Fact Sheet
November
2003

Precision Media Site
1262 N. Lawrence Station Road
Sunnyvale

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Draft Removal Action Workplan Available for Public Review & Comment

DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California

California Environmental Protection Agency

INTRODUCTION

The **California Department of Toxic Substances Control** (DTSC) is distributing this fact sheet to inform the community about the proposed remediation (the Draft **Removal Action Workplan** or Draft RAW) for the former Precision Media site located at 1262 North Lawrence Station Road in Sunnyvale, California (herein referred to as the "Site").

This fact sheet provides information on the public comment period for the Draft RAW, past environmental investigations, the remedial alternatives considered, and the remedial measures that are being proposed to address environmental issues at the Site.

The DTSC is also proposing a **Notice of Exemption** (NOE) for the Site in accordance with the **California Environmental Quality Act** (CEQA).

Volatile organic compounds (VOCs) exist in groundwater beneath the Site at levels that exceed drinking water standards.

The DTSC would like interested members of the community to comment on the draft RAW and NOE. These documents and other Site-related reports are available for public review at the information repositories listed on the back of this fact sheet.

Terms in bold are defined in the glossary.

PUBLIC COMMENT PERIOD

DTSC invites the public to comment on the draft Removal Action Workplan. The Public Comment Period will be held:

November 20 - December 21, 2003

DTSC encourages all interested parties to comment or ask questions. The comments received will be considered in the final approval of the Removal Action Workplan. DTSC will make the final decision based in part on public comments. Please mail written comments post-marked by **December 21, 2003** to:

Ryan Miya
DTSC Project Manager
700 Heinz Avenue, Suite 200
Berkeley, California 94710
(510) 540-3775
E Mail: rmiya@dtsc.ca.gov

The draft Removal Action Workplan is available for public review in the public repositories (see back page).

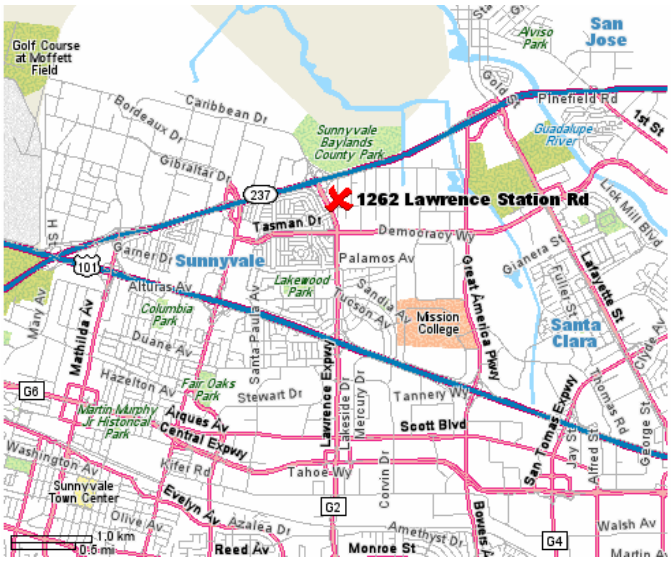
A public meeting will be held if there is significant interest. Please submit a written request for a public meeting, including the issues to be raised, to Ryan Miya at the address above by December 21, 2003.

SITE DESCRIPTION AND BACKGROUND

The Site is located at 1262 North Lawrence Station Road, between Elko and Tasman Drives, and just east of Lawrence Expressway in Sunnyvale, California (see Site Vicinity Map below). The Site is bordered on the north by a paved driveway, on the west by North Lawrence Station Road, on the east by Alderwood Avenue and on the south by a warehouse structure.

The Site was developed initially around 1960. Between approximately 1965 and 1984, the Site was used by various tenants for the manufacture of magnetic recording tape and other media. The primary chemicals used on the Site included **methyl ethyl ketone** (MEK) and **cyclohexanone** . Since 1984, the Site has been used for office space and warehousing, with no significant chemical use or storage.

Site Vicinity Map



SITE INVESTIGATIONS

In 1984, soil and groundwater investigations indicated the presence of MEK and cyclohexanone in soil on the Site, as well as MEK, cyclohexanone and VOCs in groundwater beneath the Site.

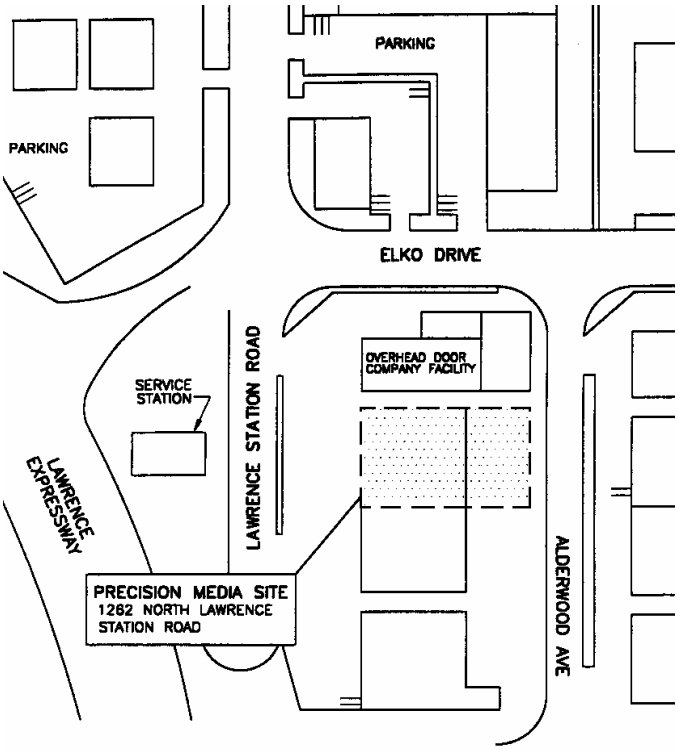
Between 1984 and 2001, follow-up investigations directed by the DTSC were conducted to determine the extent of chemical impacts in both on- and off-Site areas. These investigations included the installation of 20 groundwater monitoring wells and the collection of soil and groundwater samples from 62 on- and off-Site locations. Groundwater is first encountered at approximately 7 feet below ground surface beneath the site.

The results from environmental investigations indicate that MEK and cyclohexanone, initially detected in soil and groundwater onsite have undergone natural degradation and are no longer present. Soil beneath the on-Site building has not been sampled.

VOCs are present in groundwater below the Site and in off-Site areas at concentrations that exceed the State of California's Maximum Contaminant Levels ("MCLs"). There are no data to suggest that the Site is the source for the VOCs in groundwater. The VOCs appear to be migrating onto the Site from off-Site, upgradient areas.

A human health risk assessment was performed to estimate risks associated with potential exposure to chemicals of concern on the Site. The potentially exposed populations evaluated included 1) commercial/industrial workers, 2) maintenance workers, and 3) construction workers. The results of the risk assessment indicated that adverse health effects due to residual chemicals detected in soil and groundwater at the Site are not likely to occur.

Site Layout Map



REMEDIAL ALTERNATIVES CONSIDERED

The Draft RAW prepared for the Site summarizes previous technical reports, evaluates several methods to manage soils beneath the Site building and recommends a preferred method. Each remedial alternative was evaluated based on current Site conditions, ability to meet the removal action objectives, effectiveness, ease of implementation, and overall cost.

The remedial alternatives evaluated in the Draft RAW are summarized below:

Alternative 1 - No Action: This alternative consists of conducting no remedial work at the Site.

Alternative 2 – Remove Building and Sample Soil Beneath Building: Under this alternative, the existing Site building would be demolished and soil under the building foundation would be sampled following building demolition. If soil beneath the building is found to contain chemicals above the established cleanup goals for the Site, the soils would either be placed under an engineered cap to prevent direct contact with soils or remediated to levels below the Site's cleanup goals. A deed restriction would be recorded that allows only commercial/industrial uses for the Site and restricts the future use of groundwater beneath the site. An Operation and Maintenance ("O&M") Plan to monitor the physical integrity of the cap would be implemented.

Alternative 3 – Leave Existing Building In-Place as a Cap: Under this alternative, the existing Site building's concrete floor slab would remain in place to prevent direct contact with underlying soils. A deed restriction would be recorded and a cap O&M Plan would be implemented, as described above in Alternative 2.

RECOMMENDED ALTERNATIVE

Alternative 3 is identified as the recommended method in the Draft RAW. This alternative is protective of human health and the environment, complies with existing regulatory cleanup criteria, is cost-effective, and allows for continued commercial/ industrial use of the building on the Site.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

In accordance with CEQA, the DTSC has evaluated the project to identify potential environmental impacts associated with the Draft RAW alternatives. We have determined that the cleanup will not have negative impacts on the environment. Therefore, a **Notice of Exemption** (NOE) has been prepared for this project. The NOE will also be available for review at the information repositories. Please see the last page for the designated public repository locations.

GLOSSARY OF TERMS

CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC) – A division of the California Environmental Protection Agency responsible for overseeing investigation and cleanup activities at sites with hazardous waste.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) - A California law requiring an environmental impact review of governmental actions. The Act applies generally to all activities undertaken by state and local agencies, and to private activities financed, regulated, or approved by state and local agencies.

NOTICE OF EXEMPTION (NOE) – A document prepared in compliance with the California Environmental Quality Act. An NOE is filed when the lead regulatory agency decides that the project falls under the "general rule" exemption. This exemption is applied to activities where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

REMOVAL ACTION WORKPLAN (RAW) - A report submitted to DTSC that contains an evaluation of alternative methods to clean up a site with hazardous waste or contaminants and recommends a preferred cleanup method. Once the Draft RAW is prepared, the DTSC accepts comments from the public for a period of 30 days. After public comments have been considered and responded to in writing, the DTSC approves the final remedy for the site (the final RAW) or requests that changes be made, based on public comments, prior to approval.

VOLATILE ORGANIC COMPOUNDS (VOCs) - VOCs include solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths.

METHYL ETHYL KETONE (MEK) [C_4H_8O] - An organic solvent which mixes easily with water. Also known as butanone, MEK is used industrially as a solvent, in surface coating, manufacture of smokeless powder and in the production of synthetic resins.

CYCLOHEXANONE [$C_6H_{10}O$] – A colorless organic solvent with a sweet odor. Cyclohexanone is use industrially as a solvent in manufacturing video tapes and nylon, and to make many organic compounds such as pharmaceuticals, insecticides and herbicides, printing inks, wood stains, and paint varnish.

ANUNCIO

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jesus Cruz, Departamento de Control de Substancias Tóxicas. El número de teléfono es (510) 540-3933.

FOR MORE INFORMATION

If you would like more information about the Site, please call Ryan Miya, DTSC Project Manager, at (510) 540-3775 or Jesus Cruz, DTSC Public Participation Specialist, at (510) 540-3933. For media questions, please contact Angela Blanchette, DTSC Public Information Officer, at (510) 540-3732.

INFORMATION REPOSITORIES

The Draft RAW and the Notice of Exemption, which are part of the administrative record for the Site, as well as other documents relating to the Site are available for public review at the following locations:

Sunnyvale Public Library	DTSC File Room
665 West Olive Avenue	700 Heinz Avenue, Suite 200
Sunnyvale, CA	Berkeley, CA 94710
(408) 730-7299	(510) 540-3800
(510) 745-1655	Hours: 8:00 a.m. – 5:00 p.m.
Call for hours	(Call for Appointment)

The full Administrative Record for the Precision Media Site is available at the DTSC Office listed above.

Additional Information about DTSC can be found at www.dtsc.ca.gov.

NOTICE TO HEARING IMPAIRED INDIVIDUALS

TDD users can obtain additional information about the Site by using the California State Relay Service (1-888-877-5378) to reach Jesus Cruz at (510) 540-3933.

Jesus Cruz
DTSC
700 Heinz Avenue, Suite 200
Berkeley, CA 94710