

COMMUNITY UPDATE

The mission of DTSC is to protect California's people and the environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

Draft Removal Action Workplan Available for Review Bollinas Avenue Center, San Anselmo, CA 94960

The California Department of Toxic Substances Control (DTSC) proposes a cleanup plan for the Bollinas Avenue Center (Site), 8 Bollinas Avenue, San Anselmo, California, 94960. We prepared a draft Removal Action Workplan (RAW) for the Site. The draft RAW describes the investigations and proposed cleanup activities for the Site. You may review and comment on the draft RAW.

DTSC has determined that cleanup is necessary after investigations found significant levels of volatile organic chemicals (VOCs) where a dry cleaning facility formerly operated. The primary VOCs found are tetrachloroethene (PCE) and its break-down products trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (VC) in groundwater; PCE, TCE and cis-1,2-DCE in soil; and PCE in soil vapor.

This fact sheet provides you with:

- Site history
- Contaminants found in soil, soil vapor, and groundwater
- Methods considered to clean up the VOCs
- Proposed cleanup action
- Summary of the proposed cleanup activities
- Public involvement opportunities
- Next steps

History of the Site

The Site consists of a 0.32 acre parcel. There is a single-story building approximately 5,530 square feet and a parking lot on the parcel. It is located on the northwest corner of Bollinas Avenue and San Anselmo Avenue. The commercial building was built in 1957 and divided into these three units in 1972. The three commercial units in the building are 4 Bollinas Avenue, 8 Bollinas Avenue, and 21 San Anselmo Avenue. Currently 4 Bollinas Avenue and 21 San Anselmo Avenue are leased. North of the Site are medical offices, a bicycle shop, dental office and store; to the east across San Anselmo Avenue and Sir Francis Drake Boulevard is a residential development; to the south across Bollinas Avenue is a residential development; and to the west is a residential development.

Public Comment Period



October 18, 2016—November 17, 2016

DTSC invites you to review and comment on the draft RAW for the Bollinas Avenue Center. All comments must be mailed or e-mailed by **November 17, 2016** to:

Nina Bacey
DTSC Project Manager
700 Heinz Avenue
Berkeley, CA 94710
Phone: (510) 540-2480
Nina.Bacey@dtsc.ca.gov

What is the Contamination?

Environmental investigations of the Site began in 2009. The primary chemical identified is PCE, a chemical commonly used by dry cleaners in the past. It has been found in soil and soil vapor beneath the location where the dry cleaning equipment had operated. PCE and its break-down products have also been found in shallow groundwater, approximately 7 to 10 feet below the ground surface. This groundwater is not a source for drinking water. These chemicals are volatile and have also been found in the soil vapor. This may have potential to impact indoor air. Current conditions do not pose an immediate health risk. The Site will be cleaned up for future use, in order to protect health and safety of people and the environment.

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. We evaluate cleanup alternatives on the basis of their effectiveness, ability to be implemented, and cost. The draft RAW identifies the cleanup plan that DTSC recommends. Before we make a final decision to approve, modify, or deny a cleanup plan, you may review and comment on the draft RAW during a public comment period. We review and consider all comments before making a decision on the draft RAW.

Cleanup Alternatives Considered

We evaluated the following cleanup alternatives in the draft RAW for the Bolinas Avenue Center Site.

Alternatives for soil and soil vapor

Alternative S1 – No Action

This alternative would involve no cleanup action for soil and soil vapor. This alternative is considered only to serve as a baseline for comparison to the other alternatives.

Alternative S2 – Soil Vapor Extraction

This alternative consists of installing a soil vapor extraction (SVE) system to treat the VOCs in the soil and soil vapor. The SVE removes vapors from the soil by applying a vacuum to pull the soil vapor out of the ground. The system uses activated carbon to filter and treat contaminated vapor before discharging. It would need to operate for an extended period of time (one year or more).

Alternative S3 – Excavation and Off-Site Disposal

This alternative consists of removing and transporting contaminated material off-site to an approved permitted landfill facility. Earth removal equipment (including excavators, loaders, and other related trucks and machinery) would remove approximately 40 truckloads of contaminated material (715 cubic yards).

Alternative S4 – Institutional Controls

Institutional controls are restrictions on future land use or activities at a site, such as allowing for commercial use but not residential use. Institutional controls reduce potential hazards by limiting exposure to the public and occupants.

Alternatives for Groundwater

Alternative GW1 – No Action

This alternative would involve no cleanup action for groundwater. This alternative is considered only to serve as a baseline for comparison to the other alternatives.

Alternative GW2 – Monitored Natural Attenuation (MNA)

MNA relies on natural biological degradation to decrease concentrations, mass, toxicity, and/or mobility of contaminants. Workers monitor these conditions to make sure that contaminants decrease fast enough to meet cleanup objectives and that contaminants are not spreading. MNA may require long-term maintenance and management of the site.

Alternative GW3 – In Situ (On-Site) Remediation of Groundwater

In situ remediation may include such technologies as chemical oxidation (ISCO) or enhanced reductive dechlorination (ERD). ISCO introduces oxygen releasing compounds into the groundwater to oxidize chemicals that have impacted the environment. For ERD, hydrogen is added to the soil and/or groundwater to increase the number and vitality of microbes in the sub-surface which will then breakdown the VOCs to non-toxic, dissolved gases. This alternative may need to be followed by MNA in order to achieve cleanup goals.

Alternative GW4 – Institutional Controls

Institutional controls are restrictions on future land use or activities at a site, such as allowing for commercial use but not residential use. This would restrict the use of groundwater until cleanup goals are met.

Recommended Alternative

For soil and soil vapor, DTSC recommends Alternative S3 (excavation and off-site disposal). For groundwater, DTSC recommends Alternative GW3 (on-site remediation). DTSC believes that these alternatives protect human health and the environment, are cost effective, and can be readily implemented.

Summary of Proposed Draft RAW

If the plan is approved, you can expect to see the following activities:

- Approximately 40 truckloads of soil will be excavated and disposed off-site at a permitted facility.
- Workers will ensure there are dust and odor control measures in place. To prevent dust from becoming airborne, workers will spray soil with water as needed. Additionally, air monitoring will occur during the cleanup to prevent exposure.
- Following the excavation and installation of the piping to the excavated area, groundwater treatment will be added through pipes. This will allow the treatment to infiltrate to the groundwater.
- Groundwater monitoring will occur monthly, initially, until groundwater objectives are met.

A Work Notice will be issued prior to the start of work.

California Environmental Quality Act (CEQA)

In order to comply with CEQA, DTSC has prepared a Notice of Exemption for this project that evaluated potential environmental impacts that might result from the proposed draft RAW activities. DTSC determined that this cleanup project will not result in a significant impact on the environment. A Notice of Exemption will be filed with the State Clearinghouse after project approval.

What Happens Next?

DTSC will review and consider all public comments before making a final decision on the draft RAW. At the end of the public comment period, we evaluate comments received and make any necessary changes to the RAW. We will send a Response to Comments document to all those who comment.

Information Repositories

DTSC has established the following information repositories for this Site:

Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, CA 94710
(510) 540-3800 (call for appointment)

San Anselmo Library
110 Tunstead Avenue
San Anselmo, CA 94960
(415) 258-4656

You can also view the Bolinas Avenue Center documents on DTSC's EnviroStor database at:

<http://www.envirostor.dtsc.ca.gov/public/>

To find documents for the Bolinas Avenue Center on DTSC's EnviroStor database click on "Site/Facility Search" and enter "San Anselmo" in the City field, then click on "Get Report." Find "Bolinas Avenue Center" and click on the "Report" link next to the Site name.

Sign up for DTSC email alerts notifying you when new documents are available by clicking at the top right link on the EnviroStor report page for this Site. To learn more about DTSC, please visit our website at www.dtsc.ca.gov.

Contact Information

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

Nina Bacey, DTSC Project Manager, (510) 540-2480, Juanita.Bacey@dtsc.ca.gov

Asha Setty, DTSC Public Participation Specialist, (510) 540-3910, toll free at (866) 495-5651,

Asha.Setty@dtsc.ca.gov

For media questions, contact:

Russ Edmondson, DTSC Public Information Officer, (916) 323-3372, Russ.Edmondson@dtsc.ca.gov



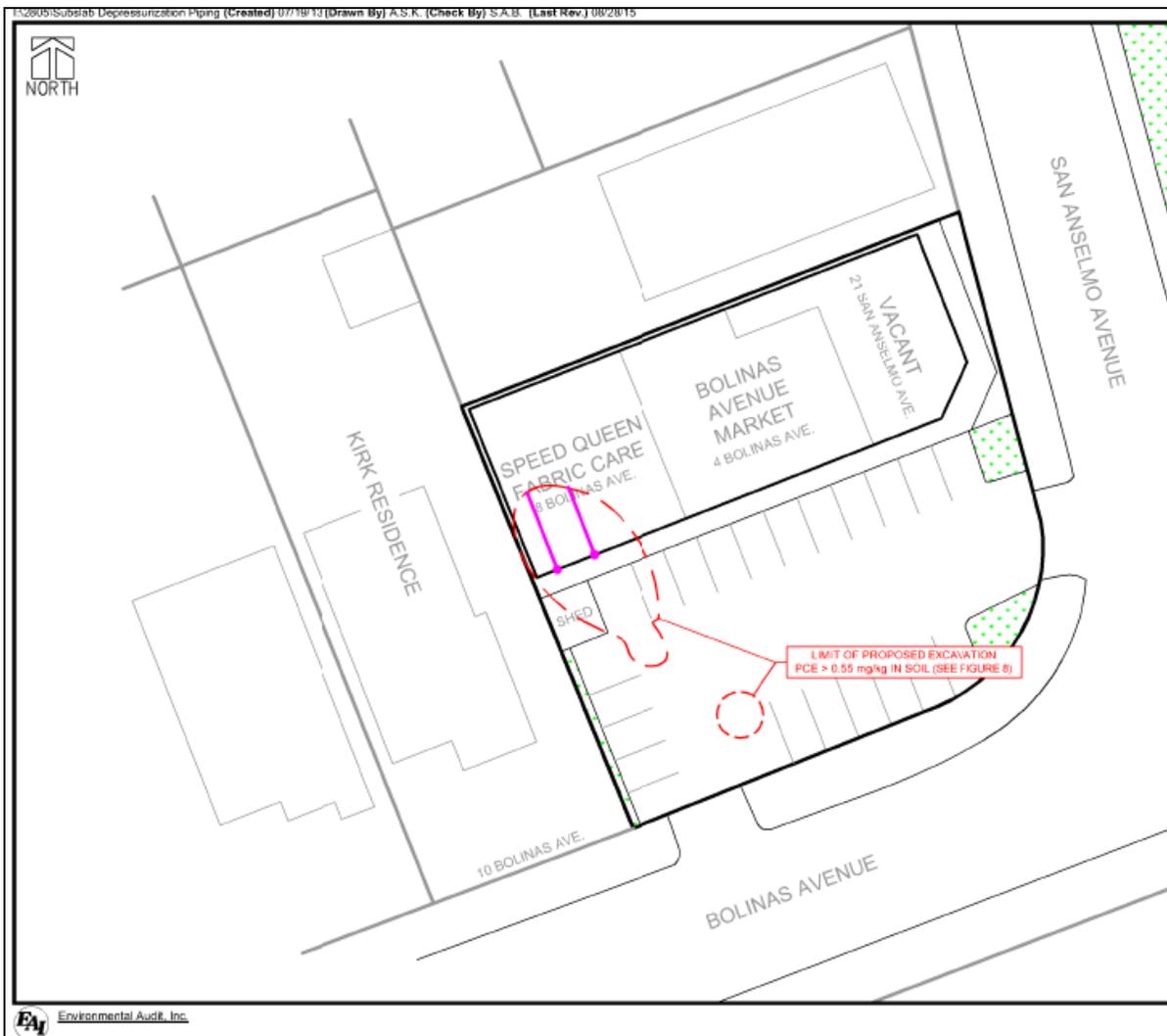


Figure 1: Bolinas Avenue Center – Excavation Area

(Red dashed line shows the extent of the excavation.)

(Pink area shows groundwater injection piping.)