

Community Update

 **DTSC is overseeing the investigation and cleanup related to:**

- **Volatile Organic Compounds (VOCs)**
 - **Trichloroethylene (TCE)**

The California Department of Toxic Substances Control (DTSC) is providing this update to inform community members of activities conducted on the site since the July 2024 DTSC Community Update.

The cleanup site is the Food 4 Less grocery store located at 310-312 Euclid Avenue, San Diego, California 92214 (Site).

Background

The release of TCE is related to the historical occupancy of the Site by the Langley Fleet Aerospace Facility (Langley Facility) from the 1950s through the 1990s. The current property owner, Market Creek Plaza, LLC (Property Owner), operates a commercial shopping center, including a Food 4 Less grocery store, which is located in the area where the historical Langley Facility once operated.

On June 20 and 21, 2024, indoor air samples were collected from inside the Food 4 Less grocery store. The indoor air results were received and reviewed by DTSC on July 1, 2024. Sample results confirmed the presence of TCE inside the Food 4 Less grocery store at concentrations above regulatory standards.

On July 2, 2024, DTSC met with the Property Owner to request the immediate implementation of interim steps (temporary, until a longer-term remedy is implemented) to protect the public from TCE exposure.

On July 3, 2024, DTSC issued a Proposition 65 Notice identifying the Site's chemical exposure risk to the San Diego County Department of Environmental Health and Quality and the San Diego County Board of Supervisors.

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Reasons for the cleanup

There are VOCs (TCE) in soil vapor at the Site.

- TCE historically has been used by industries as a metal degreaser.
- 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.

About us: DTSC protects California's people, communities, and environment from toxic substances. We restore contaminated land and compel manufacturers to make safer consumer products.

Between July and August 2024, the Property Owner (1) installed air treatment units throughout the inside of the Food 4 Less grocery store; (2) made substantial improvements to the store's heating/air conditioning/ventilation (HVAC) system; (3) added new carbon filtration to the HVAC system; and (4) sealed cracks and penetrations in the store's foundation where TCE vapors may have been entering into the building.

On August 8, 2024, additional indoor air samples were collected from inside the Food 4 Less grocery store, to determine if the interim steps taken between July and August 2024 were effective in reducing the TCE levels inside the store:

- **Results confirmed that TCE was reduced significantly** in the indoor air samples collected from within the Food 4 Less grocery store (reductions ranged from approximately 45 to 95 percent). However, elevated levels of TCE were still present at three (3) of fifteen (15) of the indoor air sampling locations.

On October 16, 2024, indoor air was retested to assess if TCE had been reduced.

- **Results indicated TCE was reduced by 43 to 88 percent** in some areas of the store and **increased up to 145 percent** in others. Additional indoor air sampling will be conducted to confirm and address the increased TCE concentrations in indoor air.

Measures to protect the community

In late August and early September 2024, DTSC required the Property Owner to apply additional interim measures to further reduce levels of TCE at the Food 4 Less grocery store:

- Further improvements to the HVAC system to increase the flow of fresh air.
- Move air treatment units near the three (3) locations with elevated indoor air

levels, where urgent action was needed.

- Installation of ten (10) additional air treatment units in Food 4 Less grocery store occurred in August and September 2024.

To better understand the extent of TCE contamination at the Site and to develop a long-term plan to address TCE in soil vapor at the Site, The Property Owner completed the following activities in September 2024:

- Prepare a Soil Vapor Assessment Workplan to assess soil vapor across the Site to identify other areas of potential TCE contamination and to evaluate if neighboring buildings' indoor air has been affected.
- Prepare an Indoor Air Sampling and Interim Measures Report to evaluate results from all indoor air sampling and interim measures implemented to date.

What happens next?

The next steps are to implement the Soil Vapor Assessment Workplan to assess TCE across the Site and conduct additional indoor air sampling. Dates of implementation and additional air sampling are to be determined.

Learn more about the project

For more information regarding how TCE was found at the Site and its potential health effects, please see DTSC Community Updates, and the United States Center for Disease Control (CDC), Agency for Toxic Substances and Disease Registry (ATSDR) website.

1. DTSC project documents:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=37340138&mytab=activities

2. CDC's ATSDR website:

<https://wwwn.cdc.gov/TSP/substances/ToxSubstance.aspx?toxid=30>