

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

To: Office of Planning and Research  
State Clearinghouse  
1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

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

**Project Title:** Canyon Crest Cleaners Removal Action Workplan

**Project Location:** 2380 North Tustin Boulevard, Santa Ana, California

**County:** Orange

**Project Applicant:** SRP Stater Bros, LLC

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

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

**Project Description:** The project includes the design, installation, and operation of a soil vapor extraction (SVE) system, preparation of a Soil Management Plan (SMP) for use during earthwork in the event unknown or unexpected soil contamination is encountered and recording a Land Use Covenant (LUC) for the Canyon Crest Cleaners project, which is located in the northern portion of an approximately 4-acre retail shopping center, 2300-2390 North Tustin Avenue (Site). The Removal Action Workplan (RAW) includes the evaluation of the soil vapor extraction (SVE) system to remediate volatile organic compound (VOC) impacts to soil vapor that exceed remedial action objectives (RAOs). SVE will be used to address the identified subsurface soil vapor impacts at the Site. Pilot tests have demonstrated the effectiveness of using SVE to reduce VOC concentrations in soil vapor down to 45 feet bgs. The SVE system will include multiple SVE wells, and an extraction and treatment system located at the Site.

**Background:** The Site is bounded by North Tustin Avenue to the east, East Santa Clara Avenue to the South, and residences to the west and north. According to the City of Santa Ana Zoning Map, the Site is within an Arterial Commercial (C5) zoning district designation. The Site lies at an elevation of approximately 194 feet above mean sea level (amsl) with local relief sloping gently southwest.

The Site is located on the northern side of East Santa Clara Avenue and the western side of North Tustin Avenue. The shopping center has the street addresses of 2300-2390 North Tustin Avenue and is improved with four, single story buildings totaling approximately 49,480 square feet (SF). Multiple retail tenants occupy the shopping center, including Pizza Hut, Kitchen & Bath, Fling Cocktails, Mini Café, Tustin Liquor, and Stater Bros. The Site is bounded by a residential multi-family development to the north and west, to the east by various commercial facilities, and to the south by mixed commercial and residential uses (i.e., vacant land, Plumfield Preschool & Kindergarten, and residences) and two single-family residences. Prior to development, the Site and all surrounding parcels were used for agricultural purposes beginning as early as 1932. The Site was developed with the current buildings in 1967 and 1970. Canyon Crest Cleaners is located near the northwestern corner of the Site and has operated at the same location since 1975; historically, Canyon Crest Cleaners used tetrachloroethene (PCE) before switching to hydrocarbon-based solvents in the late 2000s.

Beginning in 2003, multiple investigations were conducted at Canyon Crest Cleaners and in the immediately surrounding suites, driveways and parking areas. Based on the comprehensive findings of on-Site investigations, the extent of impacts to environmental media sourced from Canyon Crest Cleaners has been defined. The soil vapor plume is well characterized vertically and horizontally, and SVE has been shown to be an effective treatment approach. This RAW proposes a remedial strategy to address subsurface soil vapor impacts at the Site.

**Project Activities:** Data generated by the existing pilot SVE system tests conducted to date will be used to design the full-scale SVE system to ensure that it addresses the defined RAOs. This analysis assumes using the four existing multi-nested vertical SVE wells and the installation of one additional multi-nested vertical SVE well and two horizontal SVE wells to capture the known soil vapor impacts throughout the Site. The SVE system will be installed to depths of 40-45 feet below ground surface (bgs).

The extracted vapors will be treated using vapor-phase granular activated carbon (GAC) prior to discharging to the atmosphere under a South Coast Air Quality Management District (SCAQMD) permit. Remediation progress will be evaluated and used to determine the benefits of potential modifications, such as installing additional SVE wells or utilizing a second SVE system. Additionally, the Site would be restricted to industrial/commercial use through a LUC. Lastly, unanticipated or unknown Site conditions encountered during grading, excavation, and/or construction (if any) will be

addressed under an SMP. Based on pilot test data and existing VOC soil vapor concentrations, Roux anticipates that the SVE system will be operated for at least one year to meet RAOs.

Although not anticipated, 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 makes an assessment of 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 the 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:** SRP Stater Bros, LLC

**Exempt Status:** Categorical Exemption: [CCR Title 14, Sec. 15330]

Minor Actions Take to Prevent, Minimize, Mitigate or Eliminate the Release or Threat of Release of a Hazardous Waste or Hazardous Substance.

**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 is a removal action that 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 South Coast Air Quality Management District.)
7. The exceptions pursuant to Cal. Code Regs., tit. 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 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 view of 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.
  - e. Historical Resources. The project is not expected to cause a substantial adverse change in the significance of a historical resource because none are anticipated; however, outreach to potentially interested Native American tribes is being conducted and every effort will be made to ensure any expressed concerns are addressed.

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 Ave  
Cypress, CA 90630

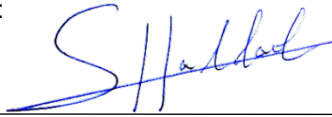
Additional project information is available on EnviroStor: [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/)

Contact Person  
Ali Hobballah

Contact Title  
Hazardous Substance Engineer

Phone Number  
714-484-5368

Branch Chief's Signature:



Date:

October 16, 2024

Branch Chief's Name  
Shahir Haddad

Branch Chief's Title  
Supervising Hazardous Substance  
Engineer II

Branch Chief's Phone Number  
714-484-5368

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TO BE COMPLETED BY OPR ONLY

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Date Received for Filing and Posting at OPR: