

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

To: Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
1515 Tollhouse Rd
Clovis, CA 93611

Project Title: Madera PCE Investigation Site 2 (Former Madera One Hour Martinizing) Removal Action Workplan

Project Location: 319 East Yosemite Avenue, Madera, CA 93638

County: Madera

Project Applicant: Department of Toxic Substances Control

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code (H&SC), Division 45 – Formerly Chapter 6.8

Project Description: The California Department of Toxic Substances Control (DTSC) approved a Removal Action Workplan (RAW) that describes implementation of a soil vapor extraction (SVE) system to address soil and soil vapor impacts by volatile organic compounds (VOCs) at the former Madera One Hour Martinizing (Site) in the City of Madera.

Background: The former Madera One Hour Martinizing. Site is situated near former dry-cleaning facilities, fueling stations, retail businesses, and residences. The adjacent properties to the Site are primarily commercial and the closest residences are located approximately 250 feet to the northeast.

The Madera PCE Plume Project Area was identified by DTSC after reviewing groundwater monitoring reports for several locations near the Site. A summary of known and potential tetrachloroethene (PCE) sources for the eight sites of interest was prepared for the DTSC and identified two main categories: 1) facilities where PCE use was likely based on the business name or their appearance on regulatory databases that track hazardous waste shipments, and 2) facilities for which no information exists suggesting PCE use but PCE was detected in groundwater samples collected from monitoring wells associated with these facilities. The Madera PCE Investigation Site 2 – Former Madera One Hour Martinizing is listed as a Category 1 source that conducted dry-cleaning activities.

Vapor intrusion mitigation activities were performed at the Site and the two adjacent properties between February 2017 and December 2018. In 2021, an additional investigation was conducted within the lateral and vertical extents of PCE in soil vapor, and an evaluation of PCE concentrations in indoor air was performed for buildings located near suspected source areas at the Site. All samples collected near the Site had PCE concentrations exceeding the commercial/industrial screening level.

An investigation was conducted in February 2022 to assess the vertical extent of PCE in groundwater, and the indoor air concentrations of PCE in a building located near suspected source areas. Groundwater monitoring wells were sampled on February 21, 2022, and PCE concentrations reported in two samples exceeded the maximum DTSC Human Health Risk Assessment (HHRA) Note 3 screening level. Indoor air samples were collected in two locations at the Site and PCE concentrations exceeded the DTSC screening level for commercial/industrial air.

In May 2023, an SVE pilot test was implemented at the Site. The primary objective of the test was to collect data to develop the basis of design for a full-scale SVE system at the Site. A second objective of the test was to obtain data to better evaluate the lateral and vertical extent of PCE impacts in soil vapor and further develop the Site conceptual site model (CSM) because PCE is the primary constituent of potential concern (COPC) at the Site. To meet the objectives, one new triple-nested SVE well and two triple-nested soil vapor monitoring (SVM) wells were installed at the Site. All wells were constructed in the alley to the west and southwest of the former Madera One Hour Martinizing building. The pilot test was conducted for five days, between May 23 and May 30, 2023.

Results from soil vapor investigations in 2013, 2015, and 2023 show PCE concentrations are highest around the former dry-cleaning building and at depths between 15 and 35 feet below ground surface (bgs). Several indoor air investigations in 2015, 2019, 2021, and 2022 indicated that PCE migrated into adjacent buildings through the process of vapor intrusion.

The presence of PCE in indoor air above screening levels indicates that VOCs are accumulating beneath and inside the buildings along preferential pathways such as utility trenches and cracks in foundations. Some of these preferential pathways were sealed at the building located at 319 East Yosemite Avenue. However, subsequent indoor air samples appear to show that these efforts had little effect on mitigating the vapor intrusion pathway. The crawlspace ventilation systems installed at neighboring buildings (317 and 323 East Yosemite Avenue) appear to have reduced PCE indoor air concentrations by preventing upward migration into the buildings.

Indoor air sampling results from previous and current Site investigations show the presence of PCE in indoor air near the dry-cleaner facility as consistently above the commercial/industrial screening level. The presence of PCE in indoor air near the dry-cleaner facility indicates that PCE is volatilizing and may pose an inhalation risk to building occupants.

Project Activities: To remediate VOC impacted soil and soil vapor beneath the dry-cleaner source area, the removal action will involve installation and operation of an SVE system. The pilot test demonstrated that SVE could be effectively used to remove VOCs from soil and soil vapor within the source area. The SVE system will be constructed near the former Madera One Hour Martinizing property, consisting of an existing triple-nested SVE well (MMSVE-1) and construction of a second triple-nested SVE well (MMSVE-2) screened at intervals to approximately 95 feet bgs. The final location for MMSVE-2 would be adjusted as needed based on the final design access. The existing SVM wells will be utilized to evaluate performance. One to two more SVM wells may also be installed to measure the vacuum influence of MMSVE-2.

The SVE system will be designed and constructed in an accessible central location near the source area to treat and discharge off-gas. The final location of the SVE system will require access and approval from the current property owners.

The SVE system will include a 10-horsepower, 200 standard cubic feet per minute (scfm) blower, an 80-gallon air/water separator, two 1,000-pound vapor phase granular activated carbon (GAC) canisters for vapor treatment, and associated control and monitoring equipment. The blower would be housed in a trailer to reduce noise issues. Water generated from the air/water separator would be transferred and stored in a 500-gallon storage tank, prior to collection and off-site disposal.

Installation of the SVE system and associated wells is expected to require construction permits, encroachment permits, and well installation permits. In addition, discharge of treated soil vapor will require an authority to construct (ATC) and a permit to operate (PTO) from the San Joaquin Valley Air Pollution Control District (SJVAPCD).

SVE system construction activities, including well installation and trenching, have the potential to temporarily impact the normal flow of traffic and access to parking in downtown Madera. To address these potential temporary impacts, a traffic control plan (TCP) will be prepared by the remediation contractor in accordance with the requirements of the City of Madera Engineering Division prior to the start of construction. Long-term or substantial impacts to traffic patterns, including changes to roads or means of access, are not anticipated from the operation of the SVE system.

Permits will be procured from the SJVAPCD for construction of the SVE system and discharge of treated soil vapor, including an ATC and PTO. Conflicts with existing air quality plans, or emissions of pollutants and/or objectionable odors, will not result from project activities. During earthwork activities, dust control measures will be implemented to prevent fugitive dust emissions.

The SVE blower will be the primary source of noise during the project. This noise source will be addressed throughout the duration of the SVE system operation by inlet and discharge silencers on the blower as well as by an enclosure around the equipment. The noise will be reduced to levels compliant with Madera County Ordinance 9.58 – Noise Regulations.

The SVE system is anticipated to operate for four years.

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 makes an assessment of 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: Department of Toxic Substances Control

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

Exemption Title: Common Sense: 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 project is consistent with applicable state and local environmental permitting requirements including, but not limited to, air quality rules such as those governing volatile organic compounds and water quality standards and approved by the regulatory body with jurisdiction over the site (City of Madera, San Joaquin Valley Air Pollution Control District). The remediation activities (SVE installation and operation) will not have the potential to negatively impact adjacent or nearby receptors, which include residential and commercial land uses.

Additional reasons why the Project will not result in any significant effects include the following:

- The Project Site is in a developed area and does not provide habitat value.
- The Project activities will not have a potential for a significant impact due to Project Controls that will be implemented during the remediation project.
- 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
1515 Tollhouse Rd
Clovis, CA 93611

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001450

Contact Person
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Approver's Signature:

Date:



January 23, 2025

Approver's Name
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Approver's Title
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Approver's Phone Number
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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: