



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

August 10, 2021

Mr. Mark Willett
General Manager
Clow Valve Company
902 S 2nd St.
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Mark.Willett@clowvalve

APPROVAL OF OPERATION AND MAINTENANCE PLAN AND SOIL MANAGEMENT PLAN, CLOW VALVE COMPANY, 1375 MAGNOLIA AVENUE, CORONA, CALIFORNIA (SITE CODE: 600876-48)

Dear Mr. Willett:

The Department of Toxic Substances Control (DTSC) reviewed the Operation and Maintenance Plan (O&M Plan), dated June 18, 2021, and Soil Management Plan (SMP), dated July 23, 2021, prepared by Earthcon Consultants for the Clow Valve Company, located at 1375 Magnolia Avenue, Corona, California (Site). Clow Valve is conducting investigation and remediation at the Site under Corrective Action Consent Agreement Docket Number SRPD 00/01SCC-4208 with DTSC.

Historic operations at the Site resulted in lead contamination in shallow soil at multiple locations throughout the Site; diesel fuel contamination identified beneath a former fuel tank; and impacts by polychlorinated biphenyls (PCBs) present in the soil beneath an electrical transformer. The O&M Plan and SMP were required as part of the approved remedy for the Site. The O&M Plan included an operation and maintenance cost estimate.

The O&M Plan outlines the following schedules, procedures, and activities:

- Schedule and procedures for routine and unplanned event inspections.
- Schedule, procedures, and construction details for timely repair and/or replacement of the concrete/asphalt cover on the Site.

- Procedures for the maintenance of O&M-related documentation (inspections, repairs, reporting to agencies, etc.).
- Notification to DTSC and U.S. EPA of O&M and redevelopment plans that involve soil disturbance and/or soil cover disturbance activities.
- Notification to future Site lessees/occupants of the Land Use Covenant (LUC) requirements.
- Annual notifications to DTSC and U.S. EPA of the outcome of inspections, and/or return to compliance.

The SMP outlines procedures for the management of contaminated soil in the event of a soil disturbance during future construction and maintenance activities on the Site. Clow Valve intends to implement the SMP during grading and capping activities at Areas of Concern (AOCs) AOC1 and AOC5 as required by the approved Corrective Measures Implementation Plan (CMIWP), and to ensure that implementation of future redevelopment projects follow applicable laws. Following completion of the CMIWP, the Site will be redeveloped with one or more industrial tilt-up type building(s). This will entail limited over-excavation and re-compaction of Site soils, for geotechnical purposes, under the future building(s), concrete truck courts and drive aisles.

DTSC hereby approves the Operation and Maintenance Plan and the Soil Management Plan. The next steps for the property owners are as follows:

1. Complete the Corrective Measures implementation (construct the concrete surface cover of the Capped Property);
2. Enter into an LUC with DTSC and file it with the County of Riverside Recorder's Office;
3. Enter into an Operation and Maintenance Agreement with DTSC;
4. Establish a financial assurance mechanism in the amount of \$1,559,685, and submit to DTSC.

Mr. Mark Willett
August 9, 2021
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If you have any questions, or would like to schedule a teleconference, please contact the Project Manager, Ms. Irena Edwards at irena.edwards@dtsc.ca.gov. You may also contact her Supervisor, Ms. Eileen Mananian at eileen.mananian@dtsc.ca.gov.

Sincerely,



A. Edward Morelan, P.G., C.E.G.
Branch Chief
Site Mitigation and Restoration Program

cc: Ms. Sara Ziff, P.E.
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