

# 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.

## Draft Removal Action Workplan For Former Platinum Cleaners, Mountain View

The California Department of Toxic Substances Control (DTSC) is overseeing a proposed cleanup of the Former Platinum Cleaners (Site), 2290 West El Camino Real, Mountain View, California 94040. A Draft Removal Action Workplan (RAW) has been prepared that describes the investigations and proposed cleanup activities for the Site. DTSC wants you to review and comment on the Draft RAW.

Prior to construction of the Olive Tree Shopping Center in the 1980s, the Site was used for agriculture. One of the units in the shopping center was used by dry cleaning businesses. Tetrachloroethene (PCE), a chemical commonly used by dry cleaners in the past was used at the Site. Environmental investigations indicated that the soil vapor beneath a part of the Site and a part of the neighboring Best Western property is contaminated with PCE. The future plans for the Site include a multi-story mixed use development with an underground parking garage. DTSC determined that cleanup of soil vapor is necessary before the Site can be redeveloped.

This fact sheet provides you with:

- Site History;
- Contaminants found in soil vapor;
- Methods considered to clean up the soil vapor;
- Proposed cleanup action;
- Summary of proposed cleanup activities;
- Next steps.

### Public Comment Period



**January 29 - February 29,  
2016**

DTSC invites you to review and comment on the Draft RAW for the Former Platinum Cleaners. All comments must be postmarked, faxed or e-mailed no later than **5:00 P.M. on February 29, 2016**. Send comments to:

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(510) 540-3806,  
[Jayantha.Randeni@dtsc.ca.gov](mailto:Jayantha.Randeni@dtsc.ca.gov)**

For information about public participation, please contact:

**Wayne Hagen, DTSC Public  
Participation Specialist  
700 Heinz Avenue, Berkeley,  
California, 94710  
(510) 540-3911, toll free at  
(866) 495-5651  
[Wayne.hagen@dtsc.ca.gov](mailto:Wayne.hagen@dtsc.ca.gov)**

## **History of the Site**

The 1.55-acre Site was the location of the former Olive Tree Shopping Center, which consisted of an L-shaped building, paved parking areas, driveways, and landscaping. The Site is bordered by an apartment building and Latham Street to the north, a Best Western Hotel to the west, residential properties to the east, and West El Camino Real to the south. The building on the Site was divided into nine units, and dry cleaning businesses operated in one of these units from 1985 until 2012. Several dry cleaners operated at the Site, including Delia's Cleaners from 1999 to 2006, Pure Cleaners from 2006 to 2010, and Platinum Cleaners from 2011 to 2012. PCE was used for dry cleaning at the Site. Currently the Site is vacant.

## **What is the Contamination?**

Environmental investigations conducted since June 2014 found PCE in soil vapor beneath the Site and beneath a part of the Best Western property. Trichloroethene (TCE), a breakdown product of PCE, was also found in soil vapor at the Best Western property. A cleanup goal for PCE in soil vapor for the Site was developed by considering the future underground parking garage with mechanical ventilation as required by the State Building Code. For the adjacent Best Western property, the soil vapor cleanup goals are for residential (unrestricted) land use.

## **What can be Done to Clean it up?**

The primary objective of a Draft RAW is to evaluate cleanup alternatives and to identify a recommended cleanup plan which prevents or reduces risks to public health and the environment. Cleanup alternatives are evaluated on the basis of their effectiveness, ability to be implemented, and cost. A Draft RAW identifies the cleanup plan that DTSC recommends. Before DTSC makes a final decision to approve, modify, or deny a cleanup plan, the Draft RAW is made available to the public for review during a public comment period. All

comments are reviewed and considered before the Draft RAW is approved.

## **Cleanup Alternatives Considered**

The following three cleanup alternatives were evaluated in the Draft RAW for the Site:

### ***Alternative 1- No Action***

This alternative is considered as a baseline and would involve no cleanup action. The contamination would remain at the Site.

### ***Alternative 2 – Soil Vapor Extraction (SVE)***

This alternative consists of installing a Soil Vapor Extraction (SVE) system. This system removes vapors from the soil by applying a vacuum to pull the vapors out. Once the vapors are out of the ground, activated carbon filters the chemicals from the vapors. As vapor flows through the activated carbon, chemicals stick to the surface (most tap water filters and fish tank filters at home contain activated carbon and work the same way). When the available surface of the activated carbon fills up with chemicals, the carbon needs to be replaced. Monitoring of the system will indicate when the activated carbon needs to be replaced. Air emissions from the treatment system will comply with standards specified by the Bay Area Air Quality Management District (BAAQMD).

### ***Alternative 3- Excavation and Disposal***

This alternative consists of removing and transporting soil with contaminated vapor to an appropriate permitted landfill. Earth removal equipment would include excavators, loaders, trucks and other related machinery. Approximately 6,600 cubic yards of soil from 15 to 30 feet deep would be removed and disposed of at a permitted landfill.

### ***Recommended Alternative***

DTSC recommends Alternative 2, installing a Soil Vapor Extraction (SVE) system, as the preferred cleanup alternative for the Site. DTSC believes that this alternative would protect human health and the environment, would be cost effective, and could be readily implemented.

Although the entire Site will be excavated up to 15 feet deep to build the underground parking garage as part of the development, this soil excavation is not part of the cleanup plan.

### **Summary of Proposed Cleanup Activities**

If the RAW is approved, the following activities will happen:

- A utility survey will be conducted to confirm the location of any utility lines.
- A permit to operate the SVE system will be obtained from BAAQMD.
- Two vapor extraction wells will be installed at the Site and two at the Best Western property.
- Three vapor monitoring wells will be installed at the Site and two at the Best Western property.
- The SVE system will be installed inside the vacant building on the Site and is expected to run for 6 to 9 months.
- Pipes will connect the extraction wells to the SVE system. The pipes will run above-ground inside the Site boundary and in shallow trenches on the Best Western property. The Site will be fenced.
- Baseline soil vapor sampling will be conducted prior to starting the SVE system.
- Vapor emissions from the treatment system will meet standards required in the permit from BAAQMD.
- After soil vapor sampling confirms the cleanup goals are met, the SVE system and all vapor wells will be removed from the Site.

A work notice will be issued to the public before the work begins.

### **California Environmental Quality Act (CEQA)**

DTSC has prepared a Notice of Exemption (NOE) for this project to comply with CEQA. The NOE document states that the proposed cleanup will not have significant adverse impacts on the environment. The draft NOE is available for public review at the information repositories listed below. DTSC intends to file this document with the Governor's Office of Planning and Research, State Clearinghouse when the RAW is finalized and approved.

### **What Happens Next?**

The Draft RAW is not final until all comments from the public are considered. At the end of the public comment period the comments are evaluated and any necessary changes are made to the RAW. DTSC will then prepare a Response to Comments document that will be sent to all those who comment.

### **Information Repositories**

DTSC has established the following information repositories for the Site:

#### **DTSC File Room**

**700 Heinz Avenue**

**Berkeley, California 94710**

**Call for appointment (510) 540-3800**

#### **Mountain View Library**

**585 Franklin Street,**

**Mountain View, CA 94041**

**(650) 903-6337**

Information about the Site can be found online at [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public). Click on "Site/Facility Search," on the left hand side of the page. Type "Mountain View" in the "City" field, and click on "Get Report." Find "Former Platinum Cleaners" and click on "Report" next to the site name.

Sign up for DTSC email alerts by clicking at the top right link on the Envirostor report page for this Site.

## For More Information

For more information about the Site, the cleanup process, or Site-related documents contact:

Jayantha Randeni, DTSC Project Manager, at (510) 540-3806, [Jayantha.Randeni@dtsc.ca.gov](mailto:Jayantha.Randeni@dtsc.ca.gov)

For questions regarding public participation contact:

Wayne Hagen, DTSC Public Participation Specialist, (510) 540-3911, toll free at (866) 495-5651, [Wayne.Hagen@dtsc.ca.gov](mailto:Wayne.Hagen@dtsc.ca.gov)

For media questions contact:

Sandy Nax, DTSC Public Information Officer at 916-327-6114, [Sandy.Nax@dtsc.ca.gov](mailto:Sandy.Nax@dtsc.ca.gov)

*Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Sustancias Tóxicas. El número de teléfono es (510) 540-3842.*

Figure 1: Location of the Former Platinum Cleaners

