

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: La Palma Plaza Dry Cleaners Removal Action Workplan		
Project Address: 6883 La Palma Avenue	City: Buena Park	County: Orange
Approval Action Under Consideration by DTSC:		
<input checked="" type="checkbox"/> Removal Action Workplan	<input type="checkbox"/> Initial Permit Issuance	<input type="checkbox"/> Permit Re-Issuance
<input type="checkbox"/> Corrective Measure Study/Statement of Basis	<input type="checkbox"/> Permit Modification	<input type="checkbox"/> Closure Plan
<input type="checkbox"/> Remedial Action Plan	<input type="checkbox"/> Regulations	<input type="checkbox"/> Interim Removal
<input type="checkbox"/> Other (specify):		
Statutory Authority:		
<input type="checkbox"/> California H&SC, Chap. 6.5 <input checked="" type="checkbox"/> California H&SC, Chap. 6.8 <input type="checkbox"/> Other (specify):		

Project Description: The project involves soil excavation and offsite disposal of approximately 200 cubic yards (300 tons) of contaminated soil and the installation and pilot testing of a Soil Vapor Extraction (SVE) System for the La Palma Plaza Dry Cleaners (Project Site). The Cleanup Decision Document, referred to as a Removal Action Workplan (RAW) concluded that the elevated concentrations of the chlorinated solvent tetrachloroethene (PCE), could be addressed by soil excavation and the installation of a pilot testing SVE System to address potential risks to human health and/or the environment.

Background: The Project Site consists of three parcels of land located on the northwest corner of Knott Avenue and La Palma Avenue within a mixed commercial and residential area of Buena Park. The Site is bounded by Hope Special Education Center School on the north and a Jack in the Box and Gilbert West High School to the west and southwest. An ARCO service station and multi-family residences are located to the east on the east side of Knott Avenue. The Wildwater Express Car Wash bounds the Site on the South and single-family residences are also located south of the Site on the south side of La Palma Avenue.

The Project Site is occupied with retail commercial suites including a laundromat, restaurants, nail and hair salons, a dental office, smoke shop, and other retail outlets.

Suite 6883 was occupied by two separate dry-cleaning businesses, the One Hour Martinizing and Carol's Cleaners from 1968 until 2015. The chlorinated solvent PCE was used historically on the Project Site for dry-cleaning operations. Based on the results of the Preliminary Site Investigation (PSI) and subsequent Data Gaps Assessment (DGA), there was evidence of a release of PCE to shallow soil and/or soil gas near the former dry-cleaning facilities on the Project Site. Soil impacted by PCE is present to a depth of approximately 5 feet beneath the former footprint of the dry-cleaning equipment.

The contaminants of potential concern (COPCs) evaluated in the PSI and DGA at the Project Site include detected volatile organic compounds [i.e., PCE and its degradation products, trichloroethene (TCE), and cis-1,2-dichloroethene (1,2-DCE)]. The COPCs are specifically related to a release of PCE to soil and soil gas during historic dry-cleaning operations performed in Suite 6883. Contamination of groundwater, surface water, and air are not considered to be of concern at the Project Site.

The RAW is being implemented by the W. Peter Just 1983 Trust with DTSC oversight under the Voluntary Cleanup Agreement (Docket Number HAS-FY 15/16-150) dated August 16, 2016.

Project Activities: The project activities consist of the following:

- Excavation and offsite disposal of approximately 200 cubic yards (300 tons) of impacted soil at a depth of eight feet which will occur over 5 days. Wastes generated will be transported offsite to waste disposal facilities licensed to receive the wastes and that have pre-approved their disposal. Based on the estimated volumes of soil to be removed, it is anticipated that approximately 12 truckloads (300 tons divided by 25 tons per truckload) will be required to haul the soil for disposal as non-hazardous waste. After the impacted soil has been removed, the excavation will be backfilled with clean imported fill. Based on the results of the PSI and DGA, project activities could create fugitive dust or airborne

particulates impacted with COPCs. To prevent inhalation of COPCs, fugitive dust will be controlled through implementation of standard construction institutional controls (e.g., applying water) during soil excavation and loading of trucks.

- Installation and pilot testing of an SVE System: Following excavation activities, an SVE system will be installed to remove any remaining PCE from soil vapor beneath the Project Site. The SVE system will be built in the rear of the building north of the former dry-cleaning suite. Once installed, the SVE system will be connected to two extraction wells with the screen intervals between four and nine feet. The installation of the SVE system and pilot study will take two weeks. Following the pilot study, a report will be prepared that include recommendations for the design of an expanded system and implementation of a full-scale SVE system, if required.

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: W. Peter Just 1983 Trust

Exempt 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: [CCR Title 14, Sec. 15330]
- Statutory Exemptions: [State Code Section Number]
- Common Sense Exemption [CCR, Sec. 15061(b)(3)]

Exemption Title: Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances.

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:
 - a. Cumulative Impact. The final remedy will 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. Historical Resources. The project will not cause a substantial adverse change in the significance of a historical resource at the Site because there are none at the Site.

