

## 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  
9211 Oakdale Avenue  
Chatsworth, California 91311

**Project Title:** Vacant Parcel Located at 4316 Transport Street Removal Action Workplan

**Project Location:** 4316 Transport Street, Ventura, CA 93003

**County:** Ventura

**Project Applicant:** JSF Transport Street, LLC

**Approval Action Under Consideration by DTSC:** Removal Action Workplan

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

**Project Description:** The Department of Toxic Substances (DTSC) approved the Vacant Parcel Located at 4316 Transport Street (Project Site) Removal Action Workplan (RAW) (Roux Associates, May 22, 2024) for the Site. The Cleanup decision document, referred to as a RAW, summarized the environmental conditions at the Project Site and identified the remediation to address toxaphene-impacted shallow soils.

The RAW concluded targeted soil excavation of approximately 530 cubic yards and off-Site disposal, implementation of a Soil Management Plan (SMP), and compliance with the existing Land Use Covenant (LUC) as in institutional control.

**Background:** The Project Site is an approximately 2.54-acre parcel of vacant land, located on the south side of Transport Street in a mixed industrial, commercial, and agricultural area of the City of Ventura. Based on a review of historical sources, the Project Site was undeveloped until approximately 1947 when it was developed for agricultural use. The Site remained in use for agricultural purposes until approximately 1978 when it was graded and left vacant. The Site is currently vacant with a paved driveway and parking lot closest to Transport Street.

The conceptual development plan for the Project Site currently includes one new commercial self-storage building totaling approximately 120,000 square feet with a total footprint of approximately 41,655 square feet. The remaining portions of the Site will consist of paved parking and driveway areas and landscaping areas.

Based on the current grading plan, it is likely that up to 14,500 cubic yards of clean import soil may be required to establish the planned grades. The clean soil will be obtained from a clean import soil source in general compliance with DTSC's *Information Advisory for Clean Imported Fill Material* (Clean Fill Advisory; California Environmental Protection Agency (Cal/EPA, 2001).

The City of Ventura approved the Extra Space Storage Project on October 27, 2022 - under case PROJ-22-0118 at a Director's Hearing (Administrative Hearing) and filed a NOE - Section 15332 - Class 32 - In-Fill.

DTSC and JSF Transport Street, LLC entered into a Standard Voluntary Agreement Docket No. HSA-FY21/22-138 on April 28, 2022 to remediate the Site.

**Project Activities:** The RAW removal action to address toxaphene-impacted shallow soils consists of targeted soil excavation of approximately 530 cubic yards and off-Site disposal, implementation of an SMP, and compliance with the existing Land Use Covenant (LUC) as in institutional control. Confirmation samples will be collected from the sides and bottom of the excavations to ensure that cleanup goals are achieved. The excavated soil will be profiled and transported off-Site for disposal at an appropriate waste handling facility.

Following completion of the remedial excavations, confirmation sidewall and bottom samples will be collected and analyzed for toxaphene and the data will be immediately provided to DTSC for concurrence. Excavated soil will be profiled and transported off-Site for permanent disposal. Mass grading will be initiated as soon as DTSC provides concurrence that the excavations are completed, and a formal report will be prepared for later submittal to DTSC.

The excavation will take approximately two weeks and require approximately 35 truck trips.

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

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

**Name of Person or Agency Carrying Out Project:** SAME INFORMATION AS THE PROJECT APPLICANT

**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 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 25123.6 (except a small scale in-situ soil vapor extraction and treatment system which have 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 volatile organic compounds 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 VCAPCD.
5. The exceptions pursuant to Cal. Code Regs., title 14, § 15300.2 have been addressed as follows:
  - (a) Cumulative Impact. The project will not result in cumulative impacts because it is designed to be 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  
9211 Oakdale Avenue  
Chatsworth, California 91311

Additional project information is available on EnviroStor: [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/)

Contact Person  
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Contact Title  
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Approver's Signature:

Date:

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Approver's Name  
Javier Hinojosa

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Branch Chief

Approver's Phone Number  
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TO BE COMPLETED BY OPR ONLY

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Date Received for Filing and Posting at OPR: