



Department of  
Toxic Substances  
Control

*Our mission is  
to provide the  
highest level of  
safety, and to  
protect public  
health and the  
environment  
from toxic  
harm.*



State of California



California  
Environmental  
Protection Agency

## Palace Dry Cleaners Environmental Investigation Valencia, CA

### Overview

The Department of Toxic Substances Control (DTSC) recently oversaw an environmental investigation at the Palace Dry Cleaners (Site) located at 23357 Lyons Avenue, Valencia, California, that indicates chlorinated solvents (PCE & TCE) were released into the soil. The data reflects the contamination extends from the Site to the northern property line. Additional sampling will be conducted to determine how far the contamination extends. A treatment system is currently being designed to treat the contamination as soon as possible. DTSC intends to keep the community informed throughout the investigation and cleanup activities. The known contamination does not pose an immediate threat to human health and does not warrant any changes to the current operations or activities of the cleaners or local businesses, but will require cleanup to prevent long-term exposure and potential health effects.

The DTSC is part of the California Environmental Protection Agency. DTSC oversees soil and groundwater investigations at hazardous waste sites, and evaluates properties for potential hazardous materials or contamination that may pose a risk to human health or the environment. If contamination is found, DTSC oversees the cleanup of the property in accordance with State and federal laws and regulations.

Inside this fact sheet you will find more detailed information on:

- Site Background History
- Sampling Results at Palace Dry Cleaners
- Potential Health Risks
- Next Steps
- Community Involvement
- Where to Find Site Documents
- DTSC Contact Information

### Site Background and History

The Palace Dry Cleaners Site is located within the Old Orchard Shopping Center in a mixed residential and commercial retail development. Under a variety of names, the Site has been utilized for dry cleaning operations since 1967 and has been known as Palace Dry Cleaners since 1990. Onsite dry cleaning activities formerly involved the use of chlorinated solvents, particularly perchloroethylene (PCE). The trichloroethylene (TCE) present is likely a breakdown product from the PCE.

In 1997, DTSC was asked to evaluate the Site and based on the available data. DTSC determined that no further action (NFA) was required at the Site at that time. However, additional investigations conducted in early 2011 indicated that further action would be required at the Site. The current property owner entered into a Voluntary Cleanup Agreement with DTSC in June 2011 to oversee further investigations and cleanup activities at the Site. A supplemental investigation conducted in December 2011 revealed the contamination was more extensive than reported in 1997.

### Sampling Results at Palace Dry Cleaners

Site investigations have revealed the presence of PCE and TCE in soil, soil gas and groundwater samples. Indoor air tests have also detected levels of PCE and TCE at the Dry Cleaners. A preliminary risk evaluation of soil gas and indoor air data from the Palace Cleaners and Shopping Center property (where the highest concentrations of PCE and TCE were found), showed that indoor air concentrations were above ambient or background levels, but not high enough to pose an immediate danger to occupants of the building or to affect current operations. Concentrations of liquids and gases tend to decrease as they diffuse away from the



main source. This tendency was evident in the results of soil gas sampling on the Site. Soil gas levels decreased as sampling moved away from the center of the source towards the Old Orchard Shopping Center boundaries.

### **Potential Health Risks**

PCE and TCE are man-made chemicals which have mostly been used for dry cleaning clothes and for cleaning metal parts in manufacturing. They are also used to make other chemicals and may be found in small amounts in some consumer products. Like all solvents, they are liquids but evaporate quickly. When spilled onto the ground they can soak into the ground and make their way to groundwater through the small pores in the soil. In air, they are broken down by sunlight.

Due to extensive historical use, PCE and TCE are commonly found in the environment. Most commonly, people are exposed to them through air and drinking water. While the levels in air have decreased greatly as the regulation of PCE and phase-out of some uses of PCE has been occurring, concentrations in outdoor air are still measurable in the general environment. In most locations the levels are very low.

Exposure to high levels of PCE and TCE in indoor air may result in an increased risk of cancer when breathed continuously over many years (generally more than 20 years). Additional information on the use and risks associated with PCE and TCE may be found at:

[www.atsdr.cdc.gov/substances/index.asp](http://www.atsdr.cdc.gov/substances/index.asp)

[www.oehha.ca.gov](http://www.oehha.ca.gov)

[www.epa.gov/iris](http://www.epa.gov/iris)

### **Next Steps**

Although the contamination diminishes as you move away from the source (Dry cleaners), DTSC has requested additional indoor air and soil gas testing to ensure that the vapors are not migrating into the buildings in and around the Dry Cleaners. Additional indoor air testing was conducted the second week of January at St. Stephen's Church and Pre-school to evaluate the potential for vapor migration from the Site. The results will be made available and communicated to the public in February.

In addition, the development of a cleanup plan for the Site has been initiated and will be implemented following the investigation. The public will then have an opportunity to comment on the cleanup plan prior to its implementation. Based upon the level of community interest a workshop or community meeting may be locally held to provide project updates.

### **Community Involvement**

DTSC is committed to engaging the community at all stages of the investigation. We utilize a variety of

outreach tools to keep the community involved and informed which may include fact sheets, public notices, work notices, community meetings, website updates, community surveys and a Community Profile.

We are currently in the process of developing a Community Profile for the Site which will identify specific community outreach activities to be conducted to ensure community involvement in the agency decision-making process during the investigation and cleanup of the Site.

In preparation of the Community Profile DTSC will be conducting a community survey which will be mailed by February 2012. By completing the survey, you will share with us your knowledge of the investigation activities at the Site, your perspectives and concerns, your interest level of participation and how best to keep you updated about Site activities. Your response to the survey will help us to improve our process and interactions with you and the community. If you would like to be added to the Site mailing list to receive project updates and a copy of the community survey for completion please contact Zenzi Poindexter at the contact information noted below.

### **Where to Find Site Documents**

Project reports and documents are available for public review at the following Information Repository:

Department of Toxic Substances Control  
Regional Records Room  
9211 Oakdale Avenue, Chatsworth, CA 91311  
Contact: Vivien Tutaan (818) 717-6521

Copies of key technical reports, fact sheets and other site-related information are also available online at DTSC's website: at [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public).

All documents made available to the public by DTSC can be made available in an alternate format (i.e. Braille, large print, etc.) or in another language as appropriate, in accordance with state and federal law. Please contact Zenzi Poindexter for assistance.

### **DTSC Contact Information**

If you have any questions about the project or would like more information please contact:

Mr. Ken Chiang, Project Manager  
(818) 717-6617 or E-mail: [kchiang@dtsc.ca.gov](mailto:kchiang@dtsc.ca.gov)

Ms. Zenzi Poindexter, Public Participation Specialist  
(714) 484-5477 or (866) 495-5651 (Press 3 and 4)  
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### **Media Inquiries**

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