

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 & CEQA SOF For former Production Plating Facility In Huntington Beach Available for Public Review & Comment

Our agency, the Department of Toxic Substances Control (DTSC), invites the public to review and comment on a proposed plan to treat and control chemical contamination at the former Production Plating Facility located at 16091 Gothard Street in an industrial area of Huntington Beach. The proposed cleanup plan, called a draft Removal Action Workplan (RAW), was developed specifically for the property. As a Responsible Agency (RA) under the California Environmental Quality Act (CEQA), DTSC reviewed environmental documents prepared by the City of Huntington Beach, the lead agency for the related redevelopment project, and prepared a Statement of Findings (SOF) indicating the lead agency's environmental review and the mitigation measures established are sufficient to avoid, reduce or substantially lessen project impacts. A Notice of Determination will be filed at the Office of Planning and Research/State Clearinghouse once the public review period ends and DTSC approves the RAW.

DTSC is the lead regulatory agency for review and approval of the RAW. The draft RAW, if approved, will address potential exposure threats from soil, soil vapor and groundwater impacted with chlorinated Volatile Organic Compounds (VOCs) and lead (soil only).

There is **no** immediate health risk because the impacted soil and soil gas at property is not accessible to the public. Also, impacted groundwater under the property is **not** a source of drinking water. DTSC determined there are chemicals present at the former Facility that are above protective standards and DTSC requires a cleanup plan be developed and implemented to ensure long-term public health and safety. This Fact Sheet provides additional information on:

- Why Remedial Action Is Necessary
- Site History
- Site Investigation Conducted
- Proposed Cleanup Plan (draft RAW)
- California Environmental Quality Act (CEQA SOF)
- How You Can Participate
- Where To Find Project Documents
- Who to Contact at DTSC For Information
- Next Steps

Public Comment Period



**August 13th, 2015
Through
September 14th, 2015**

A **30-day public comment period** is being held to receive public comments on the draft RAW and draft CEQA SOF. **All public comments must be post-marked or e-mailed by September 14th, 2015, and sent to:**

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

The draft RAW and draft CEQA SOF and other project documents are available for review at the Information Repository locations listed on page 2 inside this Fact Sheet.

Why Remedial Action Is Necessary

Remedial action is necessary to ensure future site occupants are not at risk to site contaminants that are above DTSC's protective standards. Therefore, DTSC requires a RAW be implemented to protect the public and future site occupants. DTSC will oversee the cleanup activities and ensure work is performed in a manner protective of human health and the environment.

Site History

Historically, the site was agricultural row crop farmland from about 1935 until 1973 when the present-day commercial building was constructed on the site. Production Plating operated as a chrome and nickel plating facility and occupied the commercial building on the Property from 1973 to 1992, when plating operations were terminated and all of the interior improvements were demolished. Production Plating also operated underground fuel storage tanks, which were removed under the authority of the Orange County Health Care Agency in 1996. The building was most recently used as an indoor volleyball and soccer club. No industrial operations have occurred on the property since 1992 and the Property is currently vacant.

Site Investigation Conducted

In 2014, the Property owners entered into a voluntary agreement with DTSC for an environmental investigation to be performed to determine the nature and extent of environmental impacts. Soil, soil vapor and groundwater were sampled and revealed the presence of chlorinated Volatile Organic Compounds (VOCs) in soil, groundwater and soil vapor and lead (soil only).

Proposed Cleanup Plan – draft RAW

The goal of the draft RAW is to reduce potential hazards associated with chlorinated VOCs at the Property. The draft RAW proposes:

- 1) Soil Excavation: an area of the Property of about 3,000 square feet to a depth of 12 feet below the ground surface will be excavated to remove the VOCs in soil and groundwater and lead in soil. Excavated material will be transported to an approved disposal facility. Post excavation sampling will be performed to ensure cleanup goals have been met. Excavated areas will be backfilled with clean soil.
- 2) Sub-Slab Depressurization: a sub-slab depressurization system will be installed to mitigate

naturally occurring methane and will serve as additional protection from potential residual VOCs from the historical property uses.

California Environmental Quality Act (CEQA)

DTSC is required by CEQA to review environmental activities for the possibility of impacts, before approving the project. DTSC prepared an SOF and proposes to produce a NOD following the approval of the RAW, as these activities will not have an adverse effect environmental impact.

How You Can Participate

We want to know what you think of the draft RAW and draft CEQA SOF. **The 30-day public comment period of the draft RAW and draft CEQA SOF begins August 13th, 2015, and ends September 14th, 2015. All public comments must be postmarked or e-mailed no later than September 14th, 2015, and sent to:**

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

Information Repository Locations

Project documents including the draft RAW and CEQA SOF 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
Mon – 1:00 pm – 9:00 pm
Tues/Wed/Thurs – 9:00 am – 9:00 pm
Fri/Sat – 9:00 am – 5:00 pm
Sun – Closed

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
(714) 484-5336
Mon-Fri 8:00 am – 5:00 pm
Please Contact Jone Barrio 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.



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 former Production Plating Facility, draft RAW, CEQA SOF or other related project activities, please contact the following DTSC staff:

Hossein Nassiri, Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
E-mail: Hossein.Nassiri@dtsc.ca.gov
(714) 484-5438

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

Next Steps

If approved, RAW activities will begin in Fall 2015. No road closures or traffic impacts to residents or businesses are anticipated to occur.

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 former production Plating Facility visit www.EnviroStor.dtsc.ca.gov. For more information about our department, please visit our website at www.dtsc.ca.gov.

Notice to Hearing Impaired Individuals

TTY users can use the California Relay Service at 711 in state or 1-800-855-7100 outside California. You may also call (714) 484-5354 to reach Stacey Lear, DTSC Public Participation Specialist or toll-free 1-866-495-5651.





Stacey Lear, Public Participation Specialist

Department of Toxic Substances Control

5796 Corporate Avenue

Cypress, California 90630-4732

Inside: Information on the former Production Plating Facility, Huntington Beach

For more information about the DTSC, please visit our web site at www.dtsc.ca.gov

PUBLIC COMMENT FORM AND MAILING COUPON

**30-DAY PUBLIC COMMENT PERIOD FOR
DRAFT REMOVAL ACTION WORKPLAN & CEQA STATEMENT OF FINDING
FORMER PRODUCTION PLATING FACILITY, HUNTINGTON BEACH, CA**

You can use this form to send in your written public comments on the draft Removal Action Workplan (RAW) and CEQA Statement of Finding (SOF). You may also ask to be added or deleted from the former Production Plating Facility mailing list. If you know of anyone or any organizations that would like to be on the project mailing list, please use this form to notify us. Please address all mailings to: Hossein Nassiri, DTSC Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA 90630-4732. You may also e-mail this same information to: Hossein.Hassiri@dtsc.ca.gov.

Reminder: All public comments on the draft RAW and draft CEQA SOF must be postmarked or e-mailed by September 14th, 2015.

NAME: _____

AGENCY OR ORGANIZATION (if applicable): _____

ADDRESS: _____

Telephone # _____

Please add me to the former Production Plating Facility mailing list.

Please delete from the former Production Plating Facility mailing list.

Comments: _____

DTSC mailings are solely for the purpose of keeping persons informed of DTSC activities. Mailing lists are not routinely released to outside parties. However, they are considered public records and, if requested, may be subject to release.