

# COMMUNITY UPDATE

*DTSC's Mission is to protect California's people, communities, and environment from toxic substances, to enhance economic vitality by restoring contaminated land, and to compel manufacturers to make safer consumer products.*

May 2022

**Public Comment Period from May 16, 2022 to June 15, 2022**  
**Draft Response Plan to Address Chemicals at**  
**La Habra (Euclid & Imperial) Site**  
**251 & 351 W. Imperial Highway**  
**La Habra, CA 90631**

The Department of Toxic Substances Control (DTSC) invites you to review and comment on the draft Response Plan (RsP) for the La Habra (Euclid & Imperial) property (Site). The draft RsP summarizes the environmental evaluations conducted at the Site and outlines a proposal to safely address chemicals present in soil vapor, and groundwater beneath the Site. DTSC is part of the California Environmental Protection Agency. DTSC regulates the handling and cleanup of hazardous substances.

You are invited to participate:

**PUBLIC COMMENT PERIOD**

May 16, 2022 – June 15, 2022

DTSC encourages you to review and comment on the draft RsP. DTSC will consider all public comments before a decision is made. Comments must be postmarked or emailed by

**June 15, 2022 to:**

Rana Georges, DTSC Project Manager, 5796 Corporate Ave, Cypress, CA 90630

Email: [Rana.Georges@dtsc.ca.gov](mailto:Rana.Georges@dtsc.ca.gov) Tel: (714) 484-5450

## SITE LOCATION AND HISTORY

The Site consists of approximately 4.91 acres of developed land located on two parcels (Assessor Parcel Numbers 019-042-21 and 019-042-24). The Site is currently vacant and was previously occupied by an automobile sales facility (251 West Imperial Highway); an automotive storage warehouse (261 West Imperial Highway); a two-story multi-tenant office building (271 West Imperial Highway); a box manufacturing facility (301 West Imperial Highway); a children's gymnasium (341 West Imperial Highway); and an automobile sales and repair shop (351 West Imperial Highway). Surrounding properties consist of a mixture of commercial and residential properties. During the late 1980's, several underground storage tanks (USTs) were removed from various locations in the southern portion of the Site. Currently, the Site is proposed to be developed into residential townhomes.

## INVESTIGATIONS AND FINDINGS

Based on site characterization activities, elevated concentrations of total petroleum hydrocarbons as gasoline (TPHg) and other volatile organic compounds (VOCs), have been identified in soil vapor at concentrations exceeding residential screening levels. Additionally, TPH compounds and VOCs were found in the groundwater at concentrations above their respective maximum contaminant levels (MCLs).



**Hearing impaired** individuals may use the California Relay Service at 711 or 800-735-2929 TTY/VCO/HCO to voice.



### THE DRAFT RESPONSE PLAN (RsP) PROPOSAL

To address elevated levels of TPH and VOCs in soil vapor and groundwater, the draft RsP proposes limited soil excavation related to soil vapor, enhanced bioremediation (utilizing sulfate reducing bacteria) and monitored natural attenuation. Following the proposed cleanup, a human health risk assessment will be performed to determine if unacceptable risk remains present to future residential occupants of the Site. In the event that an unacceptable vapor intrusion risk remains present, a soil vapor mitigation system will be installed under the buildings and a long-term operation, maintenance, and monitoring plan will be established. Additionally, land use restrictions will be applied to restrict groundwater use.

### SAFETY MEASURES DURING CLEANUP

To protect the public, the following safety measures will be implemented during the cleanup:

- Site perimeter fencing with wind screen will be installed to restrict access.
- Work notices will be posted on the fence and distributed to the properties in the line of sight.
- Water will be sprayed periodically during excavation and truck loading activities to reduce fugitive dust.
- Dust monitoring will be conducted to ensure generated dust levels are protective of workers and nearby residents.
- Excavation will be halted if sustained high winds exceed 25 miles per hour.
- Trucks will be inspected before leaving the Site. Dirt will be brushed off and collected on sheeting to prevent tracking.
- Noise will follow City of La Habra's noise ordinance. Work will be conducted 8 am to 7 pm Monday through Friday.

### CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA is a state law that requires a lead agency of a project to consider and disclose the environmental effects of its proposed actions before project approval. As a Responsible Agency under CEQA, DTSC prepared an Addendum to the City of La Habra's Mitigated Negative Declaration (MND) for the Euclid & Imperial Townhomes Project. DTSC determined that the activities identified in the draft RsP will not have any new or significant adverse impacts on the environment.

### WHERE TO FIND PROJECT DOCUMENTS

DTSC Regional Office  
5796 Corporate Ave., Cypress, CA 90630  
Call (714) 484-5336 for an appointment

La Habra Public Library  
221 East La Habra Blvd., La Habra, CA 90631  
Tel: (714) 526-7728

All documents are available on the EnviroStor database online:

[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60003115](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003115)

### NEXT STEPS

DTSC invites the public to review and provide comments on the draft RsP during the public comment period. DTSC will collect and address all public comments received after the public comment period ends.

### WHO TO CONTACT AT DTSC FOR MORE INFORMATION:

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Additional information on DTSC sites can be found through our [EnviroStor](#).