

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Land Use and Climate Innovation
State Clearinghouse
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: West Coyote Hills and Robert E. Ward Nature Preserve Remedial Action Plan

State Clearinghouse Number: 1997051056

Project Location: The site which is located in the City of Fullerton is irregularly shaped and is generally bounded on the north by the City of La Habra, on the east by Euclid Street, on the west by the City of La Mirada, and on the south by Rosecrans Avenue.

County: Orange

Project Applicant: Pacific Coast Homes

Project Description: The Department of Toxic Substances Control (DTSC) has approved the Remedial Action Plan (RAP) for the West Coyote Hills and Robert E. Ward Nature Preserve (Site) to address surface and subsurface soil impacted with constituents of potential concern (COPCs) associated with historical oil field operations. The RAP, along with a Remedial Action Workplan submitted to the United States Environmental Protection Agency (USEPA), will require excavation of approximately 11,410 bank cubic yards (BCY) of soil contaminated with total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), including polycyclic aromatic hydrocarbons (PAHs), metals, and polychlorinated biphenyls (PCBs).

The Site is located in the northwestern area of the City of Fullerton (City). The current footprint of the former WCH oil field is an approximately 483-acre property separated by a public road, Gilbert Street, into an approximately 352-acre Western Property and an approximately 131-acre Eastern Property. The Eastern Property excludes portions of the former WCH oil field that were sold to the City in 2021 (Parcels 1 and 3; approximately 24 acres) or previously donated to the City in 1983 (the Robert E. Ward Nature Preserve; approximately 72 acres). Figure 1 (included with this Notice of Determination for reference) depicts the Western Property and Eastern Property areas which will be remediated under the RAP.

The RAP is associated with the long-term use of the Site as open space. Upon completion of site remediation activities, the Site will be conserved in perpetuity as protected open space under a land use covenant.

The site remediation activities set forth in the RAP consist of soil excavation with off-site disposal. The total anticipated volume of excavated soil is approximately 11,410 bank cubic yards (BCY): 4,451 BCY of non-PCB impacted soil (overseen by DTSC) and 6,959 BCY of PCB-impacted soil (overseen by USEPA). Excavation of PCBs and other soil impacts are planned to be performed concurrently. The excavated soil would be transported via covered and lined end-dump trucks to appropriate landfill facilities (depending on whether excavated soil is hazardous or non-hazardous). The excavations would be backfilled with imported clean fill to approximately original grade and restored with an appropriate seed mix consisting of native plant species. Institutional controls (ICs), in the form of land use covenants (deed restrictions), would be established to restrict future property use to open space purposes and to limit actions that could interfere with this land use.

Implementation of the RAP is estimated to take approximately 8 working months to complete between January 2028 and late 2029, which takes into account pausing work from February 15 through August 30 to avoid disrupting the coastal California gnatcatcher (*Polioptila californica*) nesting season.

On July 12, 2011, the City of Fullerton (the CEQA lead agency) certified the Final Environmental Impact Report (FEIR) for the West Coyote Hills Specific Plan and Robert E. Ward Nature Preserve (State Clearinghouse No. 1997051056). The FEIR included analysis of an earlier proposed Remedial Action Plan which entailed excavation and off-site disposal of approximately 77,000 cubic yards of soil.

Subsequently, on November 17, 2015, the City of Fullerton approved the first Addendum to the FEIR ("Addendum No. 1 to Final Environmental Impact Report SCH No. 1997051056") which evaluated changes in land use designations associated with a proposed Vesting Tentative Tract Map which was ultimately not carried out. As part of the first Addendum's approval, additions and modifications were made to the FEIR's Mitigation Measures.

Pursuant to the provisions of CEQA, a second Addendum (Addendum No. 2 to the West Coyote Hills Specific Plan and Robert E. Ward Nature Preserve Final Environmental Impact Report) was prepared to evaluate the effects of implementing the activities in the RAP as well as long-term future use of the Site as a protected open-space area. As demonstrated in the Addendum, none of the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR or Negative Declaration are applicable to the changes or additions necessary to address the proposed remedial activities.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on October 6, 2026 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Addendum to an Environmental Impact Report was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A mitigation reporting or monitoring plan was adopted.
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/ or http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003746.

Contact Person	Contact Title	Phone Number
Monica Hope	Project Manager	(760) 214-2262

Approver's Signature:



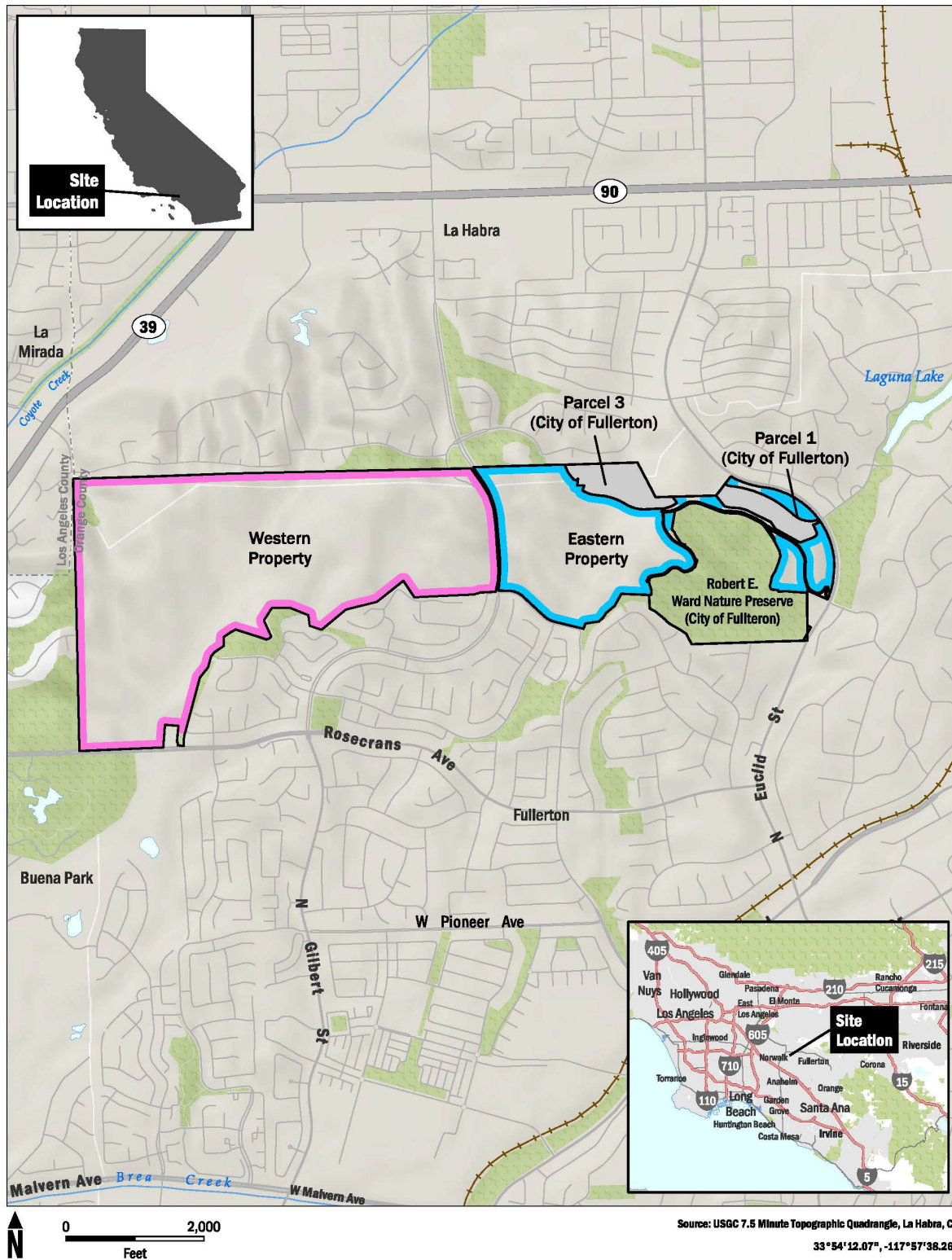
Date:

October 6, 2026

Approver's Name
Eileen Mananian

Approver's Title
Branch Chief

Approver's Phone Number
(714) 484-5438



AECOM
 Chevron
 West Coyote Hills

FIGURE 1
 West Coyote Hills Site