

COMMUNITY UPDATE

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

Corrective Measures Proposal for Precision Metal Products 850 West Bradley Avenue, in El Cajon

Why This Community Update? Our agency, the Department of Toxic Substances Control (DTSC), invites you to review and comment on a draft Corrective Measures Proposal (draft CMP) developed to address soil vapor impacted by volatile organic compounds (VOCs) at the Precision Metal Products site located at 850 West Bradley Avenue in El Cajon (Site). The draft CMP describes the environmental studies conducted, results and proposed cleanup activities for VOCs, primarily trichloroethene (TCE) and tetrachloroethylene (PCE).

This Community Update provides additional information on:

- Why Cleanup Actions are Necessary
- Site Location & History
- What is the draft Corrective Measures Proposal?
- California Environmental Quality Act (CEQA)
- How You Can Participate
- Where to Find Project Documents
- Who to Contact at DTSC for More Information
- Next steps

Environmental sampling results from the Site show contaminants beneath the Site do **not** pose an immediate risk to site workers, public health or the environment. However, DTSC determined the levels of VOCs in soil vapor is above protective standards for workers and a plan needs to be developed and implemented to ensure continued health and safety of workers and future building occupants.

Why Cleanup Actions are Necessary: The cleanup actions are needed to mitigate VOCs in soil vapor from potential migration into indoor air to ensure continued protection of current and future Site's workers.

Site Location and History: The Site is approximately 4.67 acres and is located at 850 West Bradley Avenue, El Cajon. The surrounding community is comprised of industrial/commercial businesses and properties. The Site was reportedly occupied by Fairchild Camera and Instrument Corp. (now Fairchild Imaging, Inc.) since its development in the early 1960's. In 1968, the predecessor to JMM CA purchased the assets of Fairchild and operated the Site facility under the name Precision Metal Products, Inc (PMP). The assets of JMM CA, including the PMP facility, were purchased by HBD Industries in 2007 and maintained the PMP name. PMP is a manufacturer of closed die forged and machined metal products for the medical and aerospace/defense industries. Hazardous materials used at the Site include acids, petroleum hydrocarbons, and chemicals with volatile organic compounds (VOCs).

What is the draft Corrective Measures Proposal? The draft CMP is a document that describes the remedial alternatives on how exposure from contaminated soil and soil vapor can be prevented. It also recommends a proposed remedy for the Site. The draft CMP recommends installation of a Sub-Slab Depressurization (SSD) system at the Site and restricting the property to commercial industrial use through a Land Use Covenant (LUC). A design document for the SSD will be prepared and submitted to DTSC for review and approval. Once approved and implemented, diagnostic testing will be performed, and indoor air samples will be collected and analyzed to ensure that the SSD works as designed. Also, a LUC will be signed and recorded with the San Diego County. The LUC will specify certain restrictions such as:

Public Comment Period



June 14, 2019 – July 16, 2019

A 30-day Comment Period is being held on the draft CMP. All public comments must be postmarked, emailed or faxed by **July 16, 2019** to:

Violeta Mislang, Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
Violeta.Mislang@dtsc.ca.gov
Fax #: (714) 484-5437

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- no residential, daycare, school or hospital for humans;
- no interference with Sub Slab Depressurization System;
- no disturbance of soil without a soil management plan.

You are encouraged to review the document and provide your comments or concerns during the public comment period. DTSC will consider all the comments before making a final decision on the proposed remedy for the Site.

California Environmental Quality Act (CEQA): CEQA is a state law. It requires state and local agencies to identify the environmental impacts of their actions. DTSC prepared a Notice of Exemption (NOE) because the project is considered a minor action designed to prevent, minimize, stabilize, mitigate or eliminate release of hazardous waste or hazardous substances.

How You Can Participate: We want to know what you think of the draft CMP. The 30-day public comment period for the draft CMP begins **June 14, 2019** and ends **July 16, 2019**. All public comments must be postmarked or e-mailed by **July 16, 2019**, and sent to:

Violeta Misláng, Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
Violeta.Misláng@dtsc.ca.gov

Where to Find Project Documents - Information Repository Locations: Project documents including the draft CMP are available for public review electronically on DTSC's EnviroStor website:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=71002613

Hard copies are available at the following Information Repositories:

El Cajon Public Library

201 East Douglas Avenue
El Cajon, CA 92020
(619) 588-3718

Hours of Operation

Monday-Thursday: 9:30 a.m. to 8:00 p.m.
Friday – Saturday: 9:30 a.m. to 5:00 p.m.
Sunday Noon to 5:00 p.m.

Department of Toxic Substances Control

5796 Corporate Avenue
Cypress, CA 90630-4732
(714) 484-5336

Hours of Operation

Monday – Friday: 8:00 a.m. to 5:00 p.m.
* Contact Ms. Jone Barrio to make an appointment.

Additional Information Sources: Documents made available to the public by DTSC can be made available in an alternate format (i.e., Braille, large print, etc.) or in another language as appropriate in accordance with State and Federal law. Please contact Phil McPhaul, DTSC Public Participation Specialist, for assistance with alternative formats.

Next Steps: At the close of the public comment period, and before making a final decision on the draft CMP, DTSC will review and respond in writing to all public comments received. A copy of the Response to Comments will also be placed in the facility file and the DTSC EnviroStor.

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Whom to Contact at DTSC for More Information: If you have any questions about the, draft CMP, CEQA or other project related activities, please contact the following DTSC staff:

Violeta Mislang, Project Manager
5796 Corporate Avenue
Cypress, CA 90630-4732
Email: Violeta.Mislang@dtsc.ca.gov
Phone: (714) 484-5387

Phil McPhaul, Public Participation Specialist
5796 Corporate Avenue
Cypress, CA 90630-4732
Email: Philip.McPhaul@dtsc.ca.gov
Phone: (714) 484-5488

For media related inquiries, please contact:

Russ Edmondson, DTSC Public Information Officer
(916) 323-3372
Russ.Edmondson@dtsc.ca.gov

For more information about Precision Metal Products, Inc., visit www.EnviroStor.dtsc.ca.gov. For more information about our department, please visit our website at www.dtsc.ca.gov.

Notice to Hearing Impaired Individuals: TTY users can use the California Relay Service at 711 in state or 1-800-855-7100 outside California. You may also call (714) 484-5488 to reach Phil McPhaul, DTSC Public Participation Specialist or toll-free 1-866-495-5651.

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