

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and 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: Removal Action Workplan (RAW)

State Clearinghouse Number: 2020029069

Project Location: 1619, 1631, and 1699 West Lincoln Avenue & "West City Parcel"

County: Orange

Project Applicant: SLF-West Lincoln, LLC

Project Description:

The purpose of the project is to address soil gas, which presents a potential risk for indoor air intrusion for future residents at the site. The project includes implementation of engineering controls such as a barrier and sub-slab passive ventilation and institutional controls such as a land use covenant. The Site is planned for development as a multiunit residential complex. The 7.94-acre site is bounded by the Southern Pacific Railroad and I-5 Santa Ana Freeway to the northeast, Euclid Avenue to the west, and West Lincoln Avenue to the south. The Site's current zoning is: General Commercial (C-G; 1619/1621 West Lincoln Avenue), Industrial (I; 1631 West Lincoln Avenue), Transition (T; 1699 West Lincoln Avenue). The West City Parcel does not have any specified zoning.

Historical use of the site and adjacent properties, including motorcycle maintenance and repair operations at the site and several other automotive maintenance related businesses, and a former dry-cleaning facility located in the general area may potentially be the source of volatile organic compounds contamination in soil and soil gas. Soil gas presents a potential risk for indoor air intrusion for future residents at the site.

Potential remedial technologies to permanently remove and/or mitigate exposure to chlorinated solvents in Site soil and soil vapor were identified and initially screened. Screening of remedial technologies consisted of evaluating technologies against three criteria (effectiveness, implementability, and cost) and assigning a relative ranking based on the evaluation.

The RAW proposes engineering controls such as a barrier and sub-slab passive ventilation, institutional controls such as a land use covenant, and a long-term monitoring, operation, and maintenance plan to address soil gas and soil contamination and provides a general conceptual plan. The detailed design will be provided in a Remedial Design Document (RDD) after the approval of the RAW. Therefore, all design features, figures, and details are considered conceptual, preliminary, and may be finalized in the RDD as a stand-alone or as part of another document.

Activities include:

- Installation of a vapor intrusion mitigation system (VIMS) beneath the footprint of each planned building as a precautionary measure to minimize the potential exposure of PCE present in soil vapor beneath the Site to future occupants. Accordingly, the conceptual VIMS design for the proposed residential building structures includes the following major components:
 - A sub-slab vapor barrier, which will consist of a spray-applied geomembrane (e.g., Liquid Boot®, EPRO System III, or equivalent) and a cushion geotextile installed beneath all slabs and footings of the proposed structure;
 - Passive ventilation system, which will include a perforated Schedule 40 polyvinyl chloride (PVC) vent piping network embedded in a minimum 2-inch thick layer of sand. The vent pipes will capture the potential vapors and direct them into vent risers that will terminate above the roofline of the structure;
 - Dual nested soil vapor monitoring probes, with completion depths of 5 and 15 feet below ground surface will be installed to allow monitoring of soil vapor concentrations at the site boundaries nearest to the suspected off-site source of PCE.

- Subsurface trench cut off (if applicable), for all utilities penetrating the slab of the proposed structure (if applicable) in order to prevent PCE from migrating into the structure; and
- An optional active ventilation system may be implemented via the installation of mechanical blowers if deemed necessary. Based on the soil vapor data available from previous investigations, a passive ventilation system is expected to be sufficient to mitigate vapor intrusion at the Site.

Project activities conducted as part of the RAW will be concurrent with construction activities conducted as part of the Lead Agency’s multiunit residential project. All construction, including limited excavation, characterization, and evaluation for offsite disposal, demolition of onsite structures, grading of site soils, dust control and air monitoring will all be conducted in accordance with the Soil Management Plan.

All of the potential environmental impacts associated with the project activities detailed in the RAW were analyzed as part of the City of Anaheim’s Initial Study, dated February 2020 for the Lincoln At Euclid project.

As Lead Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on July 22, 2020 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were not made pursuant to the provisions of CEQA.

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 Avenue
 Cypress, CA 90360

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/

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| Contact Person | Contact Title | Phone Number |
| Irena Edwards | Environmental Scientist | (714) 484-5385 |

Approver’s Signature:



Date:

August 25, 2020

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|-------------------|------------------|-------------------------|
| Approver’s Name | Approver’s Title | Approver’s Phone Number |
| A. Edward Morelan | Branch Chief | (714) 484-5440 |

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR:

Governor’s Office of Planning & Research

Aug 26 2020

STATE CLEARINGHOUSE