

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.

Former MW Bluffs Owner, LLC, 1620, 1624, 1644 Whittier Avenue and 970 16th Street Costa Mesa, CA

The Department of Toxic Substances Control (DTSC) invites the public to review and comment on a proposed cleanup plan at the former MW Bluffs Owner, LLC facility, also the former site of Ametek Aerospace, Inc. facility ("The facility"). The proposed cleanup plan, called a draft Corrective Measures Study (CMS), describes the proposed plan to excavate impacted soil (if encountered), installation of soil vapor barriers, groundwater sampling and monitoring, and the placement of a land use covenant. DTSC is the state agency that regulates the generation, storage, treatment and disposal of hazardous waste in California, and will oversee the cleanup at the facility.

WHY IS CLEANUP NECESSARY?

DTSC determined there are chemicals present in soil vapor and groundwater at the facility that are above DTSC's protective standards. Therefore, DTSC requires a CMS be developed and implemented to ensure long-term public health of future occupants. DTSC will oversee the proposed cleanup activities and ensure that they are performed in a manner that does not harm people or the environment. **There is no immediate risk to the surrounding community because there are no off-site exposures from site contaminants**

SITE HISTORY & INVESTIGATIONS

The 5.7 acre site was used for the manufacturing, designing and repairing of aircraft components. Ametek Aerospace, Inc. purchased the site in 1999 and maintained ownership until 2013. Ametek's manufacturing process included washing of metal parts using volatile organic compounds (VOCs) such as isopropyl alcohol, acetone and trichloroethylene (TCE). In 2013, the facility was purchased by MW Bluffs Owner, LLC and all industrial activities ceased in 2014. In February 2015, MW Bluffs owner LLC notified DTSC that the facility was sold and currently, CDCG 3 TM LP is listed as the current property owner.

Environmental sampling and testing of soil, soil gas and groundwater were

Public Comment Period



Public Comment Period
April 29, 2015 to
May 29, 2015

DTSC encourages you to review, and comment on the draft Corrective Measures Study and draft CEQA Addendum to Initial Study/Mitigated Negative Declaration

Please submit comments by 5pm May 29, 2015 to:

Violeta Mislant,
Project Manager
5796 Corporate Avenue
Cypress, Ca 90630
Violeta.Mislant@dtsc.ca.gov
714-484-5387

Questions?

Bindu Kannan
Public Participation Specialist
9211 Oakdale Avenue
Chatsworth, CA 91311
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conducted at the facility. Volatile Organic Compounds such as trichloroethylene TCE, and (perchloroethylene) PCE were detected in soil gas and groundwater at levels that require mitigation and monitoring.

PROPOSED CLEANUP ACTIVITIES

The draft Corrective Measures Study proposes the following:

- 1) **Excavation (if necessary)** – If impacted soil is found, excavation and removal of approximately 135 tons or (8 truck loads) of impacted soil will be conducted. If excavation is conducted, clean soil will be backfilled in excavated areas and confirmation sampling will be conducted to ensure cleanup goals have been met. Excavated soil will be transported to an approved landfill.
- 2) **Installation of Vapor Barriers** – Vapor barriers will be installed underneath all building structures (with active venting) to prevent exposure.
- 3) **Land Use Covenant** - A land use covenant (deed restriction) prohibiting activities that will disrupt soil and groundwater use will also be applied.
- 4) **Groundwater Sampling and Monitoring** – Groundwater sampling and monitoring will be conducted to determine if groundwater parameters are changing.

Safety and Dust Control Measures

To protect on-site workers and the surrounding community during the proposed cleanup activities, the following safety measures will be implemented under DTSC oversight:

- Work areas will be lightly sprayed with water to prevent fugitive dust.
- Air monitoring will be conducted to ensure dust remains at safe levels.
- Tires of trucks leaving the site will be brushed and cleaned so that contaminated soil is not tracked onto streets.
- Truck(s) leaving the site will be covered with tarp when traveling to the approved landfill for disposal.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

DTSC is required by law to review all environmental activities under CEQA which asks a series of questions

about the possibility of a significant effect on the environment. An Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed construction of residential and live work units at the site has already been approved by the City of Costa Mesa. DTSC prepared an Addendum to Initial Study/Mitigated Negative Declaration which concluded the proposed project will not have a significant effect on human health and the environment. The draft CEQA Addendum is also available for public comment during the 30-day public comment period.

NEXT STEPS

DTSC encourages you to review the draft Corrective Measures Study and the draft CEQA Addendum **DTSC will not make a final decision until all public comments have been reviewed and considered.** DTSC will then issue a Response to Comments. The Response to Comments is DTSC's formal written response to all comments received. It is available to the public and will be placed in the locations listed below.

WHERE TO FIND PROJECT DOCUMENTS

A copy of the draft Corrective Measures Study, CEQA Addendum and other documents for this project are available at the following:

Costa Mesa Donald Dungan Library

1855 Park Avenue
Costa Mesa, CA 92627-2711 (949) 646-8845
Monday – Thursday: 10 am – 9 pm
Friday & Saturday: 10 am – 5 pm
Sunday: 12 pm – 5 pm

Department of Toxic Substances Control

5796 Corporate Avenue
Cypress, CA 90630-4732 (714) 484-5300
Monday to Friday: 8 a.m. to 5 p.m.

Documents are **available online** at the DTSC

EnviroStor database:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=71002151

NOTICE TO HEARING IMPAIRED: TTY users may use the California Relay Service @ 711 or 1-800-855-7100. You may also contact Public Participation Specialist Bindu Kannan.



