

## 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:** Feasibility Study/Removal Action Workplan (RAW) for Ace Dry Cleaners

**Project Location:** 29050 South Western Avenue, Rancho Palos Verdes

**County:** Los Angeles

**Project Applicant:** Veneto Capital Management, LLC

**Approval Action Under Consideration by DTSC:** Feasibility Study/Removal Action Workplan

**Statutory Authority:** California Health and Safety Code, Chapter 6.8

**Project Description:** The project consists of expanding the existing Soil Vapor Extraction (SVE) system through the installation of three (3) additional vertical wells and five (5) horizontal wells to address contaminated soil, soil vapor, and sub-slab vapor at the Site. The project includes reduction of contaminant concentrations in soil vapor and sub-slab vapor by implementation of the SVE system, and applying commercial/industrial land-use restrictions to the Site to protect human health and the environment.

**Background:** The Ace Cleaners property (Site) is approximately 2.84 acres and is located at 29050 South Western Avenue on the northeast corner of South Western Avenue and West Capitol Drive, within a mixed residential and commercial area. There is a concrete drainage channel to the north of the Site. The Site was previously undeveloped land as early as 1896 and remained undeveloped land until it was developed with a portion of a housing tract in the early 1950s. In 1984 and 1986, the property was redeveloped into two (2) single-story and two-story commercial buildings, which are occupied by various commercial tenants as part of the Harbour Cove Shopping Center. The property is also improved with asphalt-paved parking areas and associated landscaping. It is bound by commercial properties to the north, residential properties to the east, commercial properties to the south across West Capitol Drive, and commercial properties to the west across South Western Avenue.

Ace Cleaners (also known historically as Valet Cleaners and Bon Ton Cleaners), operated in Units 103 and 107 from approximately 1995 to 2016. The former and current dry-cleaning facilities used a tetrachloroethylene (PCE)-based dry cleaning solvent. The South Coast Air Quality Management District (SCAQMD) cited two violations for Ace Cleaners for “operating unrepaired leaking equipment 16 or more days after leak detection” and “liquid solvent leak of more than one drop in 3 minutes”. It was unclear whether the leaks were contained to the secondary containment pan that is in place or were exposed to the concrete floor.

The Site has been subject to soil and soil vapor investigations and soil vapor extraction removal activities prior to Department of Toxic Substances Control (DTSC) involvement. Results from investigations prior to 2017 suggested that chlorinated solvent impacts affected underlying soil and soil vapor. The primary chemical of concern (COC) for indoor air is tetrachloroethene (PCE). The primary COCs for soil vapor are PCE and trichloroethene (TCE). The primary COC for soil is PCE.

In 2016, A Phase II Environmental Site Assessment and a Limited Assessment for the Site were conducted. As a result of the findings, an SVE system was installed and commenced operation on July 31, 2018 to address the contamination found at the Site. The SVE system comprised a 220 standard cubic feet per minutes (scfm) regenerative blower connected to vapor emission controls consisting of two 400-pound granular activated carbon (GAC) vessels connected in series. The SVE system is operated under pressure and has been in continuous operation in compliance with SCAQMD Permit Number F99163 since commencement of operations on July 31, 2018. Based on soil vapor data collected in subsequent years, the SVE system has reduced chlorinated solvent impacts.

On December 13, 2018, DTSC entered into a Voluntary Cleanup Agreement (VCA) with the current owner of the property, Veneto Capital Management, LLC (Veneto), to provide regulatory oversight for the Site.

A Site Summary Report and Supplemental Site Investigation (SSI) Workplan were prepared by Terrax Environmental, Inc. (Terrax), on behalf of Veneto, and finalized on March 22, 2019. The Site Summary Report described all past activities and data collected prior to DTSC oversight. The SSI Workplan was prepared to address data gaps in the vertical and lateral extent of contamination at the Site. DTSC reviewed and approved both documents on May 13, 2019. The SSI Workplan

was implemented in the field, mobilizing on May 21, 2019 and completing sampling on June 20, 2019. Based on the results of the investigation, DTSC determined that further action to address impacts of PCE and TCE is required.

As a result, a Feasibility Study/Removal Action Workplan (RAW) was prepared to evaluate potential feasible removal action alternatives to address chlorinated solvent impacts at the Site; present the remedy alternative selected; and describe how the alternative shall be implemented. Based upon this evaluation, three (3) alternatives are presented for remedial activities: 1) No Action; 2) Excavation/Disposal and LUC; and 3) SVE and LUC.

**Project Activities:** DTSC invited the public to review and comment on the proposed RAW to address contaminated soil, soil vapor, and sub-slab vapor at the Site. This includes the concentration reduction of all chemicals of concern in soil vapor and sub-slab vapor by implementation of the SVE system and by commercial/industrial land-use restrictions which will be applied to the Site to protect human health and the environment. The Removal Action Objective (RAO) of the RAW is the reduction of COC concentrations to an acceptable cancer risk of one in a million ( $1 \times 10^{-6}$ ) and noncancer hazard index of one (1) to Site occupants.

The new SVE system will utilize seven (7) existing vertical wells (SV1 through SV7), plus three (3) additional vertical wells and five (5) horizontal wells to be constructed. The final design of the SVE system will be facilitated by data collected during system performance evaluation tests. Assuming a general radius of influence (ROI) of 15 feet (ft): SVE will be applied to an approximate area of 3,600 ft<sup>2</sup>, to a maximum depth of about 20 feet below ground surface (bgs) or approximately 72,000 ft<sup>3</sup> of soil. The exact location of the soil vapor extraction wells will be subject to field conditions and location of identified subsurface utilities. Based on the results of the initial operations, additional SVE wells may be recommended.

The SVE system will be permitted, as necessary, by the SCAQMD. The soil vapor extraction system is already installed inside the building and as such a planning review is not required. In addition, given that the system is installed, a city permit for connection to the existing three phase power supply is also not required. Additional soil vapor extraction wells are proposed to expand the system; however, these do not extend to groundwater and permits are not required.

Schedule of Activities is as follows:

Activity	Time Period
Design and Permitting of Wells, SVE system	4 – 5 weeks
Installation of SVE wells and conveyance pipe work	2 weeks
Installation of SVE system	1 week
Shake down testing	1 week
SVE operation	6 months to 1 year
SVE Validation and Rebound Testing	1 year

Following the SVE system operation to meet the RAO, land use restrictions will be applied to the Site to protect human health by restricting activities and minimizing the potential for contact with impacted media. The land use covenant will restrict the use of the property to commercial or industrial purposes (i.e., no residential activities or the operation of hospitals, schools, or day cares will be permitted). It may also restrict, if applicable, the use of the groundwater beneath the site for municipal purposes. The land use covenant will be recorded with the Los Angeles County Clerk/Recorder's Office.

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

**Name of Person or Agency Carrying Out Project:** Veneto Capital Management, LLC

**Exempt Status:** Categorical Exemption Class 30 Categorical Exemption, CCR Title 14, Sec. 15330

**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. The SVE treatment unit will be permitted by SCAQMD.

4. The exceptions pursuant to California Code of Regulations, Title 14, Section 15300.2 have been addressed as follows:
- 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.

The administrative record for this project is available to the public by appointment at the following location:

San Pedro Regional Library 931 S. Gaffey St. San Pedro, CA 90731 Phone (310) 548-7779	DTSC Regional Records Office (By appointment only) 5796 Corporate Avenue Cypress, CA 90630 Phone: (714) 484-5337 By appointment only
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Additional project information is available on EnviroStor:  
[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60002755](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002755)

Contact Person Rania A. Zabaneh	Contact Title Project Manager	Phone Number 714-484-5479
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Approver's Signature:



Date:

May 4, 2020

Approver's Name A. Edward Morelan, PG, CEG	Approver's Title Branch Chief	Approver's Phone Number (714) 484-5440
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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR:

Governor's Office of Planning & Research

**MAY 08 2020**

**STATE CLEARINGHOUSE**