

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, California 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, California 90630

Project Title: Euclid/Condor Retail Center Removal Action Workplan

Project Location: 18155-18191 Euclid Street and 11045 Condor Avenue, Fountain Valley, California 92708

County: Orange County

Project Applicant: Kell Family Trust

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code, Chapter 6.8

Project Description: On December 19, 2022, the Department of Toxic Substances Control (DTSC) approved the Removal Action Workplan (RAW) for the Euclid/Condor Retail Center located at 18155 - 18191 Euclid Street and 11045 Condor Avenue, Fountain Valley, California. The cleanup activities will consist of the excavation and disposal of approximately 75 cubic yards of contaminated soil containing volatile organic compounds (VOCs), primarily tetrachloroethene (PCE).

Background: The Site is 1.5 acres and is developed with two commercial and light-industrial buildings, which were constructed in 1973. The building identified with the address 11045 Condor Avenue is currently vacant and previously was utilized for storage. The building identified with the addresses 18155 to 18191 Euclid Street is currently used for light commercial/industrial and retail purposes. Both buildings at the Site have been utilized and occupied by various commercial and industrial tenants, including likely print and injection molding operations at 11045 Condor Avenue. The VOC contamination at the Site may have resulted from these operations.

The Site is located on the west corner of Euclid Street and Condor Avenue and identified by the Orange County Office of the Assessor with Assessor's Parcel Number 156-172-01. The area surrounding the Site is utilized for commercial/industrial purposes.

Project Activities: The project cleanup activities consist of excavation of approximately 75 cubic yards of soil. The soil will be stockpiled and characterized for disposal. Following characterization, stockpiled soil will be loaded into trucks and transported for off-Site disposal. An area of up to 400 square feet of asphalt and soil will be removed to a depth of approximately five feet below the ground surface. An excavator will be utilized to remove soil from the excavation area. Excavated soil will be placed into a front-end loader and transferred to plastic-lined roll-off bins. The excavation work will be completed over approximately five days.

The excavation area will be backfilled with clean fill and a hot asphalt patch will be installed to match the existing pavement. Import material will consist of quarry material or other certified clean fill that conforms with the requirements of DTSC's 2001 "Information Advisory – Clean Imported Fill."

In the event biological, cultural or historical resources are discovered in the course of project cleanup 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.

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

Name of Person or Agency Carrying Out Project: Kell Family Trust

Exempt Status: Categorical Exemption: Title 14, Section 15330, 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 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 on-Site 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 VOCs as defined in Health and Safety Code Section 25123.6 (except a small scale in-situ soil vapor extraction and treatment system which has been permitted by the local Air Pollution Control District or Air Quality Management District).
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 VOCs 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 South Coast Air Quality Management District (SCAQMD).
5. The exceptions pursuant to California Code 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 historic 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:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002975

Contact Person	Contact Title	Phone Number
Jessica Duffey	DTSC Project Manager	(657) 777-9802

Approver's Signature:



Date:

December 21, 2022

Approver's Name	Approver's Title	Approver's Phone
A. Edward Morelan	Chief, Cypress Cleanup Branch	Number (714) 484-5440

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: