

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 OR 21152 OF THE PUBLIC RESOURCES CODE

Project Title: La Habra (Euclid and Imperial) Response Plan

State Clearinghouse Number: 2021110209

Project Location: 251 to 351 West Imperial Highway, La Habra, CA

County: Orange

Project Applicant: Olson Urban Housing, LLC

Project Description: The Department of Toxic Substances Control (DTSC) approved the La Habra Response Plan that authorizes activities be conducted to remediate soil and groundwater contaminated with total petroleum hydrocarbons and volatile organic compounds at 251 – 351 West Imperial Highway, La Habra (Project Site).

Activities to be conducted pursuant to the approved Response Plan include:

- Limited soil excavation of approximately 125 cubic yards of soil containing elevated soil vapor impacted with total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs).
- Conduct confirmation sampling to ensure cleanup goals are met.
- Excavation areas will be backfilled with clean soil derived from other portions of the Project Site during grading operations.
- Enhanced bioremediation of groundwater (utilizing sulfate-reducing bacteria) will be conducted, along with monitored natural attenuation and land use control to restrict groundwater use.
- Installation of a soil vapor mitigation system (VIMS), if necessary, based on the post soil vapor excavation human health risk assessment evaluation – which would include a long-term operation, maintenance, and monitoring plan, and recording a land use covenant as an institutional control measure.

The City of La Habra, as Lead California Environmental Quality Act (CEQA) agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Imperial and Euclid Residential Project (Residential Development Project).

Pursuant to the provisions of CEQA, DTSC prepared an Addendum to the IS/MND to incorporate the remedy from the Response Plan, which was completed after the City's adoption of the IS/MND and approval of the Residential Development Project on January 10, 2022. The Addendum was prepared to identify and analyze the Response Plan remediation activities.

As a Responsible Agency under CEQA, DTSC approved the above-described project on June 30, 2022 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration Addendum 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 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
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5300 (call for an appointment)

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003115

The City of La Habra’s CEQA documents are available for public review at:

<https://www.lahabracaca.gov/DocumentCenter> or at <https://ceqanet.opr.ca.gov/2021110209>

Contact Person	Contact Title	Phone Number
Rana Georges	Senior Environmental Scientist	(714) 484-5450

Approver’s Signature:



Date:

June 30, 2022

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: