

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION**

To: Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95812-3044

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

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: Shaffer Plaza Removal Action Workplan

State Clearinghouse Number: 2020089018

Project Location: 301-349 East Grove Avenue and 1997 North Orange Olive Road

County: Orange

Project Applicant: 301 Grove LLC, Mr. David Cohen, 1718 Capitol Avenue, Cheyenne, Wyoming 82001, (714) 401-8200, dcedgewise@gmail.com.

Project Description: The project includes the installation of a vapor intrusion mitigation system (VIMS) beneath the future residences to address residual tetrachloroethene in soil vapor resulting from the historical dry cleaner operations at the site. The existing on-site SVE system, including the blower, GAC canisters, and heat exchanger, would be removed by the equipment provider. Aboveground vapor extraction piping would also be removed and disposed of off-site as part of demolition activities. The VIMS design is recommended to include the following key elements:

- Sub-Slab Section – Installation of a chemical-resistant 79-mil-thick (Geo-Seal EV-80) vapor barrier beneath the building slabs.
- Gravel Gas Conveyance Layer – A gravel blanket with a minimum thickness of four inches would be installed beneath the sub-slab section and above the native soil.
- Vapor Collection System – Within the gravel blanket would be a low-profile passive vent system (EPRO Vapor-Vent). The Vapor-Vent is a pressure relief and collection system designed to passively mitigate the build-up of VOCs in soil vapor.
- Vent Risers – The Vapor-Vent would be connected to vertical vent risers extending to approximately 12 inches above the parapet wall of the roof and fitted with wind driven turbines at the top.
- Fresh Air Inlets – Fresh air inlets would be installed around the perimeter of each building, stubbed into the sub-slab gravel layer, to provide fresh air to the sub-slab areas and to allow for soil gases to be diluted.
- Sub-Slab Probes – Sub-slab probes would be placed within the sub-slab gravel layer and routed to an exterior-mounted housing box to facilitate monitoring of sub-slab vapor concentrations.

An Initial Study/Mitigated Negative Declaration (IS/MND) for the project was adopted by the City of Orange as lead agency under CEQA on December 8, 2020. An Addendum to the IS/MND was prepared to address the RAW activities and was approved on April 8, 2026. The NOD will be filed with the State of California Governor's Office of Land Use and Climate Innovation, State Clearinghouse concurrent with RAW approval.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on April 8, 2026 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration and a Subsequent Mitigated Negative Declaration were prepared for this project by the City of Orange pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A mitigation reporting or monitoring plan was adopted for this project.

- 5. A Statement of Overriding Considerations was not adopted for this project.
- 6. Findings were made pursuant to the provisions of CEQA.

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

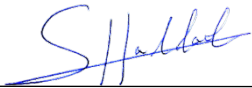
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Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003198

Contact Person	Contact Title	Phone Number
Mario Cazares	Sr. Hazardous Substances Engineer	714-484-5431

Approver's Signature:



Date:

April 8, 2026
Branch Chief's Phone
Number
714-484-5368

Branch Chief's Name Shahir Haddad, P.E.	Branch Chief's Title Supervising Hazardous Substances Engineer II
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