

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

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

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: Groundwater Removal Action Workplan, Hall Family Trust Site

State Clearinghouse Number: 2019079044

Project Location: 13872, 13875 and 13972 North Tustin Avenue, Santa Ana, California 92705

County: Orange

Project Applicant: Hall Family Trust

Project Description: Groundwater under the Hall Family Trust site (Site) contains volatile organic compounds (VOCs) that result in potentially unacceptable risks and hazards for future users. Therefore, proposed cleanup activities involve installing an In-Situ Chemical Oxidation (ISCO) system consisting of ten new vertical injection wells and injecting a chemical oxidant such as sodium permanganate through a manifold to oxidize VOCs in groundwater. The project involves approval of a Remedial Action Workplan (RAW) for the Site. This site is the location of the proposed Chick-fil-A and In-N-Out restaurants. DTSC is overseeing the redevelopment under a voluntary agreement (HSA-VCA 13/14-048).

Background: The Site has a commercial history from the 1960s until 1997. An ARCO gas station, a dry cleaner, and various other commercial businesses were previously located on the Site. Both the gas station and dry cleaner had documented releases which were investigated and closed under regulatory supervision by the Orange County Health Care Agency (OCHCA).

In 1989, a gasoline release to soil was discovered at the former ARCO station. The impacted soil was excavated and hauled offsite. Because gasoline vapors were reportedly still emanating from the excavation, further work including a geotechnical boring and soil vapor survey were completed. Gasoline constituents were found in both soil matrix and soil vapor samples. The OCHCA issued closure for this property in 1991 without requiring groundwater testing.

The dry cleaner was investigated in 1997 by a consultant retained by Rite-Aid. Both soil vapor and soil matrix samples were collected. Detectable concentrations of tetrachloroethene (PCE), a common dry-cleaning solvent, were found in both soil vapor and soil matrix samples. The OCHCA issued closure for this property in 1998.

A Phase II Environmental Site Assessment and a Supplemental Site Investigation were completed in August 2013 and August 2014, respectively. Both investigations found elevated PCE concentrations in soil vapor and groundwater samples collected across the Site. Soil matrix samples also detected PCE, but in much lower concentrations and below action levels for commercial sites. No gasoline constituents were detected in any of the samples analyzed. DTSC and the Hall Family Trust entered into a Voluntary Cleanup Agreement HAS-VCA 13/14-048 on November 18, 2013 to investigate and remediate a release or threatened release of any hazardous substance.

Project Activities: The proposed cleanup activities, as described in the RAW, involve installing an ISCO system consisting of ten new vertical injection wells and injecting a chemical oxidant such as sodium permanganate through a manifold to oxidize VOCs in groundwater. The injection wells will be screened from approximately 110 to 150 feet below ground surface (bgs). An aboveground control system will be used to monitor and optimize the injection rate. Groundwater monitoring wells installed onsite will be augmented with additional offsite monitoring wells and used as sentry wells, to monitor the performance of ISCO at reducing VOC concentrations in groundwater.

DTSC utilized information and analysis in the Chick-fil-A/In-N-Out - 17th and Tustin Initial Study/Mitigated Negative Declaration to support a final determination about the type of environmental document required to be prepared for the Groundwater Removal Action Workplan, Hall Family Trust Site as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines. As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on December 10, 2021 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

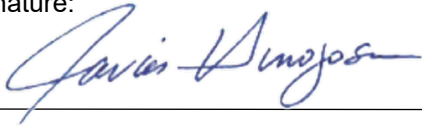
The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5300 (call for an appointment)

Additional project information is available on EnviroStor:
www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001948

Contact Person Farah Itani	Contact Title Hazardous Substances Engineer	Phone Number (714) 484-5471
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Approver's Signature:



Date:

12/10/2021

Click or tap to enter a date.

Approver's Name Javier Hinojosa	Approver's Title Branch Chief	Approver's Phone Number (714) 484-5484
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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: