



Legislation Details (With Text)

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Type: Project Review (Future Agenda Items) **Status:** Staff Review; No Action Taken

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On agenda: 9/11/2018 **Final action:** 9/11/2018

Title: COASTAL DEVELOPMENT PERMIT NO. 16-016, CONDITIONAL USE PERMIT NO. 16-034 (ASCON FINAL REMEDIATION): To introduce the proposed final remedial action plan for the site with grading involving more than 25,000 cubic yards of import/export; a 6 ft. tall fence with 6.5 ft. tall pilasters within the 15 ft. front setback along Hamilton Ave. and Magnolia St.; and gated access at 21641 Magnolia St.

Attachments: 1. Att #1 - Vicinity Map Ascon, 2. Att #2 - Site plan, elevations, and concept imagery received and dated June 18, 2018, 3. Att #3 - Grading plan, cross sections, and site staging plan received and dated June 18, 2018, 4. Att #4 - Project Narrative received and dated August 2018

Date	Ver.	Action By	Action	Result
9/11/2018	1	Planning Commission	staff reviewed; no action taken	

PLANNING COMMISSION STUDY SESSION

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Ricky Ramos, Senior Planner

SUBJECT:
COASTAL DEVELOPMENT PERMIT NO. 16-016, CONDITIONAL USE PERMIT NO. 16-034 (ASCON FINAL REMEDIATION): To introduce the proposed final remedial action plan for the site with grading involving more than 25,000 cubic yards of import/export; a 6 ft. tall fence with 6.5 ft. tall pilasters within the 15 ft. front setback along Hamilton Ave. and Magnolia St.; and gated access at 21641 Magnolia St.

APPLICANT:
Tamara Zeier, Project Navigator, One Pointe Drive, Suite 320, Brea, CA 92821

PROPERTY OWNER:
Ian Robb, Cannery Hamilton Properties LLC, 6001 Bollinger Canyon Road, Room C2136, San Ramon, CA 94583

BUSINESS OWNER:
N/A

LOCATION:
21641 Magnolia St., 92646 (southwest corner at Hamilton Ave.)

PROJECT PROPOSAL:

The proposed project involves the final remediation of the Ascon landfill and includes the following entitlement requests:

Coastal Development Permit No. 16-016: To implement the final remedial action plan for the site with grading involving more than 25,000 cubic yards of import/export within the Coastal Zone.

Conditional Use Permit No. 16-034: To permit: 1) a 6 ft. tall aluminum fence with 6.5 ft. tall pilasters at a 3 inch front setback along Hamilton Ave. and Magnolia St. instead of a minimum 15 ft. setback; and 2) gated access to the site.

The Ascon Landfill Site is a vacant 38-acre property at the southwest corner of Magnolia Street and Hamilton Avenue. The site operated as a waste disposal facility from 1938 through 1984. Since 1984, waste materials have not been accepted and the site has remained a closed landfill facility. The Department of Toxic Substances Control (DTSC) is the lead agency overseeing the remediation of the site. DTSC certified the Environmental Impact Report (EIR) and approved the Remedial Action Plan (RAP) for Ascon landfill in June 2015. The final remediation for the site includes excavation and offsite disposal of waste, grading of the site, construction of an engineered protective cap over the site with a vapor collection system, a perimeter maintenance road, and two stormwater detention basins.

The applicant is requesting the reduced front setback for the decorative aluminum fence because providing the required 15 ft. setback would raise the vegetated cap and the southwest portion of the cap cannot be raised further due to geotechnical stability concerns. The additional setback would also impact the access road located behind the fence that is needed for long-term operation and maintenance of the cap. In addition to the decorative aluminum fence proposed along the street frontages, a 6 ft. tall vinyl coated chain link fence is proposed along the majority of the south and west property lines except where existing industrial buildings and fencing adjoin the western boundary of the site. The site currently has gated access along both streets.

The project narrative (Attachment No. 4) provides a brief background of the previous activities at the Ascon landfill and describes the main components of the final remediation, haul route, site access, import/export volumes, and approximate timeline of at least 18 months to completion. The final remediation work will be conducted between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday, with employee arrival, safety meetings, and workday preparations (e.g. equipment inspections) beginning as early as 6:00 a.m.

Upon completion of the final remediation, the site will have a sloping drought-tolerant vegetated cap that rises gradually from the Magnolia and Hamilton street frontages to a maximum height of approximately 32 feet at the southwest (interior) corner of the site.

CEQA:

The project is covered under the EIR for the ASCON Landfill RAP (State Clearinghouse No. 2013041010) certified by the Department of Toxic Substances Control in June 2015.

PLANNING ISSUES:

- Compatibility of the proposed final remedial action plan and fence with the surrounding area.

PUBLIC HEARING DATE:

The Planning Commission public hearing is tentatively scheduled for September 25, 2018

ATTACHMENTS:

1. Vicinity Map
2. Site plan, elevations, and concept imagery received and dated June 18, 2018
3. Grading plan, cross sections, and site staging plan received and dated June 18, 2018
4. Project Narrative received and dated August 2018
5. Ascon Landfill EIR available at http://www.ascon-hb.com/site_documents01.htm