
Central Coast Regional Water Quality Control Board

Public Notice of Soil Vapor Intrusion Investigation and Recommendation to Sample Indoor Air

Capitola Road and 17th Avenue Area, Santa Cruz, Santa Cruz County, CA

June 22, 2021

The Central Coast Regional Water Quality Control Board (Central Coast Water Board) is providing this notification to landowners, residents/occupants, tenants, and interested parties near Capitola Road and 17th Avenue Area to inform you about an ongoing tetrachloroethylene and trichloroethylene soil vapor investigation. This notice is to inform residents and business occupants about the possibility of tetrachloroethylene and trichloroethylene vapor intrusion to indoor air. The Central Coast Water Board recommends landowners, residents/occupants, tenants, and interested parties consider testing their indoor air for the presence of tetrachloroethylene, trichloroethylene, and related volatile organic compounds.

La Junta Regional de Control de Calidad del Agua de la Costa Central (Central Coast Water Board) está proporcionando esta notificación a los propietarios, residentes / ocupantes, inquilinos y partes interesadas cercanas al Area de Capitola Road y 17th Avenue para informarles sobre una investigación que se está llevando a cabo, para detectar la presencia de tetracloroetileno y tricloroetileno en los valores del suelo. Este aviso es para informarle a los residentes y ocupantes de negocios sobre la posibilidad de que el tetracloroetileno o el tricloroetileno se escapen del vapor del suelo hacia el aire de los interiores. La Junta Regional de Control de Calidad del Agua de la Costa Central les recomienda a los propietarios, residentes / ocupantes, inquilinos y partes interesadas que saquen muestras y analicen el aire de los interiores para detectar la presencia de tetracloroetileno o tricloroetileno y compuestos orgánicos volátiles relacionados. Si desea obtener información en español, póngase en contacto con Monica Barricarte al (805) 549-3881.

What are Tetrachloroethylene and Trichloroethylene?

Tetrachloroethylene and trichloroethylene are common solvents used in manufacturing to remove grease and other residues, and tetrachloroethylene was widely used during dry-cleaning operations. Tetrachloroethylene is commonly known as “PCE” or “PERC,” and trichloroethylene is commonly known as “TCE.” PCE and TCE are part of a group of related chlorinated solvents called volatile organic compounds. PCE and TCE evaporate very easily and can contaminate soil, soil gas, and groundwater when spilled or released into the subsurface, such as through sewer system leaks. PCE, TCE and related volatile organic compounds can travel long distances in groundwater from their original spill locations and along sewer systems from leaks.

Regulatory Oversight

The Central Coast Water Board is the State regulatory agency responsible for overseeing the soil, soil vapor, and groundwater investigation and cleanup at the Fairway Dry Cleaning and Laundry (Site), located at 1600 Capitola Road, Santa Cruz, California.¹ Our function is to issue regulatory directives to parties responsible for the release to perform investigation and cleanup work. An investigation is currently underway at the Site and surrounding area because of historical leaks and spills involving PCE during former dry-cleaning operations. Samples from the initial phase of investigation show PCE, TCE and related volatile organic compounds in soil, soil vapor, and groundwater from the Site.

The parties responsible for the PCE leaks and spills have applied for a grant to complete additional investigation and begin cleanup work. The Central Coast Water Board is helping to facilitate the grant so that investigation and cleanup can be completed.

PCE and TCE in Soil Vapor

The Central Coast Water Board determined your residence or business is near where PCE and TCE is currently found in soil vapor. Soil vapor intrusion to indoor air is the migration of chemical vapors from the ground into buildings and is a frequent problem at contaminated sites. Persons and businesses that may be affected by a release of dry-cleaning solvents are those occupying buildings near the Site. A map showing the "Site Location & Investigation Area" in a yellow shaded circle is at the end of this notice.

PCE and TCE Exposure and Health Effects

Exposure to PCE, TCE and related volatile organic compounds can occur from inhalation of vapors from intrusion to indoor air. Health effects may be determined by measuring indoor air for PCE, TCE and related volatile organic compounds, and then comparing the measured levels to screening levels. PCE and TCE are the two main compounds in soil gas related to the investigation at the Site.

Levels of PCE and TCE in indoor air are commonly compared to reference levels to determine if they are unhealthy. These comparison levels are called Environmental Screening Levels, or ESLs. The ESLs were developed by the State for residential indoor air and are set at high level of protection for comparison purposes.

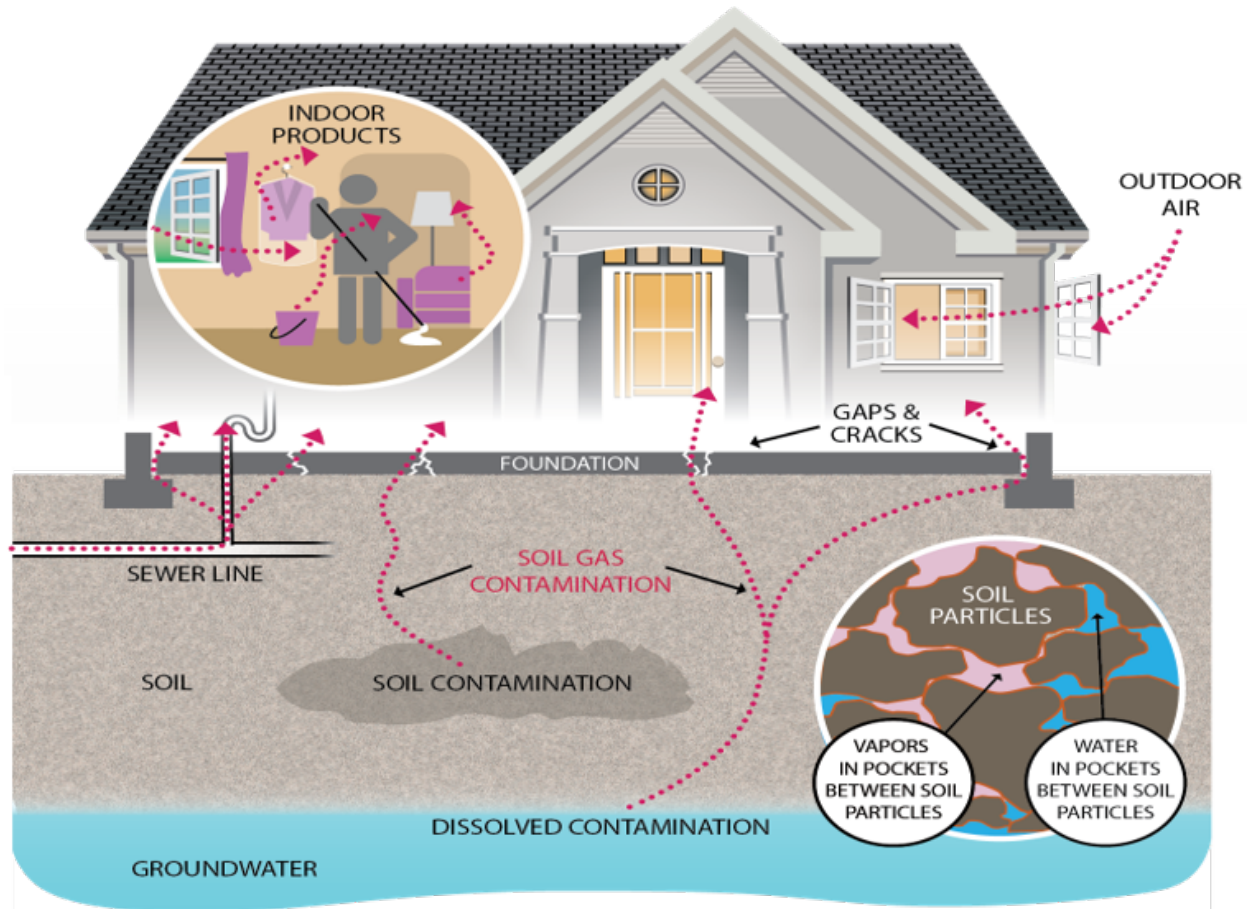
Other sources of indoor air contamination can also come from common household products that also contain PCE, TCE and many related volatile organic compounds in their contents and packaging. Outdoor sources can also be present. These other sources are important to evaluating human-health risks. Below is a picture to help show some of the common ways contaminated indoor air can occur inside buildings from contaminated soil vapor and indoor products.²

¹ More information about the Site can be found in GeoTracker:

<http://geotracker.waterboards.ca.gov/?gid=T10000015553>

² More information about indoor air vapor intrusion is available on the State Water Resources Control Board website:

https://www.waterboards.ca.gov/water_issues/programs/site_cleanup_program/vapor_intrusion/



Testing Indoor Air

Indoor air testing typically occurs as part of soil and groundwater contamination investigations and is paid for by the parties responsible for the release of PCE. Ability to pay for sampling and testing of indoor air as part of the Site investigation for the former dry cleaners is currently limited. Therefore, the Central Coast Water Board currently recommends building occupants test their indoor air.

The best way to test for PCE, TCE and related volatile organic compounds in indoor air is to have a certified laboratory conduct an analysis of indoor air samples. The laboratory will supply the sampling containers and can sometimes help with sampling indoor air. Environmental professionals are also available for hire to collect samples and interpret laboratory analytical results. The State of California certifies laboratories for testing and the Central Coast Water Board recommends the use of laboratories certified by California's Environmental Laboratory Accreditation Program, or "ELAP."³

Hired environmental professionals and Central Coast Water Board staff can also help with interpreting the results. If laboratory testing for PCE and TCE are performed for indoor air in commercial buildings and residences, the Central Coast Water Board

³ More information for private wells and testing can be found in the State Water Resources Control Board's "A Guide for Domestic Well Owners" located at: https://www.waterboards.ca.gov/water_issues/programs/gama/docs/wellowner_guide.pdf

requests that testing results be submitted to our office using the contact information below. Having indoor air testing results will help in the Central Coast Water Board's investigation and cleanup efforts for the Site.

Vapor Intrusion Control Options for Indoor Air

If indoor air levels of PCE and TCE are above ESLs, further steps to reduce potential risk may be needed. The best way to reduce risk is by cleaning up contaminated soil, soil vapor and groundwater from the Site. However, the cleanup schedule for this Site is uncertain due to limited funding. Since soil vapor control and cleanup is not immediately available, residents and business occupants can take steps to reduce possible risk if unhealthy air is in a home or business.

Steps may include installation of a soil vapor extraction system or sub-slab depressurization system. If these options are not available, ways to reduce health risk may include indoor air filtration (limited uses), modifications to heating, ventilation, and air conditioning systems, and increasing outside air flow by opening windows and doors, whenever possible.⁴

⁴ More health information and what can be done about vapor intrusion into homes or buildings can be found in the *Vapor Intrusion and Your Health Fact Sheet* on the State Water Resources Control Board website:

https://www.waterboards.ca.gov/water_issues/programs/site_cleanup_program/vapor_intrusion/docs/2020/vi_basicsfeb2020.pdf

Contact Information

If you would like more information about the Site or have questions about this public notice, please contact either of the following:

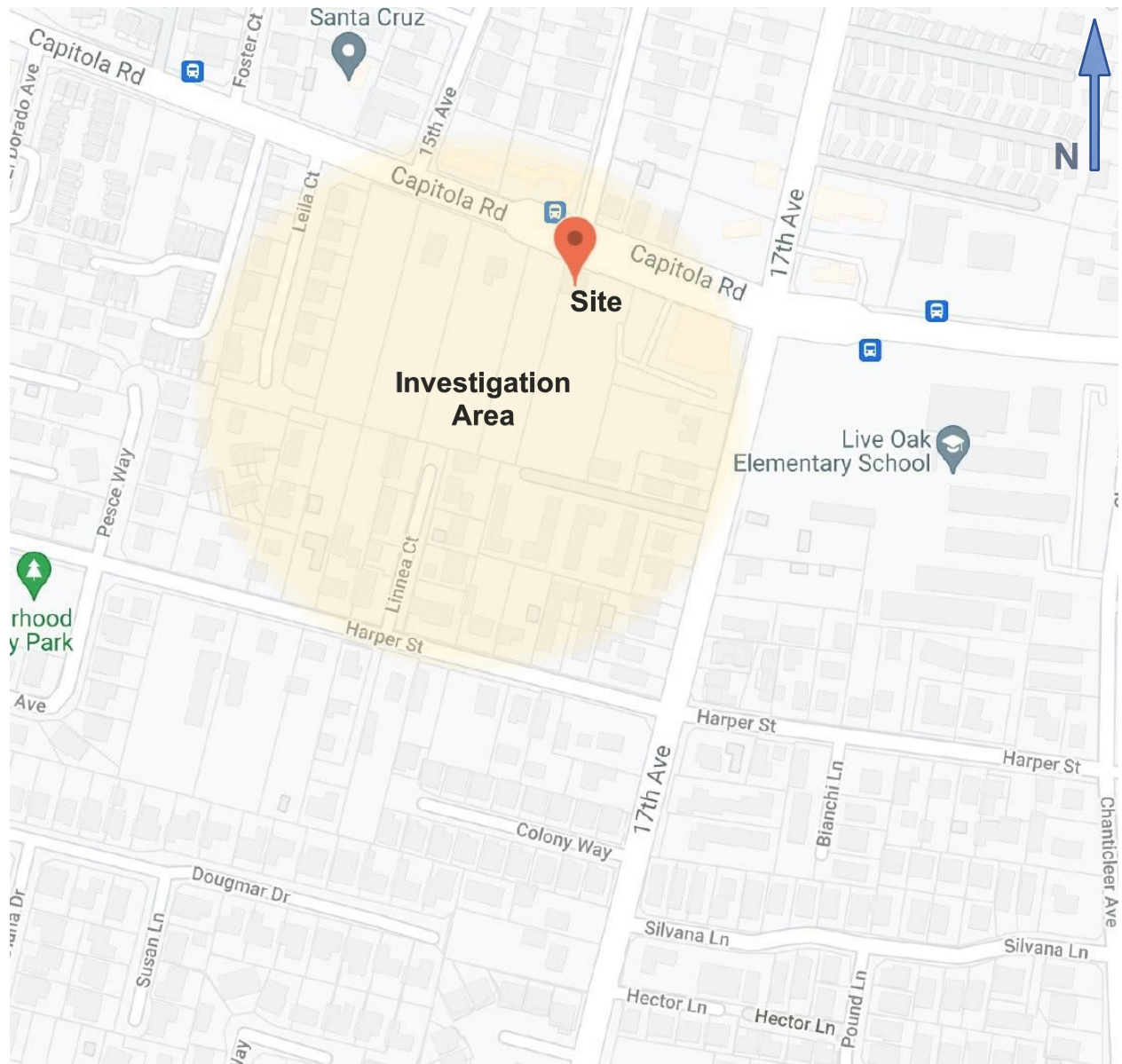
Dan Niles
Central Coast Water Board
895 Aerovista Place, Suite 101
San Luis Obispo, CA 93401
Email: dan.niles@waterboards.ca.gov
(805) 549-3355

Sheila Soderberg
Central Coast Water Board
895 Aerovista Place, Suite 101
San Luis Obispo, CA 93401
Email: sheila.soderberg@waterboards.ca.gov
(805) 549-3592

If you would like to receive future correspondence on this cleanup site, please contact Mr. Niles and request to be added to the interested parties' mailing list for this Site.

This Public Notice will also be available on the Central Coast Water Board's Public Notice webpage at located at:
https://www.waterboards.ca.gov/centralcoast/public_notices/

MAP OF SITE LOCATION & INVESTIGATION AREA



Source: Map Data ©2021 Google