

**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:** Removal Action Workplan – La Palma Project (Electra-Gear Div. 71002509)

**State Clearinghouse Number:**

**Project Location:** Northeast corner of West La Palma Avenue and Anaheim Boulevard (1110 and 1116 North Anaheim Boulevard and 115 and 125 West La Palma Avenue), Anaheim

**County:** Orange

**Project Applicant:** Lennar Homes of California – Coastal Division

**Project Description:** The Department of Toxic Substances Control (DTSC) has approved a Removal Action Workplan (RAW) that authorizes activities be conducted to remediate volatile organic compounds (VOCs) in soil vapor and groundwater at 1110 and 1116 North Anaheim Boulevard and 115 and 125 West La Palma Avenue (Project Site).

Activities to be conducted pursuant to the approved RAW include soil vapor extraction (SVE), installation of vapor intrusion mitigation system (VIMS), and establishing land use controls (LUC) to mitigate soil vapor and groundwater impacted with VOCs, and establishing performance monitoring and inspection programs that will evaluate the VIMS system's efficiency.

The City of Anaheim, as Lead California Environmental Quality Act (CEQA) Agency, prepared an Initial Study (IS) (PlaceWorks, November 2015) to evaluate the environmental effects associated with the La Palma Village mixed use project (Project). The Project will involve development of 162 residential units and 922 square feet of retail space at the approximate six-acre Project Site. The IS included mitigation measures to reduce or eliminate any potentially significant impacts identified in the IS. The City of Anaheim adopted the Mitigated Negative Declaration for the Project on February 9, 2016.

Pursuant to the provisions of CEQA, the Department of Toxic Substances Control (DTSC) has prepared an addendum to the IS/MND to incorporate the proposed remedy from the RAW, which was completed after the City's adoption of the IS/MND and approval of the Project on February 9, 2016. The Addendum has been prepared to address the inclusion of the proposed RAW activities.

As Responsible Agency under CEQA, DTSC approved the above-described project on March 15, 2022 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 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)

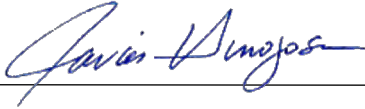
Additional project information is available on EnviroStor:

[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=71002509](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=71002509)

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| Contact Person<br>Rana Georges | Contact Title<br>Senior Environmental Scientist | Phone Number<br>(714) 484-5450 |
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Approver's Signature:



Date:

March 15, 2022

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| Approver's Name<br>Javier Hinojosa | Approver's Title<br>Branch Chief | Approver's Phone Number<br>(714) 484-5484 |
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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: