

**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:** Former Diceon Electronics, Inc., Interim Remedial Action Plan

**State Clearinghouse Number:** 2021040513

**Project Location:** 2215 South Standard Avenue, Santa Ana, California

**County:** Orange

**Project Applicant:** First Warner properties LLC

**Project Description:** The Department of Toxic Substances Control approved the Interim Remedial Action Plan (IRAP) for the Former Diceon Electronics, Inc. (Project Site), located at 2215 South Standard in Santa Ana. The purpose of the IRAP is to implement interim measures to remove soils impacted with volatile organic compounds (VOCs), treat groundwater and saturated soils via in-situ injection of VOC-reducing materials and restrict the Project Site to commercial/industrial use. These remedial events are expected to be completed between 2021 to 2028.

The Project activities consist of the following activities:

1. Concrete removal, soil excavation and backfilling – concrete will be removed first and soil will then be removed using bucket auger drill rigs. The use of bucket auger borings will ensure the safety of the building structures. It will also allow the contractor to excavate relatively rapidly to a depth of 30 feet below ground surface (bgs), where possible, thus limiting the quantity of nuisance water from the A-Zone aquifer.
2. Soil Stockpiling and Transportation – Excavated soil will be stockpiled in an area determined by the excavation contractor and within the Project Site (e.g., the parking area).
3. In-Situ Chemical Injection - The VOCs in groundwater and saturated soil will be treated in-situ by injecting zero valent iron to reduce VOCs (mainly PCE and TCE) to harmless chemicals.
4. Groundwater Monitoring – Groundwater monitoring will be continued using the existing 30 monitoring wells until the Project Site meets the cleanup goals.
5. Institutional Controls – A land use covenant will be recorded to restrict the Project Site to commercial/industrial use.

As Lead Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on June 25, 2021 and has made the following determinations:

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

Department of Toxic Substances Control  
Brownfields Restoration and School Evaluation Branch  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, California 90630

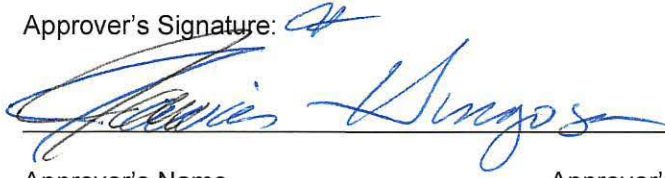
Additional project information is available on EnviroStor:

[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60001271](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001271)

Contact Person	Contact Title	Phone Number
Chia Rin Yen	Environmental Scientist	714-484-5392

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Approver's Signature:



Date:

June 25, 2021

Approver's Name  
Javier Hinojosa

Approver's Title  
Chief, Brownfields Restoration and  
School Evaluation Branch

Approver's Phone Number  
714-484-5484

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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: