

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

2019048510

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
Brownfields and Environmental Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Project Title: Soils Corrective Measures Proposal for the Former Specialized Processing Inc. Facility

Project Location: 581 South Marshal Avenue, El Cajon, California 92020

County: San Diego

Project Description: The Department of Toxic Substances Control (DTSC) is approving a draft Soils Corrective Measures Proposal (CMP) for Specialized Processing, Incorporated. The CMP addresses potential health risks resulting from volatile organic compounds in soil and soil gas, and from metals in soil which are the result of a fire and operation of the site. The purpose of the CMP is to reduce health risk to future workers at the site from metals and volatile organic compounds (VOCs) in soil and VOCs in soil gas and indoor air to acceptable health and hazard risks by implementing engineering and institutional controls.

Background: The approximately one-acre, rectangular shaped Site is located in a mixed industrial/commercial use area of El Cajon. Commercial and industrial facilities are located to the south, west, and north along Marshal Avenue. Residential properties border the Site to the east. Specialized Processing, Incorporated, conducted aircraft and automotive part electroplating in the two buildings at the Site for approximately 43 years. Operations ceased on August 1, 2008. The two buildings were destroyed by a fire in 2015 and were subsequently demolished. Chemical residue from the former plating, anodizing, and painting activities includes VOCs and some metals. The property owner is conducting Site investigation and remediation activities under a Corrective Action Consent Agreement with DTSC.

In 2016, Interim Measures (IM) were implemented to reduce the contamination in the soil and to treat contaminated groundwater at the Site. A contaminated soil "hot spot" was excavated from about a 10-foot by 14-foot area, to a depth of about 15-feet near a former parts cleaning tank (State Clearinghouse number 2016078153). Following soil removal, proprietary chemicals (PersulfOX) were placed in the excavation to enhance oxidation of the remaining VOCs in soil below the excavation. To treat groundwater leaving the Site, a permeable reactive barrier, about two (2) feet wide, 15-feet deep and 50-feet long, was installed across the direction of groundwater flow, just down gradient of the former southern building. Proprietary chemicals (PersulfOX) were placed in the lower 10-feet of this trench, below the 5-foot deep water table to enhance oxidation of VOCs in groundwater. The trench was then backfilled with clean soil to the ground surface. Building foundations were removed and the soil that extended above ground surface was smoothed. This was done to comply with the City of El Cajon's requirement to clear the property of all structures. Approximately 700 tons of soil and debris were excavated and transported under a manifest to an off-site disposal facility. A 40-foot wide by 80-foot long, 6 to 18-inch thick concrete cap was constructed over the southeast portion of former southern building foot print to prevent future on-site workers from contact with the contaminated soil, leaching of residual contaminants into groundwater, and rainwater run-off from the Site. The entire Site was paved with asphalt. In order to provide for ongoing monitoring, three permanent vapor wells were installed near the downgradient (eastern) border of the Site.

Follow-up tests were conducted at the Site in 2017 and results indicated residual soil vapor contamination is within acceptable limits for the current site use and does not pose a risk to adjacent properties. Based on the results of these tests, tetrachloroethene (0.22 to 8,400 micrograms per liter (ug/l) and its breakdown products were detected in soil gas. The greatest concentrations of VOCs were detected beneath the concrete cap located in the southeastern portion of the former southern building footprint.

Groundwater has been and continues to be monitored to evaluate progress of groundwater remediation until cleanup goals are met. If DTSC determines that groundwater impacts exceed protective standards, a cleanup plan for groundwater will be developed in the future. Groundwater at the Site is not a source of drinking water.

Project Activities: The following activities will be conducted as part of this CMP:

Institutional and engineering controls (deed restriction) are proposed. A deed restriction on future use of the Site will be recorded with the County of San Diego. The Deed restriction will require future Site owners to maintain the current pavement, and prevent future Site development for residential, school, or hospital use. All future soil disturbing activities at the Site would require a DTSC-approved soil management plan. Also, a future commercial building construction would require a vapor barrier installation and indoor air monitoring to protect future Site workers from soil-vapor inhalation.

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

Name of Person or Agency Carrying Out Project: Mario and Thelma Minella Vismara Family Trust.

Exemption Status: (check one)

- ☐ Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]
- ☐ Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec. 15269(a)]
- ☐ Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec. 15269(b)(c)]
- ☒ Categorical Exemption: Class 30 [Cal. Code Regs. tit. 14, §15330]
- ☐ Statutory Exemptions: [State code section number]
- ☐ General Rule [CCR, Sec. 15061(b)(3)]

Exemption Title: Minor Actions Taken to Prevent, Minimize, Stabilize, Mitigate, or Eliminate the Release or Threat of Release of 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 does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses and does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123.
4. The exceptions pursuant to Cal. Code Regs., tit. 14, § 15300.2 have been addressed as follows:
 - Cumulative Impact. The project will not result in cumulative impacts because it is designed to be a short-term, remedy that would not lead to a succession of projects of the same type in the same place over time.
 - 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.

- 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.
- 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.
- Historical Resources. The project will not cause a substantial adverse change in the significance of a historical resource because there are none at the site.

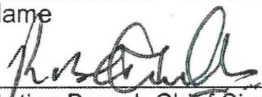
Evidence to support the above reasons is documented in the project file record, available for inspection at:

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Brownfields and Environmental Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

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9/18/2019
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