



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
700 Heinz Avenue
Berkeley, California 94710-2721



Edmund G. Brown Jr.
Governor

February 23, 2018

Mr. Michael Johnson (via electronic mail to: m.johnson@colliers.com)
El Camino Village, LLC
450 West Santa Clara Street
San Jose, California 95113

Dear Mr. Johnson:

The Department of Toxic Substances Control (DTSC) has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal action is necessary at Former Platinum Cleaners at 2290 West El Camino Real, Mountain View, California. Enclosed is a copy of the certification document for your records. We appreciate your effort and cooperation in completing the cleanup of the Site.

If you have any questions, please contact me at (510) 540-3806, via email at Jayantha.Randeni@dtsc.ca.gov.

Sincerely,

Jayantha Randeni, P.E., Project Manager
Brownfields and Environmental Restoration Program
Berkeley Office

Enclosure

cc: Ken Tsukahara, Ken.Tsukahara@colliers.com
Rob Campbell, rcampbell@geosolve-inc.com
Peter Schellinger, Peter.Schellinger@livelmc.com
Sarah Converse, Sarah.Converse@livelmc.com
Clarissa Burk, Clarissa.Burke@mountainview.gov

**REMOVAL ACTION CERTIFICATION
FORMER PLATINUM CLEANERS**

1. Certification of Removal Action:

I hereby certify that the following information is true and correct to the best of my knowledge.

Jayantha Randeni
Jayantha Randeni, P.E.
Project Manager, Cleanup Program

2/22/2018
Date

Mark Piros
Mark Piros, P.E.
Unit Chief, Cleanup Program

2/23/2018
Date

2. Certification Statement: Based upon the information which is currently and actually known to DTSC:

DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary.

DTSC has determined, based upon a remedial investigation or site characterization, that the site poses no significant threat to public health, welfare, or the environment and therefore implementation of removal/remedial measures is not necessary

DTSC has determined that all appropriate removal/remedial actions have been completed and that all acceptable engineering practices were implemented; however, the site requires ongoing operation and maintenance (O&M) and monitoring efforts and will be placed on DTSC's list of sites undergoing O&M to ensure proper monitoring of long-term clean-up efforts.

3. Site Name and Location: (Street address, County, and City)

Former Platinum Cleaners
2290 West El Camino Real
Mountain View, CA 94040
Santa Clara County

A. List any other names that have been used to identify this site:

N/A

B. Address of site if different from above:

N/A

C. Assessor's Parcel Numbers:

148-36-17

4. Responsible Parties:

Mr. Michael Johnson
El Camino Village, LLC
450 West Santa Clara Street
San Jose, California 95113

5. Brief Description and History of the Site:

The Former Platinum Cleaners site (Site) consists of a 1.5-acre parcel which is located at 2290 West El Camino Real in Mountain View, California. The Site was previously occupied by the former Olive Tree Shopping Center, which consisted of one L-shaped building with parking areas, driveways, and landscaping. The former Platinum Cleaners facility was located on the western portion of the Olive Tree Shopping Center. The Site is bounded by a property with a Best Western Hotel to the northwest, residences to the northeast, commercial properties to the southeast, and El Camino Real to the southwest. The Site was owned by El Camino Village, Inc. from 1979 to December 2015. The current owner is Lennar Multifamily Communities. Currently, a multi-story apartment complex with underground parking and ground floor commercial units is being constructed on the Site.

On December 12, 2014, DTSC signed a Voluntary Cleanup Agreement (VCA) with El Camino Village, Inc. to oversee the investigation and cleanup of the Site. After several investigations of soil, soil gas and groundwater at the Site, a

Removal Action Workplan (RAW) was approved by DTSC on March 2, 2016. The RAW chose soil vapor extraction (SVE) as the remedy to address tetrachloroethene (PCE) in soil gas at the Site and trichloroethylene (TCE) and PCE in the soil gas beneath the Best Western property.

DTSC approved the Removal Action Implementation Report, dated January 9, 2018, and prepared by GeoSolve, Inc. on behalf of Lennar Multi Family Communities, LLC on January 11, 2018.

6. Type of Site:

Has the Site been identified in the EnviroStor database as an active DTSC site?

Yes X No ___

RCRA-Permitted Facility	___	Bond-funded	___
RCRA Facility Closure	___	RP-Funded	<u>X</u>
NPL	___	Federal Facility	___
Other (i.e. walk-in)	___	Explain Briefly:	

7. Size of the Site:

Small X Medium ___ Large ___ Extra-Large ___

8. Dates of Removal Action:

a. Initiated: April 2016 b. Completed: January 2017

9. Response Action Taken on Site: (check appropriate action)

X Removal Action (satisfactory abatement of site)
___ Final Remedial Action
___ RCRA enforcement/closure action
___ No action, further investigation verified that no clean-up action at the site was needed.

A. Type of Remedial or Removal Action: (e.g. excavation and disposal, on-site treatment, etc.)

An SVE system with six vertical vapor-extraction wells was installed on the Site and the Best Western property. Extracted soil vapor was treated

using granulated activated carbon vessels. Approximately 16.73 pounds of PCE was extracted from the Site and the Best Western property.

On March 9, 2017, DTSC approved the removal of the SVE system and required a Soil Management Plan (SMP) be submitted for the excavation of the underground parking garage for the development project. The SMP provided procedures and plans for the management of potentially-contaminated soil encountered during excavation. The potentially-contaminated soil identified in the SMP included soil underneath the former dry cleaner unit and a sewer line, and a small area of pesticide-contaminated soil. Excavation of the contaminated soil identified in the SMP was conducted from October 31, 2017 to November 2, 2017. A total of 4,551.38 tons of soil were excavated and removed from the Site and transported to the Republic Landfill in Livermore, California.

B. Estimated quantity of waste associated with the site (i.e., tons/gallons/cubic yards [cy]) which was:

- treated amount: 16.73 lbs. PCE
- untreated (restricted site) amount:
- removed amount: 4,551.38 tons soil

* Estimated amount of PCE removed through soil vapor extraction.

10. Cleanup Levels/Standards:

a. What were the cleanup standards established by DTSC pursuant to the Final Removal Action Workplan (RAW)?

<u>Chemicals of Concern</u>	<u>On-site soil gas Remedial Goals (RG) micrograms per cubic meter ($\mu\text{g}/\text{m}^3$)</u>	<u>Best Western property soil gas RGs ($\mu\text{g}/\text{m}^3$)</u>
PCE	3,900	480
TCE	None	480

b. Were the specified cleanup standards met? Yes No

For the Site, PCE soil-gas concentrations were below the RG of $3,900 \mu\text{g}/\text{m}^3$ at the end of SVE remediation. Therefore, the Site met the specified cleanup standards.

TCE and PCE in soil gas exceeding the RGs are still present at two locations within the shallow soil beneath the Best Western property parking areas. The City of Mountain View has approved the redevelopment of the Best Western property with a four-story hotel with an underground parking garage. Soil is to be excavated to 18 feet below ground surface to construct the underground parking garage. This excavation is expected to remove PCE and TCE in the shallow soil gas exceeding the RGs.

11. DTSC Involvement in the Removal Action:

A. Did DTSC order the Removal Action?

Yes ___ No X Date of Order: Voluntary Cleanup Agreement;
December 12, 2014

B. DTSC reviewed and approved the following plans/procedures:

Removal Action Workplan Date: March 2, 2016

C. If the site was abated by responsible party, did DTSC receive a signed statement from a licensed professional on all phases of the Removal Actions? (Indicate date of statement)

Removal Action Workplan Date: March 1, 2016

Removal Action Completion Report Date: January 9, 2018

D. Did a registered engineer or geologist verify that acceptable engineering practices were implemented?

Yes X No ___ Name: Robert D. Campbell, M.S., P.G., C.E.G., #2089
Principal Engineering Geologist;

Date: January 9, 2018

E. Did DTSC confirm completion of all Remedial/Removal Actions?

Yes X No ___ Date: November 28, 2017

F. Did DTSC (directly or through a contractor) actually perform the Remedial/Removal Action?

Yes ___ No X

G. Was there a community relations plan in place?

Yes No

A Community Survey (December 2014) was conducted and a Community Profile (September 2015) was prepared for the Site.

H. Was a removal/remedial action plan developed for this site?

Yes No

I. Did DTSC hold public meetings regarding the Draft RAW?

Yes No

J. Were public comments addressed?

Yes No

DTSC prepared a Responsiveness Summary (March 2016) that documented comments received from one community member during the public comment period on the Draft RAW. These comments were addressed in the Responsiveness Summary, which was sent to the community member.

K. Are all of the facts cited above adequately documented in the DTSC files?

Yes No

12. EPA Involvement in the Removal Action:

A. Was EPA involved in the site cleanup?

Yes No

13. Other Regulatory Agency Involvement in the Cleanup Action:

<u>Agency:</u>	<u>Activity:</u>
<u>___ RWQCB</u>	
<u>___ ARB</u>	
<u>___ CHP</u>	
<u>___ Caltrans</u>	
<u>X Other</u>	<u>Santa Clara Valley Water District (SCVWD) – soil vapor-extraction well drilling and destruction permits</u>
	<u>City of Mountain View – grading/excavation permit</u>
	<u>Bay Area Air Quality Management District – Permit to Operate a SVE system</u>
	<u>State Water Resources Control Board SWRCB - Notice of Intent (NOI) to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity</u>

14. Post-Closure Activity:

A. Will there be post-closure activities at this site? (e.g. Operation and Maintenance)

Yes ___ No X

B. Have post-closure plans been prepared and approved by DTSC?

Yes ___ No X

C. What is the estimated duration of post-closure (including Operation and Maintenance) activities?

Not applicable, no post-closure activities will take place.

D. Are deed restrictions proposed or in place?

Yes ___ No X

E. Has cost recovery been initiated?

Yes X No ___

If "yes", amount received: \$68,486.06 (as of 11/2017)

F. Were local planning agencies notified of the cleanup action?

Yes No

If "yes", the name and address of the agency:

City of Mountain View
Community Development Department
500 Castro Street
Mountain View, CA 94041
(650) 903-6306

Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118
(408) 265-2600

15. Expenditure of Funds and Sources: (Information to be supplied by Toxic Account Unit.) funding source and amount expended:

<input type="checkbox"/> HWCA	\$ _____	<input type="checkbox"/> HSA	\$ _____
<input type="checkbox"/> HSCF	\$ _____	<input type="checkbox"/> RCRA	\$ _____
<input checked="" type="checkbox"/> RP	\$ <u>unknown</u>	<input type="checkbox"/> Other	\$ _____
<input type="checkbox"/> Federal Cooperation Agreement			\$ _____

16. Problems Encountered Which Caused Major Delays:

No significant delays were encountered.

17. Accomplishments Unique to this Project:

Not applicable.

18. Final Use of Site:

A multi-story apartment complex with underground parking and ground floor commercial units is currently being constructed on the Site.