

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: Elm Street Project - Removal Action Workplan

Project Location: 130 West Elm Street, Anaheim, California

County: Orange

Project Applicant: Anaheim Housing Authority

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 complete excavation and offsite disposal of shallow soil impacted with lead, arsenic, and tetrachloroethene (PCE) at the Elm Street Project Site (Site), installation of nested soil vapor monitoring probes and soil vapor extraction (SVE) wells, and implementation of SVE testing and remediation. The anticipated volume and weight of excavated soil is approximately 820 cubic yards or 1,230 tons, which at 22 tons per load, would result in approximately 56 truckloads of waste soil removed from the Site. Excavations will be backfilled with clean imported fill material which will result in approximately 56 additional truck trips.

This project will be completed as an interim measure for cleanup at the Site and groundwater remediation will be addressed in the future as a separate action.

Background: The Site is a relatively flat, rectangular parcel that is approximately 0.29 acres (70.12 feet by 181.5 feet) in size and identified as Assessor's Parcel Number (APN) 037-022-02. The Site is located south of Elm Street between Anaheim Boulevard and Lemon Street in Anaheim, Orange County, California. The Site is currently vacant. The southern side of the property is paved with asphalt, and the former concrete building slab is still present in the northern and central portion of the property. The Site is currently fenced and inaccessible to the public.

Surrounding properties consist of mixed residential and industrial/commercial use. Sensitive receptors located near the Site include Benjamin Franklin Elementary School, located approximately 1,600 feet southwest of the Site, Lolly Cares WeeCare (daycare center), located approximately 1,800 feet northwest of the Site, and St. Catherine's Academy, located approximately 2,200 feet northwest of the Site. The shortest distance from the proposed excavation areas to the nearest sensitive receptor (Benjamin Franklin Elementary School) is approximately 1,600 feet.

Historical activities at the Site and within the vicinity involved a variety of residential, commercial, and light manufacturing uses, including printing, latex glove manufacturing, furniture manufacturing, retail gas station, automobile sales, lumber yard, railroad freight and passenger station, and a t-shirt wholesale distribution center. The Site was occupied by a laundry facility in 1949 and by a dry-cleaning facility from at least 1963 through 1966. The property was occupied by an auto body and paint shop from 1970 to 2019. The City of Anaheim purchased the property in 2018 and is the owner as of the date of this Notice of Exemption.

In 2006, the Anaheim Housing Authority began assessing properties for urban redevelopment in the area that is now developed with the Domain condominiums, located to the east of the Site at 425 South Anaheim Boulevard. During these assessments, elevated PCE and Trichloroethene (TCE) were identified in soil vapor and groundwater samples. Analytical results typically showed increasing concentrations of PCE towards the western property boundary, suggesting an offsite source west of the Domain site. Supplemental assessments identified the source as the former drycleaning facility located at 130 West Elm Street. The Domain was redeveloped under DTSC oversight with three-story condominium structures. A soil vapor barrier with passive venting was installed beneath each of the residential structures and semi-annual vapor monitoring is currently being conducted to verify that the barriers are working properly.

The City of Anaheim purchased the property located at 130 West Elm Street in 2018 and entered a California Land Reuse and Revitalization Act (CLRRA) Program with DTSC for this property on September 19, 2019. Previous assessments indicated that the shallow soil (upper 3.0 feet) is impacted with elevated levels of arsenic and lead in addition to PCE associated with the release from the former dry cleaners. Groundwater will be addressed as a separate removal action.

Project Activities: It is estimated that the following areas will require remedial excavation:

- The entire surface of the Site, an area of approximately 12,772 square feet (sq. ft.), will require excavation to a depth of 1-foot bgs.
- Three separate areas in the northern, northern-central, and southwestern portions of the Site, spanning a total area of approximately 2,926 sq. ft., will require excavation to a depth of 2.5 feet bgs.
- Five separate areas in the northwest, western-central, central, eastern-central, and southern-central portions of the Site, spanning a total area of approximately 2,479 sq. ft., will require excavation to a depth of 3.0 feet bgs.

Also, there will be drilling and installation of seven soil vapor probes and extraction wells with depths of 66.5 feet (ft) below ground surface (bgs) each.

All necessary permits and approvals will be obtained prior to implementing the RAW, including, a City of Anaheim Well/Boring Permit, an SCAQMD 1466 permit, a permit to operate SVE equipment from SCAQMD, and approved traffic control plans, if required by the City of Anaheim. Per the City of Commerce Noise Control Ordinance, noise-generating construction operations will be limited to between the hours of 7:00 AM to 7:00 PM. Ambient PM10 (particulate matter less than 10 micrometers in diameter) monitoring and dust mitigation oversight will be conducted during the excavation, loading, and off-hauling of waste soil, in compliance with SCAQMD Rule 1466 (dust control for soil with toxic air contaminants).

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: Anaheim Housing Authority

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 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.
4. The project will be consistent with applicable state and local environmental permitting requirements. A grading permit from the City of Stockton will be obtained if one is needed apart from the site development permit. No County permits are anticipated for the remediation.
5. The exceptions pursuant to Cal. Code Rags., tit. 14, § 15300.2 have been addressed as follows:
 - 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.
 - 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.
 - 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.
 - 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.

- 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:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002681

Contact Person	Contact Title	Phone Number
Ali Hobballah	Hazardous Substance Engineer	657-777-9823

Branch Chief's Signature:

Date:

November 5, 2024

Branch Chief's Name	Branch Chief's Title	Branch Chief's Phone Number
Shahir Haddad	Supervising Hazardous Substance Engineer II	714-484-5368

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: