



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
5796 Corporate Avenue
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Gavin Newsom
Governor

January 22, 2020

Governor's Office of Planning & Research

JAN 22 2020

STATE CLEARINGHOUSE

Mr. Jerry Guevara
City of Santa Ana
20 Civic Center Plaza
Santa Ana, California 92072
jguevara@santa-ana.org

DRAFT ENVIRONMENTAL IMPACT REPORT, THE BOWERY MIXED-USE PROJECT, 2300, 2310, and 2320 SOUTH REDHILL AVENUE, SANTA ANA (SCH# 2019080011)

Dear Mr. Guevara:

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (EIR) for the Bowery Mixed-Use Project (Project) located at 2300, 2310 and 2320 South Redhill Avenue in Santa Ana (Project Site).

The Project proposes redeveloping the Project Site for new commercial and multi-family residential uses. The Project will demolish the three existing buildings and remove all existing pavements and landscaping to construct a four-phase mixed use development with residential units, commercial retail and restaurant spaces.

DTSC's comments are as follows:

1. Section 5.7.6, Impact HAZ-4, Page 5.7-26

EIR states that this Project is not located on or near by a site which is included on a list of hazardous materials sites pursuant to Government Code Section 65962.5.

Please revise this section to state that the Project Site is listed in the Geotracker at (https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605900440) and located near several hazardous material sites. Past investigation and cleanup conducted under the Regional Water Quality Control Board should be discussed in the EIR to assess whether the Project Site was remediated to meet the residential land use cleanup goals.

In addition, the Project Site may be located within a groundwater basin that is impacted by volatile organic compounds. The groundwater investigation within the basin is being conducted by the Orange County Health Care Agency (OCHCA). The EIR should discuss the OCHCA investigation data and potential risk to future receptors associated with groundwater contamination.

2. Section 5.7.6, Impact HAZ-2, Page 5.7-23

Excavation of 900 cubic yards of contaminated soil impacted by total petroleum hydrocarbons would be required. Please note that all environmental investigations, sampling and/or remediation for the project Site should be conducted under a workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. Clarify in this section that a Removal Action Workplan (RAW) or a Remedial Action Plan (RAP) would be prepared and specify the oversight agency to review and approve the RAW or RAP.

Please note that a land use covenant may be required for the Project Site if both soil and groundwater cannot be remediated to meet cleanup goals for residential use.

DTSC appreciates the opportunity to review the EIR. Should you have any questions regarding this letter, please contact me at (714) 484-5392 or by email at ChiaRin.Yen@dtsc.ca.gov.

Sincerely,



Chia Rin Yen
Environmental Scientist
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

mv/cy/yg

cc: See next page

Mr. Jerry Guevara
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cc: (via e-mail)

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