

# 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.

## CORONET CLEANERS Draft Response Plan Available for Review

The California Department of Toxic Substances Control (DTSC) invites you to review and comment on a proposed cleanup plan, called a draft Response Plan (RP) for Coronet Cleaners (Site) located at 40645 Fremont Boulevard, Fremont, California, 94538. The draft RP summarizes past investigations, identifying possible cleanup alternatives. The draft RP considers cleanup alternatives based on their effectiveness, ability to execute, cost, and presents a proposed cleanup alternative for the Site.

DTSC is responsible for protecting Californians against threats to public health and the environment through hazardous waste regulation, contamination cleanup, and pollution prevention. DTSC is overseeing the investigation and clean up at the Site, encouraging your participation in the decision-making process.

### Site Location and History

The Site is part of a larger 8.6-acre shopping center, Irvington Shopping Center consisting of six buildings in Fremont, California. Businesses occupying the buildings include retail sales, food preparation, financial services, beauty services, office/administrative activities, and a bowling alley. In addition to the current structures, the Site includes asphalt-paved parking areas and landscaping.

### Environmental Investigations

Investigations at the Site have identified chemicals of concern (COCs) in soil, groundwater and soil vapor at the Site. Tetrachloroethene (PCE) was found in soil beneath the Coronet Cleaners building at concentrations greater than residential and commercial screening levels. PCE was also detected in soil vapor samples collected beneath the Site at concentrations greater than residential and commercial screening levels. Trichloroethylene (TCE) was also detected in sub-slab soil samples. Using groundwater monitoring wells, low concentrations of PCE and chloroform were detected, however it was determined the COCs were stable and not expanding offsite. Indoor air samples were collected inside the building and one ambient air sample was collected from an upwind location. Air samples indicated COCs were not detected above the applicable screening levels.

### Public Comment Period



February 27, 2018—  
March 28, 2018

DTSC invites you to review and comment on the draft Response Plan for Coronet Cleaners. All comments must be mailed or e-mailed by **March 28, 2018** to:

**Elena Joy Pelen, PE**  
**DTSC Project Manager**  
**700 Heinz Avenue**  
**Berkeley, CA 94710**  
**Phone: (510) 540-3798**  
[ElenaJoy.Pelen@dtsc.ca.gov](mailto:ElenaJoy.Pelen@dtsc.ca.gov)



### **Recommended Cleanup Alternative – Release Area Excavation**

Cleanup goals for soil, soil vapor and indoor air will be based on DTSC and U.S. EPA human health risk screening levels, protecting workers at the Site and nearby residents. Cleanup goals for groundwater will be based on California State Water Resources Control Board drinking standards.

Recommended alternative includes the following activities:

1. Approximately 1,400 cubic yards of contaminated soil will be excavated from an area southeast of the building, behind the dry cleaner and along the sewer line that crosses the southeastern border of the property.
2. Polluted soil will be transported off-site to a permitted disposal facility. This alternative offers long-term protection of human and the environment with the least amount of disruptions to the community and short-term impacts to the environment.
3. Confirmation soil samples will be collected for COC analysis. Once the target excavation limits have been met, the area will be backfilled with clean fill and compacted in order to install an asphalt cover.
4. There will be monitoring of groundwater, soil vapor, and indoor air to determine the effectiveness of the above measures.
5. A Soil Vapor Extraction (SVE) system will be installed to remediate soil vapor beneath the Site, behind the building and along the sewer line.
6. Five groundwater monitoring wells will be installed to be sampled to assess groundwater during operation of the SVE system.

### **Safety Measures**

The following safety measures would help ensure that public health and the environment are protected during cleanup activities:

- The Site will be fenced off for public safety;
- Water will be sprayed during soil removal to control dust;
- Plastic sheeting will cover any stockpiled soil;
- The integrity of the plastic cover will be inspected each day before leaving the Site to ensure it is properly sealed;
- Data for stockpiled soil will be recorded including date, concentration and volume;
- Trucks will be covered and tires cleaned prior to leaving the Site.

DTSC will distribute a Work Notice to the community prior to the start of cleanup activities. The tentative project start date is Spring of 2018. Cleanup activities, including monitoring, are expected to take approximately 2.5 years to complete.

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

The California Environmental Quality Act (CEQA) was considered during this analysis and a Notice of Exemption was prepared to ensure that CEQA requirements have been satisfied. DTSC has determined that implementation of the RP will not have any significant impacts on the environment. An administrative record has also been prepared for this RP.

### What Happens Next?

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

### Information Repositories

The draft RP and Notice of Exemption are available to review at the following locations:

Fremont Main Public Library  
2400 Stevenson Blvd.  
Fremont, California 94538  
(510) 745-1400 call for hours

Department of Toxic Substances Control  
700 Heinz Ave.  
Berkeley, California 94710  
(510) 540-3800; call for appointment

You can also find information on DTSC's EnviroStor website: <http://www.envirostor.dtsc.ca.gov/public>

(select "Site/Facility Search", enter "60001642" in the "Site Code" field and click "Report")

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](http://www.dtsc.ca.gov).

### Contact Information

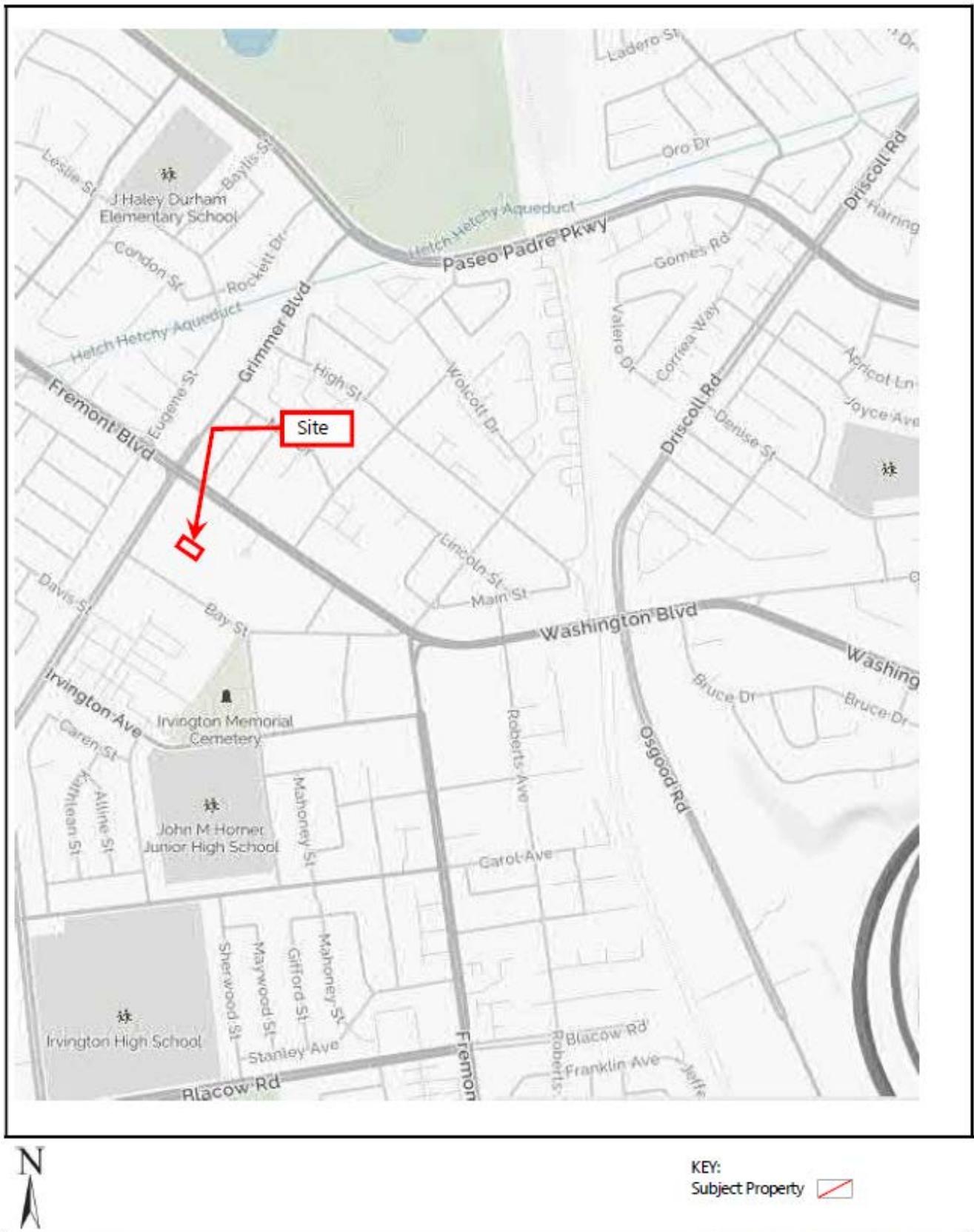
For more information about the cleanup process or the Site, contact:

Elena Joy Pelen, PE, DTSC Project Manager, (510) 540-3798, [ElenaJoy.Pelen@dtsc.ca.gov](mailto:ElenaJoy.Pelen@dtsc.ca.gov)

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For media requests, contact:

Barbara Zumwalt, DTSC Public Information Officer, (916) 322-4799, [Barbara.Zumwalt@dtsc.ca.gov](mailto:Barbara.Zumwalt@dtsc.ca.gov)



**FIGURE 2: SITE LOCATION MAP**  
Project No. SM16- 164471

**PARTNER**