



DEPARTMENT OF
TOXIC SUBSTANCES
CONTROL

*The mission of the
Department of Toxic
Substances Control is
to provide the
highest level of safety,
and to protect public
health and the
environment from
toxic harm.*



State of California



Cal/EPA

Fact Sheet, July 2011

Proposal to Remove Chemicals from Soil and Groundwater located at Sheraton Universal Hotel

Para información en español por favor comuníquese con Jeanne Garcia al número (818) 717-6573

We invite you to review and comment on a Draft Removal Action Work Plan (RAW) to remove chemicals in contaminated soil and groundwater under a portion of the Sheraton Universal Hotel (Site) located at 333 Universal Hollywood Drive, Universal City, CA 91608.

The Site is contaminated with residual chlorinated solvents caused by dry cleaning chemicals that penetrated beneath the hotel floor at levels which are above acceptable residential health safety levels. The Draft RAW remedy proposes an on-site vapor extraction (VE) system in order to lower chemical contamination to acceptable residential health safety levels.

Our agency is the State of California, Department of Toxic Substances Control (DTSC). Our role is to protect public health and the environment by overseeing the cleanup of this Site.

Site History

The Site was developed in 1968 and completed in 1969. Historically, on-site dry cleaning services were conducted in the basement of the 20 story facility. Operation of the on-site dry cleaning services ceased and the equipment was removed in the early 1990s. Soil, soil vapor and groundwater samples collected have indicated that potential release(s) from operation of the former equipment has impacted the subsurface environment (soil vapor and groundwater). This basement level room still serves as the hotel's laundry staging area, but all laundering and dry-cleaning is now done off-premise.

30-DAY PUBLIC COMMENT PERIOD July 22, 2011 through August 20, 2011

Your participation is encouraged. The proposed cleanup Workplan, California Environmental Quality Act (CEQA) Draft Notice of Exemption, and other related project documents for this Site are available for public review and comment at the locations listed on page 2. We will make a final decision after all public comment has been reviewed and considered. Please submit written comments postmarked, e-mailed, or FAX by **August 20, 2011**, to:

Jessy Fierro, Project Manager, 9211 Oakdale Avenue, Chatsworth, CA 91311.
E-mail: jfierro@dtsc.ca.gov, FAX: 818-717-6563.

A public meeting has not been scheduled during the public comment period.



Site Investigations

In February 2003, Environ International Corporation (Environ) completed a Phase I Environmental Site Assessment at the Sheraton and reported that dry-cleaning equipment had been used in the laundry area of the hotel and was removed in the early 1990s. Based on the use of this equipment, Environ conducted a limited investigation of the basement area in May and June 2003. This limited investigation consisted of the completion of seven hand-augured borings, the collection of nine soil samples and one groundwater sample, and the analysis of all samples for the presence of volatile organic compounds (VOCs). Analytical results from all but one of the soil samples, and the groundwater sample, showed the presence of chlorinated VOCs. Based on these results, Sheraton contracted with Enviro-Sciences, Inc. (ESI) to conduct an assessment of the impacted soil and groundwater to define the extent of the contamination.

Preferred Cleanup Remedy

A VE system is the most appropriate remedial approach for chlorinated solvents in soil vapor phase and shallow groundwater, based on the technical Site constraints. As such, a Pilot Study was proposed, approved and conducted to evaluate the effectiveness of extracting vapor and groundwater via a vacuum system. The Pilot Study showed that VE was practical and effective for the proposed task. Since impact to groundwater had been documented at the Site, the final design of the remedial strategy will be a system capable of extracting and processing both vapor and liquid in the affected area.

Pre-packaged systems for this type of application are commercially available which are relatively easy to install and are both economical and effective.

California Environmental Quality Act (CEQA)

As part of the cleanup process, the DTSC has performed a review of the proposed cleanup in accordance with CEQA. Based on this review, the DTSC has determined that implementation of the Draft RAW would not result in a significant effect on the environment and that a Notice of Exemption is the appropriate document to prepare under CEQA. The Notice of Exemption is available for public review and comment, and

is located at the information repositories listed below.

Information Repositories

Site related documents are located at the following locations:

Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311
Call (818) 717-6521 to make an appointment.

Sheraton Universal
Information Desk
333 Universal Hollywood Drive,
Universal City, CA 91608
(818) 980-1212

Also visit DTSC's EnviroStor website at:
<http://www.envirostor.dtsc.ca.gov/public/>

Do you have any questions?

Please contact the following:

Jessy Fierro, Project Manager
(818) 717-6563
jfierro@dtsc.ca.gov

Tim Chauvel, Public Participation Specialist
(714) 484-5487
Toll-free number: 1-866-495-5651, press "4",
then press "2".
tchauvel@dtsc.ca.gov

Jeanne Garcia
Public Information Officer
(Media inquiries only)
(818) 717-6573
jgarcia1@dtsc.ca.gov

Notice to Hearing-Impaired Individuals

All documents made available to the public by the DTSC can be made available in alternative format (i.e. Braille, large print, etc.) or in another language as appropriate, in accordance with state and federal law. Please contact Tim Chauvel for more information.

TTY/TDD/STS users dial 711 (for the California Relay Service) and ask for Jessy Fierro.

For more information about DTSC:
Visit our website at www.dtsc.ca.gov