

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: Washington Santa Ana Housing Partners Removal Action Workplan

State Clearinghouse Number: 2006071100

Project Location: 1126 and 1146 East Washington Avenue, Santa Ana, California 92701

County: Orange

Project Applicant: Washington Santa Ana Housing Partners

Project Description: The Department of Toxic Substances Control (DTSC) approved the Removal Action Workplan (RAW) for the Washington Santa Ana Housing Partners Site (Project Site). The cleanup document, referred to as a RAW, summarized previous environmental investigations and concluded that cleanup of soil and soil vapor was required to protect human health and the environment. The RAW addressed the impacts of chemicals of concern identified as arsenic, lead, chromium, petroleum hydrocarbons and tetrachloroethylene (PCE).

Implementation of the removal action consists of the following tasks:

1. Excavate approximately 300 cubic yards from the North Parcel and 1,300 cubic yards from the South Parcel, for a total of 1,600 bank cubic yards of impacted soil (or approximately 2,560 tons) from identified locations.
2. Temporarily stockpile excavated soils on the Project Site to perform waste-profile testing needed to obtain approval for landfill disposal.
3. Conduct confirmation sampling of the excavation sidewalls and bottoms, compare confirmation data to soil removal goals, and if necessary, excavate additional volume until soil removal goals are met.
4. Load and transport the impacted soil to an appropriate disposal facility, approximately 300 cubic yards (480 tons) from the North Parcel to a non-hazardous landfill and approximately 1,300 cubic yards (2,080 tons) from the South Parcel to an appropriate disposal facility.
5. Import certified-clean fill materials and backfill excavations in preparation for the residential development.
6. Record a Land Use Covenant with the County of Orange to restrict construction over the area of soil vapor contaminated with PCE beneath the western portion of the North Parcel.

The City of Santa Ana, as the Lead California Environmental Quality Act (CEQA) Agency, certified the Transit Zoning Code (SD 84A and SD 84B) Final Environmental Impact Report (EIR) (SCH No. 2006071100) on June 7, 2010. The Transit Zoning Code provides zoning for the integration of new infill development into existing neighborhoods, allows for reuse of existing structures, and provides a transit-supportive, pedestrian-oriented development framework to support the addition of new transit infrastructure. The Transit Zoning Code covers an area located in the central urban core of Santa Ana and comprises over 100 blocks and 450 acres.

After certification of the Final Transit Zoning Code EIR, a RAW was prepared for the Project Site, also known as the Crossroads at Washington. The Project Site will be developed into a four level, 86-unit affordable residential community. The RAW was prepared to address removal of contaminated soil from the Project Site prior to development.

Pursuant CEQA, DTSC prepared an Addendum to the Final Transit Zoning Code EIR to incorporate and analyze the proposed cleanup described in the RAW.

As Responsible Agency under CEQA, DTSC approved the above-described project on March 28, 2022 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An EIR 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 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
Cypress Regional Office
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5336 (call for an appointment)

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003099

Contact Person	Contact Title	Phone Number
Triss Chesney	Hazardous Substances Engineer	(714) 484-5419

Approver's Signature:

Date:



March 28, 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: