



Department of
Toxic Substances
Control

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



State of California



California
Environmental
Protection Agency

Fact Sheet No. 2, May 2012

Palace Dry Cleaners Draft Interim Cleanup Plan Available for Review and Comment Valencia, CA

The State of California Department of Toxic Substances Control (DTSC) invites the community to review and comment on a draft Interim Cleanup Plan (Plan) otherwise known as a Draft Interim Remedial Measures Plan (IRMP) to cleanup contamination beneath the Palace Dry Cleaners Site (Site) located at 23357 Lyons Avenue in Valencia, California. The objective of Draft Plan is to reduce contamination to the surrounding community.



Palace Dry Cleaners as seen from Orchard Village Road

This Fact Sheet provides Information on:

- Site Background and History
- Why Cleanup is Necessary
- Proposed Clean Up Plan
- Environmental Investigations
- California Environmental Quality Act (CEQA)
- Next Steps
- Where to Find Site Documents
- Who to Contact at DTSC for More Information

PUBLIC COMMENT PERIOD

May 21, 2012 to June 21, 2012

Community Meeting: June 6, 2012-7:00pm-8:30pm

The 30 day public comment period for the draft Cleanup Plan begins on May 21, 2012 and ends June 21, 2012. Copies of the draft documents can be viewed at the information repositories listed on page 3 of this fact sheet. Written and emailed comments must be postmarked **by June 21, 2012** and sent to:

Zenzi Poindexter
DTSC Public Participation Specialist
5796 Corporate Avenue
Cypress, California 90630
Phone: (714) 484-5477

Please email comments to upoindex@dtsc.ca.gov

DTSC has scheduled a community meeting for June 6, 2012 to be held at Placerita Junior High School auditorium located at 25015 Newhall Avenue, Newhall 91321 from 7:00 PM to 8:30 PM.



Site Background and History

The Palace Dry Cleaners Site (Site) measures approximately 1.2-acres and is located in a mixed residential and commercial retail area within the Old Orchard Shopping Center in Valencia, California. The Site has operated as a retail dry cleaning facility since 1967. Until several years ago, the dry cleaning facility used chlorinated solvents, particularly tetrachloroethene (PCE) as a fabric cleaning solvent. Currently, hydrocarbon-based, dry cleaning chemicals are used at the Site.

In 1997, DTSC was asked to evaluate the Site and based on data available at the time, DTSC determined that no further action (NFA) was warranted at the Site. In early 2011 additional investigations were conducted and the results of those investigations indicated that further action was warranted at the Site. The current property owner entered into a Voluntary Cleanup Agreement (VCA) with DTSC in June 2011 to oversee further investigations and cleanup activities at the Site.

Environmental Investigations

Since 1997, several subsurface investigations including soil, soil gas and groundwater have been conducted at the Site. In December 2011, a supplemental Site investigation revealed the presence of PCE and trichloroethene (TCE) in soil, soil gas and groundwater samples beneath the Site. The recent investigations revealed that the PCE and TCE contamination was more extensive than detected in 1997.

Indoor air quality evaluations were conducted at the shopping center in December 2011 and at the adjacent Saint Stephen's Church in December 2011 and March 2012 revealed elevated levels of PCE and TCE at both locations. A risk evaluation of soil gas and indoor air showed no immediate danger to occupants of the building or affects to current operations.

Additional investigations at the shopping center and adjacent property will be necessary do determine the boundaries of contamination following the implementation of the proposed Plan.

Why Clean Up is Necessary

The Site is bordered by a church with a day school and an apartment building to the north, a retail shopping center to the east - across Orchard Village Road, a retail shopping center to the south - across Lyons Avenue and an apartment complex to the west.

Recent Site investigations revealed the presence PCE and TCE beneath the Site PCE naturally degrades to TCE in

the environment; therefore, the TCE present is likely a breakdown product from PCE. Exposure to high levels of PCE and TCE in indoor air may result in an increased risk of cancer when breathed continuously for an extended amount of time (generally more than 20 years). Environmental cleanup activities at the Site are necessary to protect public and environmental health.

Proposed Clean Up Plan

Soil vapor extraction (SVE) is the proposed approach to clean up the PCE and TCE detected in the soil and soil gas beneath the Site. SVE is a proven technology for treating volatile contamination. With DTSC oversight, CMP Old Orchard L.P., the owner of the shopping center proposes to target initially the area with the highest contamination along the northern property boundary and reduce off-site migration to the north. Additional cleanup technologies and treatment areas will be considered in selection of a final remedy. The SVE system design includes several extraction wells connected to the treatment units. The SVE system will be installed and permitted in accordance with South Coast Air Quality Management District's air pollution control regulations.

The SVE system will likely operate until the cleanup goals are achieved. Approximately 12 months of operation time is the initial estimate to treat the contamination. The system will operate until levels are reached that do not pose a significant risk.

California Environmental Quality Act

Under the California Environmental Quality Act (CEQA), DTSC must evaluate whether the proposed actions may have any significant impact to human health and the environment. As part of this evaluation, DTSC has proposed a Notice of Exemption which states that the draft Cleanup Plan will not result in a significant negative effect on human health and the environment.

Next Steps

At the close of the Public Comment Period, DTSC will review and consider any public comments and make a final decision on the draft Interim Cleanup Plan. A Response to Comments document will be mailed to everyone who makes a comment and provides their name and address. A copy of the Response to Comments document will be placed in the Information Repositories listed in this fact sheet.

Once the Plan is approved the system will be built and work will likely begin in the mid-Summer of 2012.

Where to Find Project Documents

The draft Cleanup Plan and other site related documents are available for public review at the information repositories listed below. The entire Administrative Record is available at the DTSC Chatsworth Office.

Valencia Branch Library

23743 W. Valencia Blvd.
Santa Clarita, California 91355
Phone: (661) 259-8942

Department of Toxic Substances Control

Regional Records Room
9211 Oakdale Avenue
Chatsworth, California 91311
Phone: (818) 717-6521

Copies of key technical reports, fact sheets and other site-related information are also available online at DTSC's website: 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.

Who to Contact for More Information

For more information about the draft Cleanup Plan or to be added to the site mailing list please contact the following DTSC representatives:

Mia Huynh

DTSC Project Manager
9211 Oakdale Avenue
Chatsworth, California 91311
Phone: (818) 717-6611
mhuynh@dtsc.ca.gov

Zenzi Poindexter

DTSC Public Participation Specialist
5796 Corporate Avenue
Cypress, California 90630
Phone: (714) 484-5477
Toll-Free: (866) 495-5651 (press 3 then 4)
upoindex@dtsc.ca.gov

For media related inquiries, please contact:

Jeanne Garcia
DTSC Public Information Officer
9211 Oakdale Avenue
Chatsworth, California 91311
Phone: (818) 717-6573
jgarcia1@dtsc.ca.gov

Notice to the Hearing Impaired

Telecommunications Device for the Deaf (TDD) users can obtain information about the site by using the California State Relay Service (888) 877-5378 to reach the Public Participation Specialist. Ask them to contact Zenzi Poindexter at (714) 484-5477 regarding the Palace Dry Cleaners Site.

