COMMERCIAL PROPERTY

WALL

SIDEWALK

ENTRANCE

CHAIN LINK FENCE

PARKING

MW5

Proposed ISCO Soil Boring Location

Electrical Box

Electrical Conduit (2-4' BGS)

MANIFOLD

VAPOR EXTRACTION SYSTEM

5' Deep

4' Deep

3' Deep

DUTCH BROS. COFFEE

6' Deep

VPs-1

3" Ø Concrete Irrigation pipe (3' BGS)

CARBON VESSELS

PONDEROSA STREET

VPd-5

VPd-1

7' Deep

PARKING

CHAIN LINK FENCE WITH GATE

8' Deep

VE1d

VPs-2

VE8s,m&d

IW11

VE1s&m

MW6

CHAIN LINK FENCE

IN 'N' OUT

PLANTER

SIDEWALK

LEGEND:

MW10 — GROUNDWATER MONITORING WELL	CENTER LINE
VE6 d,m&s — SOIL VAPOR EXTRACTION WELL (SHALLOW, MEDIUM, DEEP)	PROPERTY LINE
IW10 — GROUNDWATER INJECTION WELL	UNDERGROUND SOIL VAPOR EXTRACTION PIPING
VPs-6 — SOIL VAPOR PROBE (SHALLOW [s] AND DEEP [d])	UNDERGROUND SOIL INJECTION PIPING
PROPOSED SOIL BORING FOR ISCO BENCH TEST	IW11 — PROPOSED GROUNDWATER INJECTION WELL
MW9 — PROPOSED GROUNDWATER MONITORING WELL	

NOTE:
OBJECT SHAWN IN RED, EXCEPT VE PIPING, PART OF DUTCH BROS. COFFEE DEVELOPMENT

Project No.: 21-918
Date: 04/27/2023

Drawn by: st
Reviewed by: gb/jes

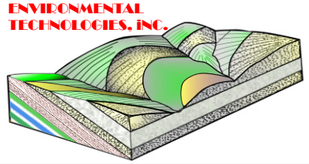
N

Approximate Scale in Feet: 1"=30'

0 1" 2"

0 30' 60'

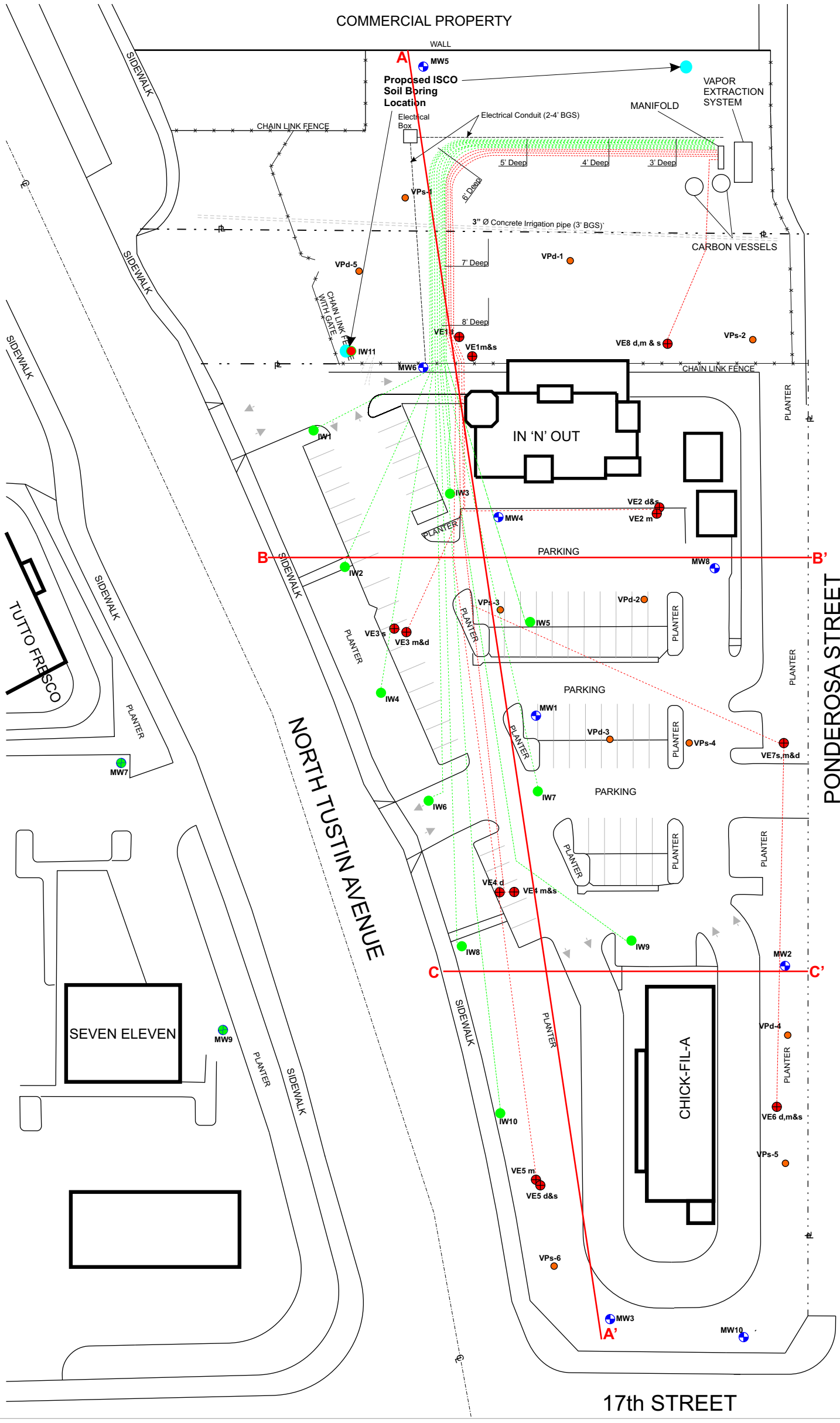
SHARP ENVIRONMENTAL TECHNOLOGIES, INC.



SHARP ENVIRONMENTAL TECHNOLOGIES, INC.

839 S. BEACON STREET #1967, SAN PEDRO, CALIFORNIA 90733
(310) 505-3675, FAX (310) 997-3481

FIGURE 3
Hall Family Trust
Vapor Extraction System and Development of Dutch Bros. Coffee Shop
1701, 1809 & 1819 North Tustin Avenue
Santa Ana, California 92705



LEGEND:

- MW10 — GROUNDWATER MONITORING WELL
- VE6 d,m&s — SOIL VAPOR EXTRACTION WELL (SHALLOW, MEDIUM, DEEP)
- IW10 — GROUNDWATER INJECTION WELL
- VPs-6 — SOIL VAPOR PROBE (SHALLOW [s] AND DEEP [d])
- PROPOSED SOIL BORING FOR ISCO BENCH TEST
- MW9 — PROPOSED GROUNDWATER MONITORING WELL
- CENTER LINE
- PROPERTY LINE
- UNDERGROUND SOIL VAPOR EXTRACTION PIPING
- CROSS SECTION LINE (DETAILED IN FIGURES 3 AND 4)
- IW11 — PROPOSED GROUNDWATER INJECTION WELL

Project No.: 21-918
Date: 10/13/23

Drawn by: st
Reviewed by: gb/jes

N

Approximate Scale in Feet: 1"=60'
0 1" 2"
0 60' 120'

SHARP ENVIRONMENTAL TECHNOLOGIES, INC.

SHARP ENVIRONMENTAL TECHNOLOGIES, INC.
839 S. Beacon Street #1967, San Pedro, California 90733
(310) 505-3675, FAX (310) 997-3481

FIGURE 2
Site Plan with Groundwater Monitoring and Injection Wells
1701, 1809 & 1819 North Tustin Avenue
Santa Ana, California 92705

FORMER DRY CLEANER, SANTA ANA, CALIFORNIA (60001948)

SIGN UP FOR EMAIL ALERTS

NORTHEAST CORNER 17TH AND TUSTIN AVENUE
SANTA ANA, CA 92705
ORANGE COUNTY
SITE TYPE: VOLUNTARY AGREEMENT

SUPERVISOR: SCARLETT ZHAI
OFFICE: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
CENSUS TRACT: 6059075504
CALENVIROSCREEN PERCENTILE SCORE: 35-40%

Summary | Activities | Community Involvement | Site/Facility Docs | Map | Related Sites | CalEnviroScreen

Site Information

CLEANUP STATUS
ACTIVE AS OF 11/18/2013

SITE TYPE: VOLUNTARY AGREEMENT
NATIONAL PRIORITIES LIST: NO
ACRES: 1.77 ACRES
APN: 396-312-04, 396-312-05, 396-312-07, 396-312-08, 396-312-09
CLEANUP OVERSIGHT AGENCIES:
DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY

ENVIROSTOR ID: 60001948
SITE CODE: 401659
SPECIAL PROGRAM:
FUNDING: SITE PROPONENT
ASSEMBLY DISTRICT: 68
SENATE DISTRICT: 34

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION
DRY CLEANING

POTENTIAL CONTAMINANTS OF CONCERN
TETRACHLOROETHYLENE (PCE)
TRICHLOROETHYLENE (TCE)

POTENTIAL MEDIA AFFECTED
SOIL, UNDER INVESTIGATION

Site History

The Site consists of approximately 4.1 acres of vacant land. From around 1960 to 1997, the Site contained several buildings that were used for a variety of commercial purposes including a dry cleaner, gas station, hardware store, real estate office and other businesses. Prior to that time, the land at the Site was used for agricultural purposes

(orange groves). All buildings were demolished in 1997 to build a drug store. That development was cancelled and the Site has been a vacant fenced open plot of land. Both the dry cleaner and gas station had chemical releases to soil that were investigated and later closed by the Orange County Environmental Health Care Agency. Subsequent testing found the chemical release from the dry cleaner was more extensive than previously identified. As a result in 2013, the property owner entered into a voluntary cleanup program agreement with DTSC to evaluate and remediate environmental conditions at the Site.

Various environmental investigations were conducted between 1989 and 2014, and the results were summarized in the final Removal Action Workplan (RAW) (Stechmann
Geoscience, Inc. [SGI], December 9, 2015). The RAW proposed soil vapor extraction (SVE) to address soil and soil vapor contamination consisting of volatile organic
compounds, primarily tetrachloroethylene (PCE) and trichloroethylene (TCE). DTSC approved the RAW on April 25, 2016. The Remediation Report (SGI, April 18, 2017)
summarized the SVE operation at the Site, and the soil vapor sampling results from a subset of probes indicated the majority of sampled locations met the cleanup goal. The
Remediation Report also presented groundwater sampling results which indicated significant concentrations of PCE and TCE before the wells went dry. In its letter dated
May 24, 2017, DTSC conditionally approved redevelopment of the Site, provided that appropriate vapor mitigation measures be included in future construction.
During previous communications, it was indicated that the Proponent plans to conduct further removal actions to address Site contamination as proposed in the Remedial
Design Implementation Plan (RDIP) (SET, September 29, 2020). The RDIP was submitted under a separate cover and was conditionally approved by DTSC on
October 2, 2020. The Groundwater Remedial Investigation Report (GW RI Report) (SET, February 10, 2021) was conditionally approved by DTSC on April 15, 2021. The GW RI Report assessed the extent of impacted groundwater beneath the Site by conducting a groundwater monitoring event and monitoring previously installed and recently installed wells located throughout the Site, including gauging the wells and sampling the groundwater.

On December 10, 2021, DTSC approved the Groundwater RAW (SET, September 7, 2021) which proposes in-situ chemical oxidation and a contingent land use covenant and vapor intrusion mitigation measures system. The Workplan proposed remedial action including installation of injection wells and more monitoring wells, delivery of ISCO amendment to groundwater, and performance monitoring.

On July 25, 2022, DTSC approved the Sub-Slab VIMS Installation and Sampling Report (Giles Engineering Associates, Inc., June 24, 2022) for CFA 03756 constructed at the Site. The VIMS Report documented construction, provided as-built VIMS drawings, and pre-occupancy sampling results. The Report concludes that the VIMS is functioning as intended and recommends that no additional indoor air sampling, and sub-slab and sub-barrier soil vapor sampling events on an annual basis for the next four years, beginning in October 2024. DTSC concurred with these conclusions and recommendations and granted conditional approval of the VIMS report. Groundwater is monitored on a quarterly basis. Soil vapor is monitored on an annual basis.