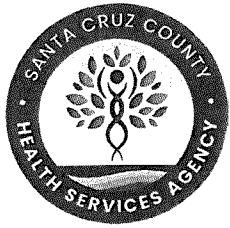


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County of Santa Cruz

Health Services Agency - Environmental Health

701 Ocean Street, Room 312, Santa Cruz, CA 95060
 (831) 454-2022 TDD/TTY - Call 711 <http://www.scceh.org>
EnvironmentalHealth@santacruzcountyca.gov



THIS NOTICE HAS BEEN POSTED AT THE CLERK
 OF THE BOARD OF SUPERVISORS OFFICE FOR A
 PERIOD COMMENCING 2/27/2024 February 26, 2024
 AND ENDING 4/2/2024

RECEIVED
 CLERK OF THE BOARD
 FEB 27 2024
 BOARD OF SUPERVISORS
 COUNTY OF SANTA CRUZ

NOTICE OF EXEMPTION

To: County of Santa Cruz
 County Clerk
 701 Ocean Street, Room 310
 Santa Cruz, CA 95060

From: County of Santa Cruz
 Health Services Agency
 Environmental Health Division
 Environmental Cleanup Program
 701 Ocean Street, Room 312
 Santa Cruz, CA 95060

Project Title: Former Classic Cleaners		
Project Address: 607-609 Soquel Avenue	City: Santa Cruz	County: Santa Cruz
Nearest Cross Street to Project:	Ocean View Avenue	
Assessor's Parcel Number(s): 010-012-20		
Latitude: 36.97680279 N	Longitude: -122.01679872 W	
Approval Action Under Consideration by EHD:		
<input type="checkbox"/> Removal Action Workplan	<input type="checkbox"/> Interim Removal	
<input checked="" type="checkbox"/> Remedial Action Plan	<input type="checkbox"/> Interim Remedial Action	
<input type="checkbox"/> Closure Plan	<input type="checkbox"/> Other (specify): _____	
Statutory Authority:		
<input checked="" type="checkbox"/> California HSC, Chap. 6.5	<input type="checkbox"/> Carpenter-Presley-Tanner Hazardous Substance Account Act (Commencing with California HSC, Sec. 78000)	
<input checked="" type="checkbox"/> Other (specify): <u>40 CFR Part 300</u>		

Project Description: The Santa Cruz County Environmental Health Division (EHD) approved the Former Classic Cleaners (Site) *Revised Remedial Action Plan* (RAP). The Cleanup document, referred to as a RAP, summarized the environmental conditions at the Site and identified the remediation to address volatile organic compounds (VOCs), including tetrachloroethene (PCE), in contaminated groundwater, soil gas, and indoor air. The RAP concluded that soil vapor extraction (SVE), sub-slab depressurization (SSDS), and injection of enhanced *in situ* dehalogenation (EISD) chemicals into groundwater is required to protect human health and the environment.

Background: The Site consists of approximately 0.23 acres: 0.23 acres are developed with a one-story slab-on-grade building and parking areas; with zero acres of land remaining undeveloped. The Site is bordered by Soquel Avenue to the south; the Branciforte Plaza commercial properties to the west (555, 573-579, and 603 Soquel Avenue); residences to the north (611 Soquel Avenue); and an access road and vacant lot to the east. The nearest residences are about 85 feet from 607-609 Soquel Avenue to the north.

Former Classic Cleaners

February 26, 2024

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The Site functioned as a dry cleaner from 1958 to 2012 and in 2012, the Former Classic Cleaners stopped operating as a dry cleaning facility at the Site. Discharge of the dry cleaning solvent, PCE, to the on-Site sanitary sewer is the likely transport and release mechanism for VOCs to the subsurface. Currently, the Site is used for two commercial retail tenant spaces: 607 Soquel Avenue (currently a furniture store) and 609 Soquel Avenue (the former dry cleaner and currently vacant).

Several environmental investigations were conducted from 2019 to 2023 to identify any impacts to soil, soil vapor, indoor air, and groundwater from historical dry cleaning activities. The primary contaminant(s) of concern identified are VOCs, including the dry cleaning solvent PCE, in groundwater, soil gas, and indoor air. Investigations indicate that PCE from dry cleaning operations has not contaminated soil at the Site.

The RAP is being implemented with EHD oversight pursuant to California Health and Safety Code (HSC) Sections 79195 through 79240 and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) (40 Code of Federal Regulations [CFR] Part 300).

Project Activities: The RAP removal action to address the VOCs contaminated groundwater, soil gas, and indoor air consists of the following:

1. SVE and SSDS to remove VOCS from impacted shallow soil.
2. Injection of EISD substrate and bacteria to consume the VOCs in groundwater.
3. Ongoing maintenance and monitoring of the SVE treatment system, soil gas, groundwater, and indoor air would be required to ensure the long-term effectiveness of the remedy. A Land Use Covenant (LUC) would be recorded with the County of Santa Cruz requiring long-term maintenance and restricting the use of groundwater until the remedial goals are attained. There would also be annual inspections and a review of the effectiveness of the remedy: (1) soil vapor remedy, semi-annually for one year and (2) groundwater remedy, quarterly for the first year or until cleanup goals have been reached, then semi-annually after one year for groundwater monitoring wells and Site related VOCs above cleanup goals.

The Site is within the Monterey Bay Air Resources District (MBARD). To assess any potential impacts to air quality, emissions from the SVE/SSDS treatment system will be monitored for VOCs pursuant to a MBARD permit to operate (PTO) following approval of an Authority to Conduct (ATC). Based on the CEQA Guidelines from the MBARD, the vapor emissions threshold should not result in a hazard index greater than 1 for acute or chronic impacts or a cancer risk great than 10 in one million. The MBARD total emissions thresholds for PCE and trichloroethene (TCE) are 0.051 pounds per hour (23 grams per hour).

Since soil off-haul trucks (estimated one trip) following the installation of monitoring wells would likely travel to a landfill within the Bay AREA Air Quality Management District (BAAQMD), those thresholds would also be relevant. BAAQMD thresholds for nitrogen oxides (NO_x) and Particulate Matter (PM) that are generally 10 micrometers and smaller in diameter (PM₁₀) are 54 lbs/day and 82 lbs/day, respectively. The entire project emissions are below the thresholds. Therefore, the small number of trucks that would travel within BAAQMD boundaries result in near-negligible emissions, well below any significance thresholds.

The Site where the remediation will occur is in a previously developed area and does not provide habitat value. The Site consists of approximately 0.23 acres of land that will remain undeveloped. In the event biological, cultural, or historical resources are discovered during the project activities, work will be suspended while a qualified biologist or cultural or historical resource specialist assesses the area and arrangements are

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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 HSC, Chapter 2, Section 7050.5.

Name of Public Agency Approving Project: Santa Cruz County Environmental Health Division (EHD)

Name of Person or Agency Carrying Out Project: West Environmental Services and Technology, Inc. (WEST) on behalf of the V.S. Haslam-Bowman 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. 153##]
- Statutory Exemptions: [State Code Section Number]
- Common Sense Exemption [CCR Title 14, Sec. 15061(b)(3)]

Exemption Title: Common Sense Exemption – It can be seen with certainty that there is no possibility that the activity in questions may have a significant effect on the environment.

Reasons Why Project is Exempt: Based on the following reasons, EHD has determined with certainty that there is no possibility that the project activities in question may have a significant effect on the 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.”

1. The Site is in a previously developed area and does not provide habitat value.
2. The project activities will not have a potential for significant impact due to Project Controls that will be implemented during the remediation project as summarized below.
3. A California-state licensed construction contractor will conduct the construction activities. Fieldwork will be conducted following the safety guidelines provided in a Site-Specific Health and Safety Plan (SSHSP) prepared specifically for the project. The SSHSP will be prepared in accordance with guidelines set forth in Title 8 of the California Code of Regulations, Section 5192 and includes but is not limited to project controls for heavy equipment safety operations, air monitoring for on- and off-site emissions, and personal protective equipment.
4. Site security will be established according to the type of operations, potential for exposure to contaminants, and potential for contact with other safety hazards. Site security measures that will protect the construction area and prevent unauthorized access include the following: Access will be controlled by the existing fencing, rolling gate, and structures. Only the construction crew, contractor staff, and authorized personnel will be on the Site during working hours. No unauthorized personnel will be allowed in the controlled areas of the Site. All visitors must have prior approval from the

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contractor before being admitted to the Site. All visitors must read and acknowledge the SSHSP and possess documentation that they have the training necessary to enter the active work zone.

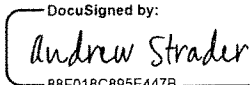
- 5. All construction will be conducted at least 85 feet away from the nearest resident.
- 6. All fieldwork will be conducted according to a SSHSP, and only properly trained personnel will be employed. Licensed contractors and transporters will also be used. Prior to excavation, the Underground Services Alert (USA) will be contacted for locating specific pipelines, conduits, electrical lines, telecommunication lines, water lines, and sewer lines, etc.
- 7. The community surrounding the Site will not be affected because the noise and it will be limited to 8 AM to 10 PM as regulated by the Santa Cruz Municipal Code for noise ordinance.

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

County of Santa Cruz Government Center
Environmental Health Division
701 Ocean Street, Room 312
Santa Cruz, CA 95060
Tel: (831) 454-2022 Call for appointment

Or on EHD's website: <https://sccch.org/NewHome/EnvironmentalHealthDocuments.aspx>

Or on the State Water Resources Control Board's (SWRCB) GeoTracker online database:
https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000018697

John Gerbrandt	Professional Geologist	(831) 454-2731
Project Manager	Title	Phone No.
 <small>88E018C895E447B</small>		2/26/2024
Environmental Health Director's Signature		Date
Andrew Strader	Environmental Health Director	(831) 454-2022
Environmental Health Director	Title	Phone No.

TO BE COMPLETED BY COUNTY CLERK OFFICE ONLY

Date received for Filing and Posting at County Clerk: