

# COMMUNITY UPDATE

**Department of Toxic Substances Control** – Our Mission is to protect California's people, communities, and environment from toxic substances, to enhance economic vitality by restoring contaminated land, and to compel manufacturers to make safer consumer products.

## **Former Langley Fleet Aerospace Facility Environmental Investigation 310-312 Euclid Avenue, San Diego, CA 92114**

The California Department of Toxic Substances Control (DTSC) is overseeing investigations at 310-312 Euclid Avenue, San Diego, California 92214 (Site) by Market Creek Plaza, LLC (property owner) and their environmental consultant to address environmental contamination. The environmental contamination is associated with former onsite operations of the historical Langley Fleet Aerospace Facility, which is now occupied by Market Street Plaza. DTSC is the lead regulatory agency providing oversight of environmental investigation, cleanup, and/or mitigation measures to support the continued operation of the shopping center, including the Food 4 Less grocery store. You are receiving this update because you live near, work near, or shop at Market Creek Plaza.

### **WHY IS THIS WORK HAPPENING?**

- Before the property was developed as the current shopping center, the Langley Fleet Aerospace Facility used the Site from the 1950s to 1990s. The aerospace facility used various chemicals and solvents to remove grease from metal parts during their daily operations. Many of these solvents were in the ground covered by dirt and concrete. DTSC is starting work now to see if they still remain or not.
- From 1990 to 1996, environmental investigations and soil cleanup work were conducted to prepare the Site for its redevelopment as a shopping center, in accordance with environmental regulations at the time. Around 2019 and 2020 environmental investigations completed at the Site documented the presence of volatile organic compounds (VOCs), including the chemical trichloroethylene (TCE), in indoor air, soil, soil vapor (the air between soil particles), and groundwater beneath the Site.
- Current environmental concerns, including elevated concentrations of TCE in indoor air, were brought to DTSC's direct attention during an introductory scoping meeting for the Site presented by the property owner and their environmental consultant on April 26, 2024.
- Upon learning about the contaminants, DTSC immediately contacted the property owner and their environmental consultant to develop and implement indoor air sampling within the Food 4 Less building.
- Environmental standards have been revised since the 1990s, and as a result, additional investigation, cleanup, and/or mitigation measures are needed at the Site. This additional investigation is what is going on now. Engineers and scientists will be testing for vapor intrusion.

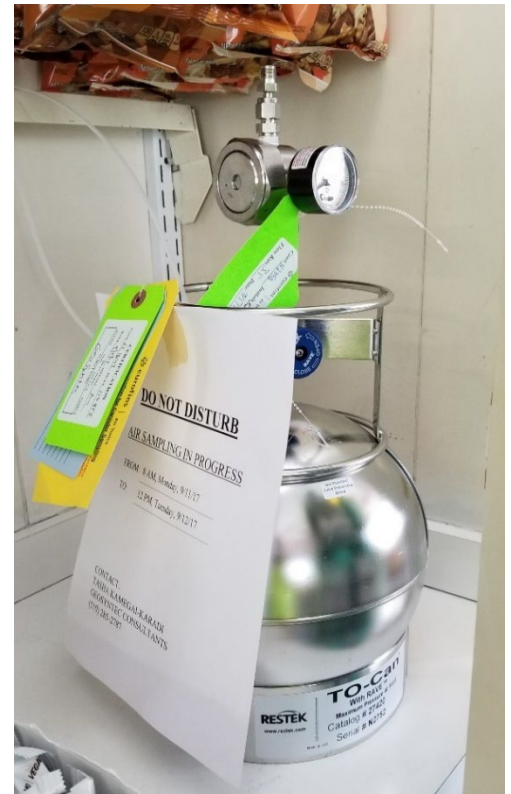
**WHAT IS VAPOR INTRUSION?** Since the initial Site cleanup was conducted in the 1990s, scientists have developed a better understanding of how TCE can impact the quality of indoor air through a process known as vapor intrusion.

TCE in soil vapor can enter buildings through foundation cracks, potentially affecting indoor air quality in a process called vapor intrusion. TCE can be found in products like automotive degreasers, stain removers, paint removers, and adhesives.

**WHAT WORK IS HAPPENING NOW?** The property owner's environmental consultant will collect indoor air samples from the Site. Samples of indoor air will be collected on June 20<sup>th</sup> and 21<sup>st</sup> 2024, using Summa canisters (as depicted in the picture to the right). The Summa canisters will be placed at different locations throughout the Food 4 Less building and will actively collect samples of indoor air over an 8-hour period. Once air is collected, the canisters will be sent to a California-certified laboratory and the air will be tested to determine if it contains TCE or other chemicals associated with past aerospace operations.

**WHAT ARE THE NEXT STEPS?** After the air samples are tested at the laboratory, the environmental consultant will send the report to DTSC for review. If elevated levels of TCE are found, DTSC may require the property owner to improve indoor air quality by sealing cracks, adjusting the heating/ventilation system, and installing fans and air purifiers.

An additional investigation will take place to determine the full extent of environmental contamination across the Site and to create a proposed cleanup plan.



*An example of an indoor air sampling canister. It is safe to be around.*

**WHERE CAN I FIND MORE INFORMATION?** We are in the beginning stages of investigation work. DTSC will inform the community of the investigation and next steps via additional Community Updates. Project documents, including the conditionally approved "Indoor Air Sampling Work Plan," are available online at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov). Please enter "37340138" or "Fleet Aerospace (Langley Facility)" into the search field.

If you have any questions, please contact:

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