contact Title  
Project Manager

Phone Number  
714-484-5449

Approver's Signature:



Date:

February 21, 2024

Approver's Name  
Shahir Haddad, P.E.

Approver's Title  
**Branch Chief**

Approver's Phone Number  
714-484-5368

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TO BE COMPLETED BY OPR ONLY

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Date Received for Filing and Posting at OPR: