

## NOTICE OF EXEMPTION

2019098022

**To:** Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044, 1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

**From:** Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
700 Heinz Avenue  
Berkeley, CA 94710

<b>Project Title:</b> Fremont Laundry Response Plan		
<b>Project Address:</b> 990 Villa Street	<b>City:</b> Mountain View	<b>County:</b> Santa Clara
<b>Approval Action Under Consideration by DTSC:</b>		
<input type="checkbox"/> Removal Action Workplan	<input type="checkbox"/> Initial Permit Issuance	<input type="checkbox"/> Permit Re-Issuance
<input type="checkbox"/> Corrective Measure Study/Statement of Basis	<input type="checkbox"/> Permit Modification	<input type="checkbox"/> Closure Plan
<input type="checkbox"/> Remedial Action Plan	<input type="checkbox"/> Regulations	<input type="checkbox"/> Interim Removal
<input checked="" type="checkbox"/> Other: Response Plan		
<b>Statutory Authority:</b>		
<input type="checkbox"/> California H&SC, Chap. 6.5	<input type="checkbox"/> California H&SC, Chap. 6.8	<input checked="" type="checkbox"/> California H&SC, Chap. 6.82, Section 25395.96

**Project Description:** The project involves the operation of an existing Sub Slab Vapor Depressurization System (SSVDS) to address the chemical of concern, chlorinated solvent tetrachloroethene (PCE), at the Fremont Laundry Site (Project). The Cleanup document, referred to as a Response Plan, summarized previous environmental investigations and concluded that the remediation of soil vapor intrusion is required to protect human health and the environment.

**Background:** The Project Site is approximately 0.26-acres and bordered by Villa Street to the south, residential developments to the north, Tied House Café and Brewery to the east, and Franklin Street to the west. The Project Site is developed with an unoccupied two-story building which will be renovated to accommodate offices.

The existing building was constructed between 1958 and 1962 and operated as Austin's Fremont Laundry beginning in 1962. Austin's Fremont Laundry also previously operated at the neighboring property at 954 Villa Street. Dry cleaning was conducted inside the 990 Villa Street building until 1985. A City of Mountain View Hazardous Materials Facility Closure Form signed by the inspector and property owner in February and April 1992 stated that "all hazardous materials have been removed" from the building. Subsequently, a video production company operated at the Project Site from 1992 until 2017. Villa Street LP purchased the Site in November 2018 with plans to renovate the building for commercial use as office space.

Investigations conducted in 2011 and 2017 found that shallow soil, soil vapor and indoor air are contaminated with PCE. Groundwater is also contaminated with PCE to a lesser degree. No specific PCE source to the groundwater was identified during the investigations and PCE was also found in groundwater within the local area. In 2018, PCE contaminated shallow soil near the former dry-cleaning machine was excavated and disposed off-site at an approved facility. Based on the distribution of PCE, the sources of PCE appear to be associated with releases of PCE to soil from former dry-cleaning equipment and practices near the northern corner of the existing building.

The Response Plan is being implemented with DTSC oversight pursuant to the California Land Reuse and Revitalization Act of 2004, California Health and Safety Code Section 25395.60 et seq. ("CLRRRA") (Docket No. HAS-FY18/19-088), dated May 22, 2019.

**Project Activities:** The Project activities consist of the operation of the previously installed SSVDS, preparation of a Soil Management Plan (SMP), an Operation and Maintenance Plan (O&M Plan) and recordation of a Land Use Covenant (LUC). The SSVDS will consist of five extraction points with fans connected to risers that extend from the floor to the roof. Riser pipes are connected on the roof to one discharge point. The fans will push the vapor through a vapor treatment system that consists of two 100-pound vapor phase granular activated carbon vessels connected in series to absorb the PCE from the extracted vapor. In the future, if the extracted air doesn't require treatment per the Bay Air Quality Management District (BAAQMD) permitting thresholds, SSVDS will be converted to passive system without use of the fans.

In early 2019 during renovation activities, the property owner constructed the SSVDS with the five extraction points and conducted a pilot study with a BAAQMD permit to evaluate the effectiveness of the SSVDS. The SMP will address appropriate measures to handle, transport and dispose of soils which may be excavated or exposed during future activities where the concrete slab (cap) is breached. The SMP will also include procedures to address soil vapor and groundwater exposure.

The O&M Plan will include periodic inspections and testing of the SSVDS to document its effectiveness, as well as air emissions permitting and reporting requirements from BAAQMD. The O&M Plan will also describe testing and maintenance

of the treatment system. The LUC will be recorded with the County of Santa Clara to restrict the use of shallow groundwater, sensitive land uses, and penetration of the floor surface or disturbance to the SSVDS without approval from DTSC and adherence to the approved SMP, and compliance with the approved O&M Plan.

In the event biological, cultural or historical resources are discovered during project activities, work will be suspended while a qualified biologist or cultural or historical resource specialist assesses the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found, and the County Coroner will be notified pursuant to the Health and Safety Code, Chapter 2, Section 7050.5.

**Name of Public Agency Approving Project:** Department of Toxic Substances Control

**Name of Person or Agency Carrying Out Project:** Villa Street LP

**Exempt Status:** (check one)

- Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]  
 Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec. 15269(a)]  
 Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec. 15269(b)(c)]  
 Categorical Exemption: [CCR Title 14, Sec. 15330]  
 Statutory Exemptions: [State Code Section Number]  
 Common Sense Exemption [CCR, Sec. 15061(b)(3)]

**Exemption Title:** Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances.

**Reasons Why Project is Exempt:**

1. The project is a minor action designed to prevent, minimize, stabilize, mitigate or eliminate the release or threat of release of hazardous waste or hazardous substances.
2. The project will not exceed \$1 million in cost.
3. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses and does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123.6 (except a small scale in-situ soil vapor extraction and treatment system which have been permitted by the local Air Pollution Control District or Air Quality Management District).
4. The project is consistent with applicable state and local environmental permitting requirements including, but not limited to, off-site disposal, air quality rules such as those governing volatile organic compounds and water quality standards and approved by the regulatory body with jurisdiction over the site. Prior to implementing field activities, all necessary permits will be obtained from BAAQMD.
5. The exceptions pursuant to Cal. Code Regs., title 14, § 15300.2 have been addressed as follows:
  - (a) Cumulative Impact. The project will not result in cumulative impacts because it is designed to be a short-term final remedy that would not lead to a succession of projects of the same type in the same place over time.
  - (b) Significant Effect: The Environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will prevent unusual circumstances from occurring so that there is no possibility that the project will have a significant effect on the environment.
  - (c) Scenic Highways. The project will not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, because it is not located within a highway officially designated historic as a state scenic highway.
  - (d) Hazardous Waste Sites. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
  - (e) Historical Resources. The project will not cause a substantial adverse change in the significance of a historical resource at the Site because there are none at the Site.

Evidence to support the above reasons is documented in the project file record, available for inspection at:

Department of Toxic Substances Control

File Room  
Site Mitigation and Restoration Program  
700 Heinz Avenue  
Berkeley, CA 94710

[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60001426](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001426)

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Branch Chief's Signature

9/11/2019  
Date

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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR:

Governor's Office of Planning & Research

SEP 12 2019

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