

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

2019100249

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: Creighton's Cleaners Removal Action Workplan

Project Location: 5951 Spring Street, Long Beach

County: Los Angeles

Project Description: The project consists of the expansion of the existing Soil Vapor Extraction (SVE) network and installation of a permanent vapor extraction and treatment system to mitigate the elevated concentrations of the volatile organic compounds (VOCs) perchloroethylene (PCE) and trichloroethylene (TCE) in soil gas beneath Creighton's Cleaners, a dry-cleaning facility. The purpose of this proposed remedial action is to reduce the elevated PCE and TCE concentrations found in shallow soil gas to concentrations below calculated environmental screening levels for commercial land use.

Background: The Project Site is a dry cleaner suite located within the Spring Street Pavilion Shopping Center, which comprises approximately 93,873 square feet of retail space. The shopping center is situated on a triangular shaped property bordered to the north and west by Los Coyotes Diagonal followed by residences; to the east by Woodruff Avenue, a drainage channel, and residences; to the south by East Spring Street, followed by residences; and to the west by a gas station.

Creighton's Cleaners has been in operation since at least 1997. As a part of a property transaction, a Phase II Environmental Site Assessment was conducted in July of 2012. PCE and TCE impacts were found in soil, soil vapor, and groundwater to at least 35 feet below ground surface. The highest concentrations of PCE and TCE in soil gas were 112,751 and 2,363 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), respectively. PCE was found in groundwater at concentrations up to 26 micrograms per liter ($\mu\text{g}/\text{L}$). Based on these findings, the project owner and DTSC entered into a Voluntary Cleanup Agreement. In 2013, DTSC requested an indoor air assessment. PCE and TCE were found at maximum concentrations of 1.515 and 0.216 $\mu\text{g}/\text{m}^3$, respectively. In May 2018, a Soil Vapor Extraction (SVE) pilot test was initiated to evaluate the effectiveness of SVE to remove VOCs from the subsurface. Overall, the results of the pilot study showed that SVE successfully mobilized and captured vapor phase PCE/TCE concentrations in subsurface soil at the site.

Project Activities: Activities will include the installation of four additional multi-completion soil vapor extraction wells, along with associated piping, manifold, blower, and effluent air treatment equipment. One of the four new wells will be installed inside the dry-cleaning facility and the remaining three wells will be placed in areas surrounding the dry-cleaning facility. Vapor discharge from the treatment system is required to comply with emission standards specified by South Coast Air Quality Management District (SCAQMD). In addition, well installation and building permits will be obtained from the City of Long Beach prior to the start of the project. Installation of the system will take approximately one week to complete. The SVE system will be operated on a continuous basis (24 hours per day). Currently, the estimated duration of the treatment period is twelve months.

The cleanup will be considered successful when chlorinated volatile organic compound (CVOC) soil gas concentration trends indicate that the cleanup goal has been achieved and is maintained for a sufficient period of time, anticipated six months to a year. If the cleanup goals are not achieved within this expected timeframe, the system will be re-evaluated, optimized, and continue to be operated, if necessary. If remediation efforts are not effective at meeting remediation goals, then recordation of a land use covenant and implementation of an operation and maintenance plan would be required. The project proponent would also enter into an Operations and Maintenance (O&M) Agreement with DTSC.

In the event biological, cultural or historical resources are discovered during project activities, work will be suspended while a qualified biologist or a 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: TCR (formerly Terramar Retail Centers, LLC)

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: [CCR, Title 14, Chapter 3, Section 15330]
☐ Statutory Exemptions: [State code section number]
☐ General Rule [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 cleanup action to be taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance.
2. The project is a removal action costing \$1 million or less.
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 25123.6.
4. The project is consistent with applicable state and local environmental permitting requirements including, but not limited to, off-site disposal, 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. Prior to implementing field activities, all necessary permits will be obtained from the City of Long Beach and SCAQMD.
5. None of the following exceptions pursuant to Cal. Code Regs., tit. 14, § 15300.2 apply:
 - (a) Cumulative Impact. The project will not result in cumulative impacts because it is designed to be a short-term 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.
 - (e) 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.

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

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Governor's Office of Planning & Research

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