

COMMUNITY UPDATE

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

Removal Action Workplan for Mr. Best Cleaners. Available for 30-day Public Review

Para información en español por favor comuníquese con Elsa Lopez al número (818) 717-6571.

The Department of Toxic Substances Control (DTSC) invites you to review and comment on the proposed Removal Action Workplan (RAW) for Mr. Best Cleaners located at 2939 East Coast Highway, Corona Del Mar (Newport Beach), California 92660 (Site).

Site location and history: Mr. Best Cleaners is a dry-cleaning business located in James Square which consists of an approximate 0.6-acre parcel of developed commercial-use land located at the northwest corner of the intersection of East Coast Highway and Iris Avenue in Corona Del Mar (City of Newport Beach), within a mixed commercial and residential area. Tetrachloroethene (PCE or Perc) based dry-cleaning equipment was used at Mr. Best Cleaners from the late 1960s to the Fall of 2006. The PCE-based dry cleaning equipment was removed during 2006 and is no longer used at the Site.

Why cleanup is necessary: Investigations performed prior to, and under, DTSC's oversight have revealed elevated levels of PCE in soil beneath the Site. The source of PCE in soil is from long-term use of dry-cleaning equipment resulting in the release of PCE over time. In an effort to remediate (cleanup) PCE in the soil, the property owner voluntarily initiated a removal action using soil vapor extraction (SVE) in November 2014 - which alleviated the potential vapor intrusion risk at the Site. Based on current information, the concentrations of chemicals in soil do not exceed health-based levels for direct or indirect contact risk to people on or off-Site. Preliminary investigations of groundwater indicates groundwater has been contaminated with PCE at approximately 50 feet below ground; however, there are no municipal or private domestic supply wells at risk. Drinking water in the area is imported and supplied to the public by the City of Newport Beach, and there is no risk to local drinking water supply. However, continued cleanup measures, including removal action confirmation testing is necessary to ensure long-term protection of public health and the environment.

What is proposed in the draft RAW? The RAW describes methods used by the property owner to remediate (cleanup) PCE and related volatile organic compounds (VOCs) in soil beneath the Site to levels that are expected to remain protective of human health and the environment. Cleanup of soil was initiated on a voluntary basis prior to DTSC's involvement. DTSC has reviewed and concurred with documents prepared by a consultant on behalf of the Site owner which includes the draft RAW.

How does the RAW propose to clean up the site? Site cleanup of impacted soil is proposed to be achieved using an SVE system, a proven technology for this type of

Public Comment Period



**Comment Period: August 17,
through September 16, 2016**

DTSC encourages you to review and comment on the draft RAW, CEQA and other project related document at the locations listed on page 2.

DTSC will make a final decision after all public comments have been reviewed. Please submit written comments postmarked, or emailed by **September 16, 2016** to:

Joseph Cully, Project Manager
Department of Toxic Substances
Control
5796 Corporate Avenue
Cypress, California 90630
Joseph.Cully@dtsc.ca.gov
Fax: (714) 484-5438

A public meeting is not legally required for this project and has not be scheduled.



contamination. DTSC has been overseeing the cleanup and investigation activities at the Site to ensure they are performed in a manner that is protective of human health and the environment. Further, DTSC investigation and monitoring of groundwater is ongoing in order to evaluate the need for additional corrective action.

California Environmental Quality Act (CEQA):

Under CEQA, DTSC evaluated if implementation of the RAW would have any potentially significant adverse impacts on the environment. As part of this evaluation, DTSC has issued a Notice of Exemption (NOE) for this project. This means that DTSC has concluded that implementation of the RAW is exempt from CEQA regulation and not expected to result in any significant adverse impacts to the environment.

How you can participate? DTSC welcomes your input during the 30-day public comment period. At the close of the public comment period, and before making a final decision on the proposed RAW, DTSC will review and respond in writing to all public comments. A Response to Comments document will be sent to all persons who submit public comments and includes a return mailing address. A copy of the Response to Comments will also be placed in the information repositories and on the DTSC EnviroStor Web site.

Where can you find information? Public information repositories holding site-specific technical documents can be found at the following locations:

DTSC's EnviroStor Website:

http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002126

In addition, the same documents are available at the following locations:

City of Newport Beach Public Library, Central
1000 Avocado Avenue
Newport Beach, CA 92060
(949) 717-3800

Hours of Operation:

Monday – Thursday: 9:00 a.m. to 9:00 p.m.
Friday – Saturday: 9:00 a.m. to 6:00 p.m.
Sunday: Noon to 5:00 pm

And,

The DTSC file room located at 5796 Corporate Avenue, Cypress, CA 90630. Monday - Friday, 8 a.m. to 5 p.m., contact Jone Barrio at (714) 484-5337.

Who to contact for more information:

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