CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

To: Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
1515 Tollhouse Road
Clovis, CA 93611

Project Title: 2089 El Camino Real Revised Soil and Soil Vapor Removal Action Work Plan

Project Location: 2089 El Camino Real, Santa Clara, California 95050

County: Santa Clara

Project Applicant: El Camino Shopping Center, LLC
Michael H. Oliver, President
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Kingsburg, California 93631
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Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code, Chapter 6.8

Project Description: The project consists of implementing a Revised Removal Action Work Plan (RAW) to address volatile organic compounds (VOCs) in soil and soil vapor at a former dry-cleaning facility located at 2089 El Camino Real in the City of Santa Clara (Site). The project activities consist of continuing operation of a soil vapor extraction (SVE) system and implementing institutional controls.

Background: The Site is located in an area of mixed residential and commercial use. A residential neighborhood is located immediately north of the Site across Bray Avenue. The Site is located in a retail center known as the El Camino Shopping Center and is currently occupied by the Rice Junky restaurant. The tenant space located immediately east of the Site (2081 El Camino Real) is occupied by Cosmo Prof, a cosmetic retail store. The two tenant spaces located immediately west of the Site (2125 and 2133 El Camino Real) are occupied by a FedEx store and a barbershop, respectively.

Historically, various dry cleaners, gasoline stations, and automotive service stations operated in the general vicinity of the Site. These facilities may have used tetrachloroethene (PCE) and potentially released PCE to the subsurface.

In February 2024, El Camino Shopping Center, LLC, entered into a Standard Voluntary Agreement (Docket No. HSA-FY23/24-007) with the Department of Toxic Substances Control (DTSC) to investigate, remediate, and/or evaluate a release, a threatened release, or a potential release of any hazardous substance at or from the Site.

Previous Investigations: Historical environmental investigations began at the Site in 2016 with a Phase I Environmental Site Assessment (ESA) that identified a historical dry cleaner at the Site as a Recognized Environmental Condition and recommended additional assessment. Subsequently, a subsurface investigation was conducted in August 2022 and PCE and/or its breakdown products were detected in soil and soil vapor samples at concentrations exceeding the commercial screening levels recommended by DTSC.

In January 2023, additional soil, soil vapor, and groundwater sampling were completed at the Site, at the east and west adjoining tenant spaces, and areas to the north of the Site. PCE, trichloroethylene (TCE), and vinyl chloride were detected in groundwater at concentrations above residential environmental screening levels

(ESLs). PCE and TCE also were detected in soil vapor samples collected at the Site and the north adjoining residential area above DTSC recommended screening levels (DTSC-SLs). Breakdown products, cis-1,2-dichloroethene (DCE) and vinyl chloride, were also detected in soil vapor samples collected at the Site above DTSC-SLs.

In January 2023, indoor air samples were collected in 2089 El Camino Real and adjacent tenant spaces to the east (2081 El Camino Real) and west (2125 El Camino Real) to evaluate if VOCs detected in soil vapor were migrating to indoor air at concentrations exceeding commercial DTSC-SLs. PCE was detected in the indoor air samples collected at 2089 and 2125 El Camino Real at concentrations exceeding the commercial DTSC-SL.

In March and April 2023, a temporary remedy action was implemented at the Site and in 2081, 2125, and 2133 El Camino Real. The heating, ventilation, and air conditioning units were evaluated by a service technician, repaired as needed, and set to continuously circulate fresh air.

Between March 25 and April 17, 2024, soil excavation was conducted in the parking lot directly north of the Site (referred herein as the North Parking Lot). Two excavations were completed to remove shallow soil impacted with PCE. Excavation activities were conducted at two discrete locations: the Northern Excavation, located approximately 30 feet north of the rear wall of the Site; and the Southern Excavation, located immediately adjacent to the northern wall of the Site and 2125 El Camino Real. Approximately 143 cubic yards of soil were removed from the North Parking Lot. The excavations were backfilled with controlled-density fill (sand-cement slurry). Known soil impacts above the excavation criteria remained at two locations beneath the foundation of the building for the Site. These impacts were anticipated to be addressed through the application of SVE.

In October 2024, a pilot SVE system was proposed to further address impacts in soil and obtain information necessary to support implementation of a full-scale SVE system, if needed, to mitigate elevated soil vapor concentrations. The SVE pilot test was designed to target VOCs in soil and soil vapor in the subsurface below the former dry-cleaning business and within the parking lot to the north of the facility. Construction of the pilot SVE system began in March 2025. Two horizontal SVE wells were installed beneath the Site and the adjacent 2125 El Camino Real, and three vertical SVE wells were installed in the parking lot immediately north of the Site. A system manifold, underground conveyance piping, and an electrical connection were constructed in April and May 2025. Initial operation of individual SVE wells was conducted on April 11, 2025, with full scale testing of the pilot system conducted between May 13 and May 20, 2025. The SVE pilot test involved the extraction of soil vapor from SVE wells and treating extracted vapors with a trailer-mounted SVE system consisting of a blower and granular activated carbon treatment vessels. The SVE pilot test system is currently operating.

In February 2026, it was determined that application of SVE is effective at removing PCE in soil and soil vapor at the Site. The pilot test data additionally indicated that the current system layout is adequate to address soil vapor concentrations observed at the soil vapor and sub-slab probe locations.

The pilot SVE equipment is currently being operated in compliance with various locations permit 19967 from the Bay Area Air District (BAAD).

The RAW was prepared to facilitate the closure of the Site and to implement institutional controls after SVE system operations cease.

Project Activities: Project activities involve continued implementation of an SVE system constructed in 2025 and institutional controls to address the residual soil impacts remaining beneath the building (retail center) and in the North Parking Lot following previous soil excavation activities that occurred between March 25 and April 17, 2024.

As described previously, an SVE system currently operates at the Site. Soil vapor extraction relies on the application of a vacuum to the subsurface to recover soil vapor. The extracted vapors are then treated through an off-gas treatment system prior to atmospheric discharge.

The installation of the SVE system included subsurface components and electrical service to allow for long-term operation of equipment. The installation required coordination with the property owner and tenants, which involved establishing Site access and equipment staging areas during construction activities, when working in and around commercial spaces. Should expansion of the SVE system be required, the RAW identifies that similar coordination also would be required. Expansion of the existing SVE system could also include drilling new extraction wells (D. Ochoa Orozco, personal communication, February 24, 2026). It is not anticipated that operation activities or potential future expansion of the SVE system will otherwise interfere with current operations at the Site. The SVE system is anticipated to operate for an additional two years.

At the completion of the SVE system operation, institutional controls will be implemented for the Site and North Parking Lot to manage the soil and soil vapor containing residual PCE. A land use covenant will be established for these areas to provide guidance on the management of any future subsurface activities, which will be outlined in a Soil Management Plan. Any construction activities or changes to parking areas will be subject to DTSC review and approval.

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: El Camino Shopping Center, LLC

Exempt Status: Categorical Exemption: Class 30, CCR Title 14, Sec. 15330

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 the Air Pollution Control District or the 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 identified on 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
1515 Tollhouse Road
Clovis, CA 93611

Additional project information is available on EnviroStor:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=%2060003546

Project Manager's Name	**Title**	**Phone Number**
Daniel Ochoa Orozco	Project Manager	559-578-8173

Branch Chief's Signature: **Date:**



November 5, 2026

Branch Chief's Name	**Title**	**Phone Number**
Steven Becker	Branch Chief	916-255-3717