

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF DETERMINATION**

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

From: Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, California 90630

**Subject:** FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

**Project Title:** Americana Motel Property Removal Action Workplan

**State Clearinghouse Number:** 2017041042

**Project Location:** 126 and 130 South Beach Boulevard and 2970 West Lincoln Avenue, Anaheim, California, 92804

**County:** Orange

**Project Applicant:** City of Anaheim/Anaheim Housing Authority

**Project Description:** The Department of Toxic Substances (DTSC) approved the Americana Motel Property (Project Site) Removal Action Workplan (RAW) to address the impacts of the chemicals benzene, bromodichloromethane, chloroform, dibromochloromethane, ethylbenzene, naphthalene, tetrachloroethene (PCE), trichloroethene (TCE), total petroleum hydrocarbons as gasoline (TPH-g), toluene, and/or xylenes in soil vapor, and dieldrin and arsenic in the soil at the Project Site. The cleanup decision document, referred to as a RAW, specified the removal action objectives, identified the contaminants of concerns (COCs), and evaluated alternative remediation proposed for the Project Site.

The approved remediation activities consist of Excavation and Off-Site Disposal of the contaminated soils and the installation of a Vapor Intrusion Mitigation System (VIMS). The VIMS is fundamentally incorporated into the physical design and will be installed as part of the construction process for the proposed residential development. The removal action will consist of the following components:

- Excavation of approximately 4,130 cubic yards of arsenic impacted soil and 725 cubic yards of dieldrin impacted soil.
- Approximately 4,855 cubic yards of clean fill will be imported to the Project Site.

The VIMS will have the following major components according to the RAW:

- A sub-slab vapor barrier including the following components from bottom to top:
  - Base membrane to limit damage to the overlying geomembrane by providing high impact strength.
  - Either a spray-applied geomembrane or single sheet membrane located beneath all slabs and footings to prevent vapor intrusion.
  - Protection geotextile to provide protection to the vapor barrier from potential punctures that could occur during construction of the building foundation and slab.
- A passive ventilation system that generally includes a perforated Schedule 40 polyvinyl chloride (PVC) vent piping network embedded in sand and located beneath the sub-slab vapor barrier. The vapors captured in the perforated PVC are directed into vent risers that terminate above the roofline of the structures.
- Utility and/or conduit seals for conduits that penetrate the slab foundation to reduce the potential for the migration of volatile organic compounds (VOCs) into indoor air.
- Subsurface trench cut off for utilities that extend beneath the slab in order to prevent VOCs from migrating through permeable trench backfill into the structure.

- An optional active ventilation system may be implemented via the installation of mechanical blowers if deemed necessary.

The City of Anaheim, as the CEQA lead agency for the overall project, prepared the Beach Boulevard Specific Plan (BBSP) to guide the development along a 1.5-mile stretch of Beach Boulevard between the cities of Buena Park and Stanton which encompasses the Project Site. On November 20, 2018, the Anaheim City Council approved the BBSP and Final Environmental Impact Report (EIR) and on December 18, 2018, they adopted the related ordinances with the project becoming effective on January 17, 2019. The Notice of Determination (NOD) was filed December 26, 2018, with the Governor's Office of Planning and Research/Governor's Office of Land Use and Climate.

DTSC, acting as a CEQA Responsible Agency, determined that the EIR did not completely assess all the potential impacts of the proposed remedy. Therefore, DTSC prepared an Addendum to the EIR to comply with CEQA. The Addendum identified and analyzed the potential environmental effects of the proposed remediation and concluded the Project activities will not result in significant and unavoidable impacts to the environment.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on December 18, 2024 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of project approval.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. 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  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, California 90630

Additional project information is available on EnviroStor: [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/)

Contact Person	Contact Title	Phone Number
Wyatt George	Project Manager	(714) 484-5387

Approver's Signature:

Date:

December 18, 2024

Approver's Name Eileen Mananian	Approver's Title Branch Chief – Cypress Office	Approver's Phone Number (714) 484-5349
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Date Received for Filing and Posting at OPR: