

May 2003

Sunflower Property, Inc.
San Diego, California



Please Comment on Our Proposed Soil Cleanup

DTSC is one of six Boards and Departments with in the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California



*California
Environmental
Protection Agency*



The loading dock at the Sunflower Property, where chemicals in the soil require cleanup.

This fact sheet describes our proposal to clean up chemicals in the soil at the Sunflower Property at 9755 Distribution Avenue in San Diego, California. The chemicals in the soil include volatile organic compounds (VOCs) such as the dry-cleaning solvent perchloroethylene (PCE).

We invite you to review and comment on our cleanup plan, and to attend the public meeting. (See box at right.) The cleanup plan is called a Draft Remedial Action Plan (RAP). We also invite you to review the Draft Negative Declaration, our finding that the proposed cleanup actions will not significantly affect the environment.

The cleanup team is made up of our agency, the site owners (Sunflower Property Inc.), and their contractors. Our agency is the Department of Toxic Substances Control. Our role is to

Public Meeting

May 14, 2003

5:30 p.m.

San Diego Public Library
Mira Mesa Branch
8405 New Salem Street
San Diego, California 92126

At this meeting we will discuss the proposed cleanup, answer questions, and take your oral and written comments.

Public Comment Period

May 5 – June 5, 2003

Written comments on the Draft RAP and Draft Negative Declaration must be postmarked by June 5, 2003 and sent to Al Shami at the address listed on page 3.

The Draft RAP and Draft Negative Declaration are available at the information repositories listed at the end of this fact sheet.

protect human health and the environment by overseeing the site investigation and cleanup.

Site history and the cleanup proposed for the site

The facility was built in 1974. From about 1975 to 1990, Suite C was used for distributing PCE, a solvent used in dry cleaning. We conducted a site investigation which included taking soil and groundwater samples. These showed high levels of PCE and other VOCs in the soil and groundwater.

We did a health risk assessment that concluded that the soil poses a possible health hazard to workers in Suite C who may breathe indoor air vapors contaminated with VOCs.

We are still investigating the groundwater to determine if it poses a risk and requires cleanup. The current cleanup proposal is only for the soil.

We sent out a community letter on January 2003 describing how the property owners were using a pilot soil vapor extraction system to remove and treat VOCs from areas near the front and rear loading docks. The current cleanup proposal is to continue using this soil vapor extraction system.

What were the cleanup options?

Our goal is to reduce the amount of VOCs in the soil. We looked at three options to find the best way to do this that would be cost-effective and would protect human health and the environment. The three options were: 1) taking no action (we always have to include this option just as a point of comparison); 2) treating the soil with a soil vapor extraction system to remove the VOCs; and 3) digging up the soil and sending it off site for treatment. Option 2, soil vapor extraction, would use

the system that is already in place and has been working successfully at the site.

What is the proposed cleanup option?

We propose **soil vapor extraction** (option 2) as the best solution. Option 1 (no action) is not acceptable because it doesn't reduce the health risk. Option 3 has more short-term risks involved, and costs more. The proposed Option 2 is cost effective, has few risks, and protects human health and the environment.

A description of the soil vapor extraction system

The VOCs in the soil easily turn to a gas, or vapor form, in the air. The soil vapor extraction system uses a vacuum effect to pull these vapors out of the soil for treatment. It consists of a series of wells connected to a blower that provides the vacuum. The vapors are sent to a cleaning unit filled with activated carbon. The chemicals stick to the carbon, which removes them from the vapor. The cleaned air is then released into the open. The carbon is changed as needed, as it becomes filled with chemicals.

Also for review: our findings about the effects on the environment of the cleanup action

As required by state law, we studied the possible effect of the cleanup itself on the environment. For example, we looked at whether the operation of the soil vapor extraction system would disturb wildlife or habitat, cause dust pollution, interfere with traffic patterns, etc. We determined that the cleanup would not have any significant effects on the environment. We describe our study and this conclusion in a Draft Negative Declaration, prepared in accordance with the California

Environmental Quality Act (CEQA). This Draft Negative Declaration is available for review and comment during the same period as the Draft RAP.



This is the soil vapor extraction tracking system at the Sunflower/Devon site

More information at the library and at our agency's office

All the reports and other information are at the Mira Mesa branch library at 8405 New Salem Street in San Diego, (619)528-1906. We also have this information at our agency's office at 5796 Corporate Avenue in Cypress. Please call Julie Johnson in the File Room at (714) 484-5337 to make an appointment. File Room hours are 8 a.m. to 4 p.m. Monday through Friday.

Where to send comments

Comments must be postmarked or emailed by June 5, 2003, and sent to:

Al Shami
Dept. of Toxic Substances Control
5796 Corporate Ave.
Cypress, CA 90630
email ashami@dtsc.ca.gov

Who to call at our agency for more information

If you have questions regarding the cleanup, please call or email either of these two people at the Department of Toxic Substances Control:

Leticia Hernandez, Public Participation Specialist, (714) 484-5488
email lhernand@dtsc.ca.gov

Al Shami, Project Manager
(714) 484-5472
email ashami@dtsc.ca.gov

Media Inquiries

Jeanne Garcia
Public Information Officer
(818) 551-2176
email jgarcia1@dtsc.ca.gov



State of California
Department of Toxic Substances Control
Leticia Hernandez
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5796 Corporate Avenue
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