

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION**

2020080086

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: Crown Kona Cleaners Feasibility Study - Removal Action Workplan

Project Location: 5935 Warner Avenue, Huntington Beach, 92649

County: Orange

Project Applicant: Kitsigianis Properties, LLC

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code, Chapter 6.8

Project Description: The Project involves the installation and operation of a Soil Vapor Extraction (SVE) to reduce elevated concentrations of the volatile organic compounds (VOCs), perchloroethylene (PCE) and trichloroethylene (TCE) in soil gas beneath the Crown Kona Project Site (Project Site). The Department of Toxic Substances Control (DTSC) determined remediation of the Project Site was required to address the contaminants. This determination was based upon the findings of the Feasibility Study-Removal Action Workplan which included previous Site Investigations and the selection of the appropriate remedial measures to address the onsite contamination. DTSC approved the Feasibility Study- Removal Action Workplan, dated November 20, 2019, prepared by Terrax.

Background: The approximately overall 4.5-acre commercial Site is bordered by a concrete-lined drainage channel on the north and east, Warner Avenue on the south, and Springdale Street on the east in the City of Huntington Beach. The dry cleaner business operated from approximately 1971 until 2018. A Phase II Site Investigation in June 2018 found chlorinated solvents in soil vapor samples collected beneath and local to the former Crown-Kona Cleaners, suggesting a potential release of dry-cleaning chemicals to the subsurface. The maximum detected concentrations of cis-1,2-Dichloroethene, Tetrachloroethene (PCE), and Trichloroethene in soil vapor indicated a potential vapor intrusion concern. Additionally, chlorinated solvents have impacted groundwater. The SVE system does not directly address groundwater impacts but will decrease or eliminate an on-going threat to groundwater posed by VOCs in vadose zone soils.

The dry cleaner suite is located approximately 250 feet north west of Tesoro Service Station No. 42052 (former ARCO Facility No. 3053), where remediation of hydrocarbon impacted soil and groundwater has been ongoing since at least 1993 at the Tesoro Site.

DTSC and Kitsigianis Properties, LLC executed a Voluntary Cleanup Agreement (VCA), Docket Number HAS-FY 18/19-029 to address contaminants the Crown-Kona Project Site.

Project Activities: The project activities consist of the installation of six SVE wells SVE-1 through SVE-6). The specific location of the SVE 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.

Two additional soil vapor monitoring wells (SV-8 and SV-9) will be advanced using direct push technology and completed as nested soil vapor probes. Four sub-slab vapor probes will also be installed to further define soil vapor and sub-slab impacts in the vicinity of the former dry cleaners. The SVE unit will consist of a positive-displacement blower. Soil vapor extracted by the blower will be conveyed to vapor-phase granular activated carbon (GAC) vessels connected in series, which will scrub the vapor stream of VOCs prior to exhausting into the atmosphere. The SVE unit will be equipped with a liquid/vapor separator designed to remove any condensate present in the inlet stream. The generated water will be transferred manually via gravity feed to one 55-gallon drum and stored onsite to await proper profiling, manifesting, and disposal. The SVE unit will be equipped with a control panel and wired in a manner to allow for automatic shutdown if any component malfunctions. The entire SVE unit will be constructed within the building. All conveyance piping will be manifolded into the SVE unit inlet.

Vapor discharge from the SVE system will comply with emission standards specified by South Coast Air Quality Management District (SCAQMD). In addition, well installation and building permits will be obtained prior to the start of the SVE system. The SVE system will be operated on a continuous basis (24 hours per day). Currently, the estimated duration of the treatment period is at least twelve months.

The Cleanup will be considered complete, and the Project Site will be closed with no further action required, if concentration trends for VOCs in soil gas become asymptotic after the SVE system is shut down and rebound sampling indicate concentrations are below unrestricted regional screening levels. If the residual concentrations remain above unrestricted regional screening levels but below commercial regional screening levels, the Project Site will be closed with a Land Use Covenant prohibiting certain land uses (e.g., residential). If residual concentrations remain above commercial regional screening levels, additional removal and/or mitigation will be required and will be considered in a subsequent decision document.

In the event biological, cultural or historical resources are discovered during project activities, work will be suspended while a qualified biologist, cultural or historical 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 Health and Safety Code Chapter 2, Section 7050.5.

An analysis of project activities upon existing environmental conditions indicates that implementation of environmental safeguards and monitoring procedures are enforceable and made a condition of project approval and will ensure that impacts to the environment will be less than significant.

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

Name of Person or Agency Carrying Out Project: Kitsigianis Properties, LLC

Exempt Status: Categorical Exemption: [Title 14, Section 15330, Class 30]

Reasons Why Project is Exempt: Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances

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 will be consistent with applicable State and local environmental permitting requirements.
4. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit.
5. The project does not involve the relocation of residences or businesses.
6. The project does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. (Exception: Small-scale in situ soil vapor extraction and treatment systems which have been permitted by the local Air Pollution Control District or Air Quality Management District.)
7. 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. (<http://calepa.ca.gov/sitecleanup/corteselist/default.htm>)

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

Department of Toxic Substances Control
Site Mitigation and Restoration Program
Cypress, CA 90630

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002697&mytab=activities

Contact Person	Contact Title	Phone Number
Angela Turner	Senior Environmental Scientist	714-484-5477

Approver's Signature:



Date:

August 5, 2020

Approver's Name	Approver's Title	Approver's Phone Number
Javier Hinojosa	Branch Chief Brownfields Restoration and School Evaluation Branch Site Mitigation and Restoration Program	714-484-5484

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR:

Governor's Office of Planning & Research

Aug 06 2020

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