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: Ellis Avenue Condos Removal Action Workplan

State Clearinghouse Number: 2008071143

Project Location: 8041 Ellis Avenue, Huntington Beach, CA 92646

County: Orange

Project Applicant: Scott Yorkison, Director of Development, HB Ellis, LLC, 4740 Green River Road, Suite 317, Corona, California 92878, (818) 378-2004

Project Description: The Department of Toxic Substances Control (DTSC) has approved a Removal Action Workplan (RAW) associated with the Ellis Avenue Condos Project located at 8031 and 8041 Ellis Avenue in the city of Huntington Beach (Site). The RAW was prepared to address potential effects from contaminants in shallow soils and soil vapor at the Site. The remediation activities identified in the RAW consist of removing approximately 15 cubic yards of arsenic-impacted soil, installation of a Vapor Intrusion Mitigation System (VIMS) and the recordation of a Land Use Covenant (LUC). Implementation of the RAW will take place concurrently with construction of the land use development project.

On March 1, 2010, the City of Huntington Beach certified Program Environmental Impact Report No. 08-008 for the Beach and Edinger Corridors Specific Plan ("BECSP EIR", CEQA State Clearinghouse No. 2008071143). The BECSP EIR evaluated environmental impacts associated with buildout of the land use designations and implementation of the policies set forth in the Specific Plan.

On May 17, 2022, the City of Huntington Beach approved a Tentative Tract Map and Conditional Use Permit for the Ellis Avenue Condos Project. In doing so, the City made findings that the project will not have any significant effect on the environment and is exempt from CEQA pursuant to section 15182 of the CEQA Guidelines and Government Code 65457 because the project is a mixed-use development that conforms with the Beach and Edinger Corridors Specific Plan and implementation of the project would not result in any new or more severe potentially adverse environmental impacts that were not considered in the BECSP EIR.

Acting as a Responsible Agency, pursuant to the provisions of CEQA, DTSC prepared an Addendum to the BECSP EIR in order to incorporate the remedy from the Ellis Avenue Condos RAW. 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 included as part of the Ellis Avenue Condos RAW.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on November 10, 2026 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 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, CA 90630

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/ or https://envirostor.dtsc.ca.gov/public/profile_report?global_id=60003752

Contact Person	Contact Title	Phone Number
Mario Cazares	Project Manager	(714) 484-5431

Approver's Signature:



Date:

November 16, 2026

Approver's Name	Approver's Title	Approver's Phone Number
Scarlett Zhai	Acting Branch Chief	(714) 484-5316