

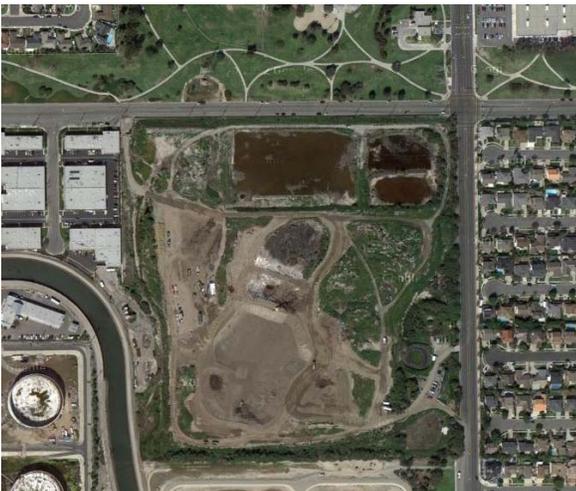
COMMUNITY Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

Proposed Cleanup Plan and Draft Environmental Impact Report for Ascon Landfill Site, Available for Public Review And Comment and Public Meeting Announcement

A proposed cleanup plan, called a draft Remedial Action Plan (RAP), and a draft Environmental Impact Report (EIR) are currently available for public review and comment for the Ascon Landfill Site (Site) located at the corner of Magnolia Street and Hamilton Avenue in southeast Huntington Beach. In compliance with the California Environmental Quality Act (CEQA), the draft EIR has been prepared to consider potential impacts to public health and the environment. The draft RAP proposes the "final remedy" or cleanup of the Site, including excavation, transportation, off-site disposal of landfill material, and installation of a protective cap. The Department of Toxic Substances Control (DTSC) is the **lead regulatory agency** for approval of the EIR and the RAP. This fact sheet provides information on:

- Site Overview & Project Background
- Proposed Remedial Action Plan (RAP) and draft EIR
- The California Environmental Quality Act (CEQA)
- How You Can Participate – Comment Period & Public Meeting
- Information Repository Locations
- Additional Information Sources
- Who to Contact at DTSC for Information
- CEQA Next Steps
- Glossary of Terms



Public Comment Period



August 29th – October 14th, 2013

A **45-day public comment period** is being held to receive public comments on the draft RAP and draft EIR. **All public comments must be post-marked or e-mailed by October 14th, 2013, and sent to:**

Safouh Sayed, Project Manager
 Dept. of Toxic Substances Control
 5796 Corporate Avenue
 Cypress, CA 90630-4732
 E-mail: Safouh.Sayed@dtsc.ca.gov

Public Meeting Announcement

DTSC will host a public meeting to receive public comments on the draft RAP and draft EIR. The public meeting will be held:

Thursday, September 12th, 2013
at 6:00 pm
Edison High School Cafeteria
21400 Magnolia Street
Huntington Beach, 92646-6306

At this public meeting, DTSC will receive oral and written public comments on the draft RAP and draft EIR. Please join us to learn more about this project in your community.

Site Overview

Ascon Landfill Site (the “Site”) was owned by the Garrish Brothers from 1938 to 1950 and by the Steverson Brothers from 1950 to 1984, and was operating as a permitted landfill from 1938 to 1984. In its earliest years, Huntington Beach had not yet developed in the southeast district of the city, and this area was comprised primarily of agricultural and oil production uses. Industrial and oil field wastes were disposed at the landfill from 1938 to 1971. After 1971, construction debris was disposed at the Site until it was closed in 1984.

The Site contains various types of liquid and solid waste in buried pits, surface piles of concrete, rebar and other construction debris, and fenced, open lagoons (ponds).

The Site has undergone several changes of ownership and environmental investigations since 1984. In 2003, DTSC and some of the Ascon Landfill Site Responsible Parties (RPs) entered into a Consent Order with the State of California for the Site’s cleanup.

Project Background

Since the Consent Order in 2003, significant work has been conducted at the Site, both to improve current site conditions and prepare for the final cleanup. Activities at the Site have included extensive field investigations, strengthening of perimeter earthen berms, removal of significant volumes of waste materials, Site-wide storm-water controls, groundwater monitoring and improvements to site security.

Proposed Remedial Action Plan (RAP) and draft EIR

Current work now focuses on the public process and environmental evaluation for the final remedy to remediate the Site. DTSC determined that chemicals located in areas of the Site as a result of past operations, are above DTSC’s protective standards. Thus, DTSC requires development and implementation of an overall cleanup plan (the RAP) for the entire Site to ensure long-term public safety.

The draft RAP, as recommended by DTSC in the draft EIR, proposes excavation and off-site disposal of up to about 32,000 cubic yards (up to approximately 2,400 one-way truckloads) of landfill materials, consolidation of the remaining materials, and installation of a protective cap to cover landfill materials considered safe to remain encapsulated on-site. Activities also include excavation of Site materials to appropriate depths from the City of Huntington Beach rights-of-way along Hamilton Avenue and Magnolia Street, creation of two storm water detention basins, and installation of an internal perimeter road, and new Site fencing. The protective cap would be graded to create appropriate slopes for storm water run-off and collection, and will be planted with vegetation.

The project will be conducted under DTSC oversight and a restrictive covenant will be recorded to prevent incompatible future land use. Ultimate future land use is determined through a separate public process with the City of Huntington Beach.

The draft EIR also includes an evaluation of three additional alternatives to remediate the Site, including a 1) “No Project Alternative” (essentially leaving the Site in its existing condition), 2) a “Source Removal with Off-Site Disposal Alternative,” (removing nearly all of the waste materials from the Site), and 3) “Lower – Intensity Extended Schedule Alternative” (less intense construction activities occurring over a longer period of time).

The California Environmental Quality Act (CEQA)

CEQA is a State law that requires a project’s lead agency to consider and disclose potential adverse environmental impacts of its proposed actions before approving them. As the lead agency for the cleanup Project, DTSC has determined that an *EIR* must be prepared to assess the potential environmental effects and solicit public input. The first step in the *EIR* process was to prepare a *Notice of Preparation (NOP)* and Initial Study for the draft EIR. The NOP and Initial Study were made available for a 30-day public review period from April 4th to May 3rd, 2013.

During the NOP public review period, the first of two public *scoping* meetings were held for the Project on April 23, 2013, at Edison High School Cafeteria, 21400 Magnolia Street, Huntington Beach, 92646. This first meeting was held in the local neighborhood for the local community. A second scoping meeting was held on Wednesday, May 1, 2013, at City of Huntington Beach, City Council Chambers, 2000 Main Street, Huntington Beach, 92648, intended for public agencies, including City officials. This second meeting also was open to the general public. The meetings provided the public and public agencies the opportunity to contribute input as to the scope and content of the environmental information that should be included in the draft EIR.

DTSC is issuing the *Notice of Availability (NOA)* and Notice of Public Hearing for the Draft *EIR*. The *NOA* is made available to solicit comments from the public and public agencies on the content of the environmental information included in the Draft EIR. The Draft *EIR* describes the Site’s existing conditions, analyzes potential adverse impacts, and identifies measures to avoid, reduce, or mitigate adverse impacts of the remedial process, as available and feasible.

Subsequent steps DTSC will take following the 45-day review period of the draft *EIR* will include the following:



- Prepare and certify Final **EIR**, which will include written responses to comments received during the 45-day public review period.
- Prepare a **Mitigation Monitoring and Reporting Program (MMRP)** to ensure mitigation measures and project design features are implemented during final remedy clean-up activities.
- Make a decision on the selected remedial action and file the **Notice of Determination (NOD)** with the State Clearinghouse.

How You Can Participate – Comment Period & Public Meeting

We want to know what you think of the draft RAP and draft EIR that proposes a final remedial plan to address environmental impacts for the Site. **The 45-day public comment period of the draft RAP and draft EIR begins August 29th, and ends October 14th, 2013. All public comments must be postmarked or e-mailed no later than October 14th, 2013, and sent to:**

Safouh Sayed, DTSC Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
E-mail: Safouh.Sayed@dtsc.ca.gov

DTSC will consider and respond to all public comments received during the public comment period. Responses to public comments will be included in the Final EIR to be prepared for the project.

DTSC is also hosting a public meeting to present the draft RAP proposal, draft EIR and receive public comments. The public meeting is planned for Thursday, September 12th, 2013, at 6:00 pm, at Edison High School Cafeteria, 21400 Magnolia Street, Huntington Beach, 92646-6306. Please join us to learn more about this project's important milestone in your community.

Information Repository Locations

Project documents including the draft RAP and draft EIR are available for public review at the following Information Repositories:

Huntington Beach Central Library
7111 Talbert Avenue
Huntington Beach, CA 92648-1232
(714) 842-4481
Monday – 1pm to 9pm
Tue, Wed, Thurs – 9am to 9pm
Fri, Sat – 9am to 5pm
Sunday – Closed

Banning Branch Library
9281 Banning Avenue
Huntington Beach, CA 92646-8302
(714) 375-5005
Wed, Thurs – 10am to 7pm
Fri, Sat – 9am to 5pm
Sun, Mon, Tues – Closed

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
(714) 484-5337
Mon – Fri 8am – 5pm
Please contact Ms. Julie Johnson at the above number to make an appointment.

Additional Information Sources

Site documents are also available for electronic review on DTSC's EnviroStor website at www.EnviroStor.dtsc.ca.gov. Enter "Huntington Beach" as the City and select "Ascon Landfill Site" in the list of projects within the scroll-down menu. Then, click on "Ascon Landfill Site" again on the map (pop-up window). Then, click on the "Community Involvement" tab for a list of the documents available for review. **If you would like DTSC to notify you via e-mail when new EnviroStor documents, such as workplans and reports, are available online for this site, please click on the "Sign Up for E-mail Alerts" link to the right of the site name, and complete the sign up form.**

Documents made available to the public by DTSC can be made available in an alternate format (i.e., Braille, large print, etc.) or in another language as appropriate, in accordance with State and Federal law. Please contact Stacey Lear, DTSC Public Participation Specialist, for assistance with alternative formats.

Whom to Contact at DTSC for Information

If you have any questions about the Ascon Landfill Site project, draft RAP, draft EIR or other related project activities, please contact the following DTSC staff:

Safouh Sayed, DTSC Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
E-mail: Safouh.Sayed@dtsc.ca.gov
(714) 484-5478

Stacey Lear, DTSC Public Participation Specialist
5796 Corporate Avenue
Cypress, CA 90630-4732
E-mail: Stacey.Lear@dtsc.ca.gov
(714) 484-5354

Next Steps

Upon DTSC approval of the RAP and EIR, field work could begin as early as winter 2015.

Media Inquiries

Sandy Nax, Public Information Officer
Department of Toxic Substances Control
P.O. Box 806
Sacramento, CA 95812-0806
(916) 327-6114
E-mail: Sandy.Nax@dtsc.ca.gov

For more information about the Ascon Landfill site visit www.EnviroStor.dtsc.ca.gov, or www.ascon-hb.com. For more information about our department, please visit our website at www.dtsc.ca.gov.

Notice to Hearing Impaired Individuals

TDD users can use the California Relay Service at 1-888-877-5378 to reach Stacey Lear, DTSC Public Participation Specialist (714) 484-5354 or toll-free 1-866-495-5651.

Glossary of Terms:

California Environmental Quality Act (CEQA): Enacted in 1970 to provide long-term environmental protection, this law requires that governmental decision-makers and public agencies study the environmental effects of proposed activities and that significant adverse effects be avoided or reduced where feasible.

Environmental Impact Report (EIR): A report designed to examine the potential environmental impacts of a project.

Lead Regulatory Agency: The public agency responsible for decision making on a project.

Mitigation Monitoring and Reporting Program (MMRP): The purpose of a MMRP is to discuss feasible measures to avoid or substantially reduce the significant environmental impacts from a project identified in the EIR. The MMRP is a working guide to facilitate not only the implementation of mitigation measures, but also ensure the monitoring, compliance, and reporting activities of the DTSC and any monitors it may designate. The MMRP is adopted at the time the EIR is certified.

Notice of Availability (NOA): A notice provided to the public and public agencies and filed with the California State Clearinghouse after completion of the Draft EIR and to request input on the content of the **EIR**.

Notice of Determination (NOD): Formal notice filed with the California State Clearinghouse after the Final EIR is prepared indicating the lead agency approval decision on a project.

Notice of Preparation (NOP): A notice that is sent by the lead agency to notify the public and public agencies that an Initial Study has been prepared and that an **EIR** will be prepared and to request input on the content of the **EIR**.

Scoping: A process to gain input from agencies and the public regarding the content of the **EIR**.

