



State of
California



Department of
Toxic Substances
Control

Cleanup Proposal for North Shore at Mandalay Bay Site—Oxnard, California

We invite you to review and comment on a plan to cleanup oil field wastes from the soil and groundwater at the 90-acre North Shore at Mandalay Bay site, located on the northeast corner of West Fifth Street and Harbor Boulevard in Oxnard, California.

The California State Department of Toxic Substances Control (DTSC) will oversee the cleanup of the soil and groundwater contamination. The cleanup will be conducted by licensed contractors hired by the current owner of the property, Trimark Pacific-Mandalay Bay, LLC.

This fact sheet describes the proposed cleanup action and announces opportunities for you to submit comments.

Public Comment Period October 24, 2005 – November 23, 2005

The draft Remedial Action Plan (RAP) is available for review and comment.

The draft RAP, Feasibility Study, and the Remedial Investigation Report are available at the locations listed on Page 4 of this fact sheet. Please send your written comments by November 23, 2005 to Mr. Joe Sevrean, Project Manager, DTSC, 1011 North Grandview Avenue, Glendale, CA 91201 or email: JSevrean@dtsc.ca.gov.

Public Meeting – November 17, 2005

We are holding a public meeting to explain the results of the investigations, cleanup proposal, answer questions, and accept comments. **Time:** 6:30 p.m. **Location:** Oxnard Shores Mobile Home Park Clubhouse, 5540 W 5th St, Oxnard

For Information on accessibility (wheelchair ramps, etc.) or to request a reasonable accommodation (such as translation or sign language interpretation), please call Yvette LaDuke at (818)551-2909 at least one week in advance of the meeting.



Site History

From the mid-1950s through 1981, the site was operated as two permitted oil field waste disposal facilities. Oil field waste materials consisting of drilling muds and cuttings, tailings, sand, formation water, and residual oil were land farmed and then disposed of on the property during this time period.

The activities conducted during this time period resulted in the release of hazardous substances.

Environmental Investigation

Environmental investigations reveal the presence of total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), metals, semi volatile organic compounds (SVOCs), organochlorine pesticides (OCPs), and/or dioxins mixed in sludge, soil and/or groundwater at the Site.

These are a potential risk to human health and the environment. For PCBs, there is approximately 3,000 cubic yards that contain hazardous waste levels of PCBs. These materials are within a limited area of the sludge materials, located beneath cap materials.

The cleanup proposal, called a draft Remedial Action Plan (RAP), describes the selected remedy for the contamination.

Proposed Remedial Action

The RAP evaluates potential remedial actions for the soil and groundwater contamination at this site. Alternatives are rated based on protection of human health and the environment, compliance with regulatory requirements, effectiveness, ability to reduce contamination, easy to use (implement), and cost.

The proposed remedial action includes excavation and on-site treatment of contaminated soil. The purpose of the treatment is to reduce the potential for future groundwater contamination. Approximately 3,000 cubic yards of PCB-contaminated soil will be removed and disposed of

off-site. Groundwater will be pumped and treated to acceptable levels.

An on-site Soil Consolidation Area will be located beneath the Resource Protection Area (see maps for location) which will be fenced.

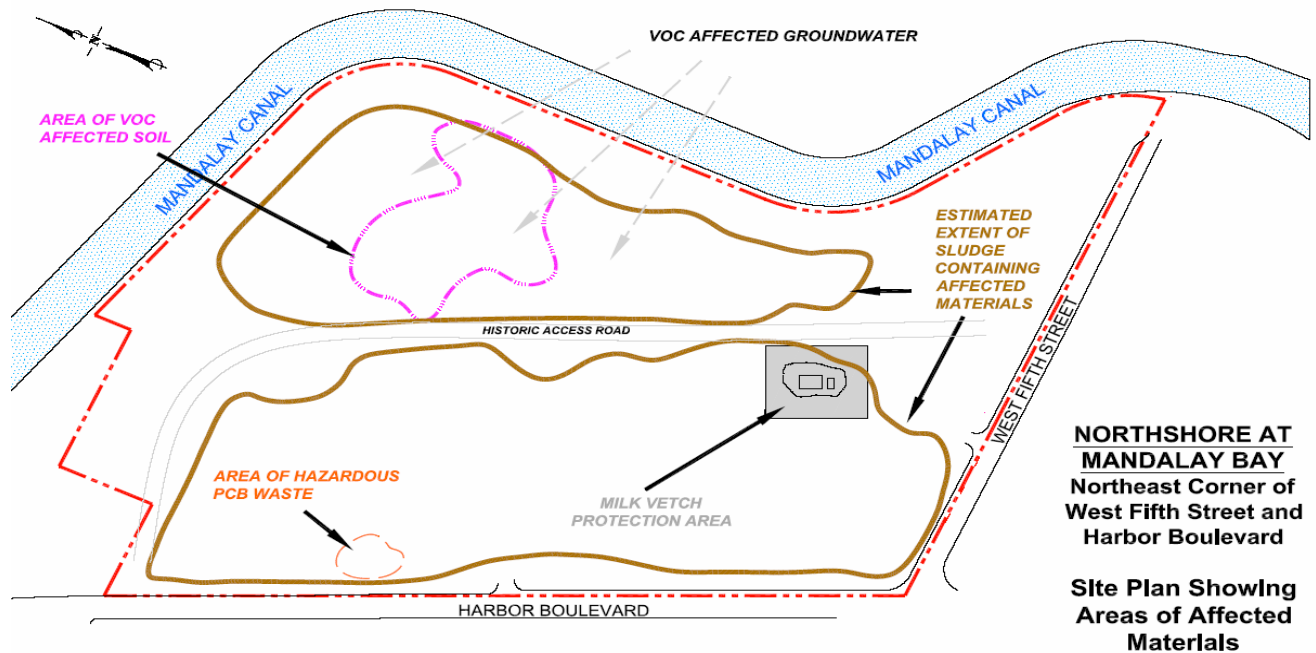
The resource protection area will be fenced allowing minimal access, except to maintain plants and soil cap. Long-term operating deed restrictions for the protected areas will limit future use for human activity.

The small volume of PCB-contaminated soils will be removed and transported to an approved hazardous waste disposal facility. Groundwater beneath the Site will be treated.

Specific remedial strategies to be conducted as part of the overall remedial action are planned to include:

- Dust and vapor controls to essentially eliminate emissions of concern to the air
- Extensive and action specific air monitoring to evaluate the effectiveness of dust and vapor controls on a real time basis
- Sludge and affected soil consolidation and stratification and capping
- Mechanical and biological treatment of sludge material
- Bioventing and biotreatment as necessary of contaminated soil
- Groundwater treatment
- Aboveground soil vapor extraction system treatment of VOC-affected soils treated with activated carbon adsorption .
- Soil excavation and disposal of a limited quantity of hazardous PCB-affected soils

The draft RAP presents a soil movement plan, defining specific soil mass movements and monitoring requirements for each movement. The movement plan is designed to minimize the amount of soil handling and mixing and ensure that proper controls and monitoring are in place for placement and treatment of all site soils. Dust



and vapor emissions will be eliminated using dust and vapor suppression techniques. Continuous monitoring and appropriate documentation will be conducted to ensure public safety in compliance with standards established by the DTSC, Ventura County Air Pollution Control District (VCAPCD) and the City of Oxnard. All Site soil and sludge removal and placement will be documented and verified.

Soil and soil vapor sampling will be conducted throughout the process to confirm the objectives for each area. Upon completion of grading activities, final confirmation sampling will be conducted to ensure that all site soils within future residential and ecological restoration areas meet established criteria which are protective of human health and the environment. Future residential areas will be backfilled with clean soils.

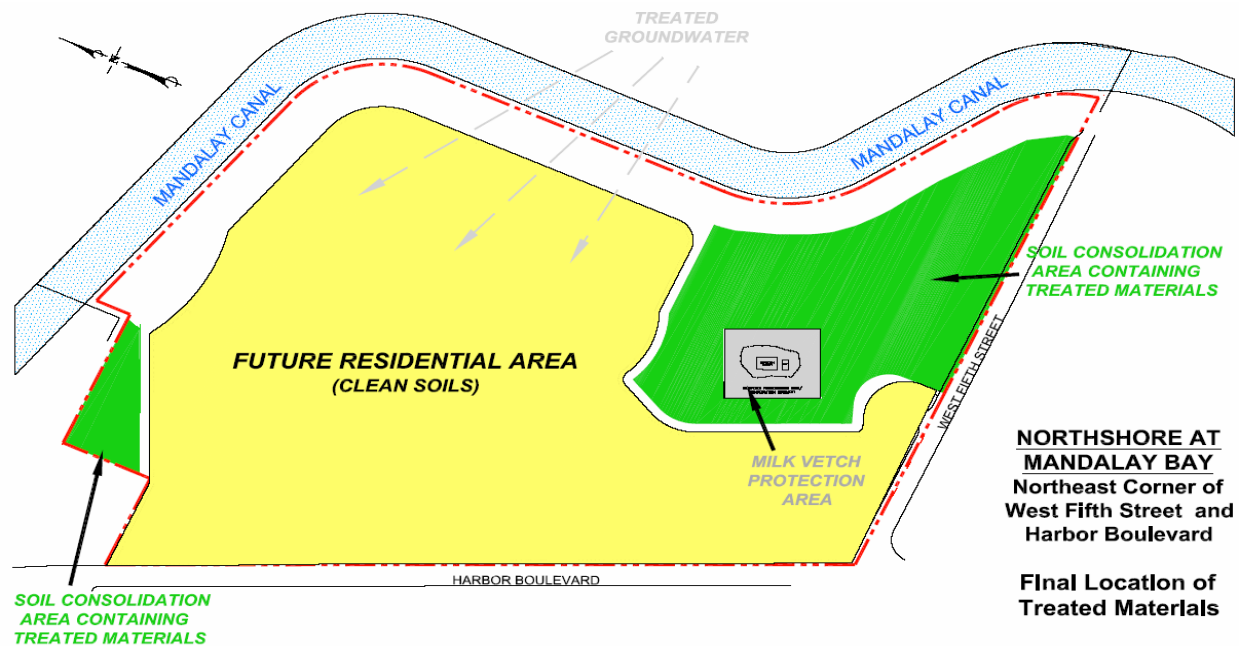
Timeline

We anticipate the implementation of the remedial strategy will be begin in December 2005 and will continue over a 12 to 14-month period. It is anticipated that at the end of this time frame, soil and groundwater conditions will meet the remedial objectives set forth in this RAP.

California Environmental Quality Act (CEQA)

In its capacity as a Responsible Agency under CEQA, DTSC is relying upon the Environmental Impact Report (EIR) and Addendums (May 2005, September 2005 and October 2005) approved by the City of Oxnard for the development of North Shore at Mandalay Bay (State Clearinghouse No. 97061004).

The proposed project is within the scope of the EIR and Addendums approved earlier. The EIR and Addendums prepared for the development of North Shore at Mandalay Bay adequately describe the proposed project for the purposes of CEQA. Copies of the EIR and Addendums are available at the locations listed on Page 4.



FOR MORE INFORMATION

If you would like more information or have questions on the draft Remedial Action Plan, please contact:

DTSC Public Participation Specialist
 Yvette LaDuke, (818) 551-2909 or email
YLaDuke@dtsc.ca.gov

DTSC Project Manager
 Joe Sevrean, (818) 551-2820 or email
JSevrean@dtsc.ca.gov

DTSC Public Information Specialist
 Ms. Jeanne Garcia, (818) 551-2176
 or email JGarcia1@dtsc.ca.gov

For more information about our department, please visit our website at www.dtsc.ca.gov

INFORMATION REPOSITORIES

The RI and draft RAP and other project documents are available at the following locations:

Oxnard Main Library
 251 South A Street
 Oxnard, CA

DTSC Glendale Office
 1011 North Grandview Avenue
 Glendale, CA 92101
 (818) 551-2886
 Please call to make an appointment.

Some documents, including the RI and draft RAP, are also available on our website:

<http://www.dtsc.ca.gov/SiteCleanup/>

NOTICE TO HEARING IMPAIRED INDIVIDUALS

TDD users can obtain information about the site by using the California State Relay Service (888) 877-5378 to reach Public Participation Specialist, Yvette LaDuke at (818) 551-2909.

COMMENT FORM

If you have any comments concerning the North Shore at Mandalay Bay Remedial Action Plan, please fill out the information below and mail by **November 23, 2005** in the enclosed postage-paid envelope. If you did not receive a return envelope, please mail your comments to:

Ms. Yvette LaDuke
Department of Toxic Substances Control
1011 Grandview Avenue
Glendale, CA 91201

Please include your name and address if you wish to receive a copy of the written Response to Comments.

Name (optional) _____

Organization (optional) _____

Address _____

City _____ State _____ Zip _____

Phone _____ (optional)

Fax _____ (optional) E-mail _____ (optional)

Comments (*attach additional pages if needed*) _____

[Note: Your comments will be considered public records for this site and, if requested, may be subject to release.]