

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

To: Office of Land Use & Climate Innovation
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

Project Title: 954 Villa Street Removal Action Workplan

Project Location: 954 Villa Street, Mountain View, CA 94041

County: Santa Clara

Project Applicant: MJ Land and Equipment Leasing LP

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code, Division 45

Project Description: The Department of Toxic Substances Control (DTSC) approved the Removal Action Workplan (RAW) for the 954 Villa Street Project (Project Site) to address the impacts of the chemical of concern, chlorinated solvent; tetrachloroethene (PCE). Project activities consist of operation of an existing active Sub Slab Depressurization System (SSDS) to address PCE, Soil Management Plan (SMP), Operation, Maintenance and Monitoring Plan (OM&M Plan) and recordation of a Land Use Covenant (LUC). The Cleanup document, referred to as a RAW, 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 0.27 acres, and bordered to the north by an alleyway and the Franklin and Classic Communities residential apartments, to the south by Villa Street and then a parking lot, to the east by the Chez TJ Restaurant, and to the west by 990 Villa Street commercial property. The Project Site is developed with an occupied single story building which was renovated to accommodate offices.

The current building was constructed in 1936, and operated as Austin's Fremont Laundry and Cleaners from 1943 until 1957. The Austin's Fremont Laundry moved to neighboring property 990 Villa Street. The Site was used as a furniture warehouse in the late 1950s and storage of electrical parts by Meyer Electrical in the 1960s. The building remained vacant from the 1970s to 1980s. The current property owner purchased the property from the City of Mountain View and operated Tied House Brewery and Café from 1986 to its closing in December 2019.

Several environmental investigations conducted since 2013 found that 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. The contamination at the Site was caused by former dry-cleaning operations. In 2020, PCE contaminated soil in the alleyway and around the sewer lines was excavated and disposed off-site at an approved facility.

The City of Mountain View also conducted an environmental review for the Planned Community Permit, Historic Preservation Permit, and Development Review Permit and determined that the Project is Categorically Exempt pursuant to Section 15331. (City of Mountain View Findings Report/Zoning Permit, Application Number PL-2020-205, dated June 9, 2021.)

The RAW is being implemented with DTSC oversight pursuant to California Health and Safety Code (HSC) Chapter 6.8, Section 25356.1 and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) (40 Code of Federal Regulations [CFR] Part 300).

Project Activities: The Project activities consist of the continued operation of the previously installed active SSDS, preparation of a Soil Management Plan (SMP), an Operation, Maintenance and Monitoring Plan (OM&M Plan) and recordation of a Land Use Covenant (LUC). The SSDS consists 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 does not require treatment per the Bay Area Air Quality Management District (BAAQMD) permitting thresholds, the SSDS will be converted to a passive system without use of the fans.

In 2020 during renovation activities, the property owner constructed the SSDS with the five extraction points and conducted a pilot study with a BAAQMD permit to evaluate the effectiveness of the SSDS. The SMP addresses 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 also includes procedures to address soil vapor and groundwater exposure.

The OM&M Plan will include periodic inspections and testing of the SSDS to document its effectiveness, as well as air emissions, permitting and reporting requirements from BAAQMD. It is expected that SSDS will operate 30 years or until the removal goals are achieved. The OM&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 SSDS without approval from DTSC and adherence to the approved SMP, and compliance with the approved OM&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: MJ Land and Equipment Leasing, LP

Exempt Status: Categorical Exemption: Title 14 Section 15330; Class 30

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 is a removal action that will not exceed \$1 million in cost.
3. The project will be consistent with applicable State and local environmental permitting requirements.
4. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit.
5. The project does not involve the relocation of residences or businesses.
6. The project does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. (Exception: Small-scale in situ soil vapor extraction and treatment systems which have been permitted by the Air Pollution Control District or the Air Quality Management District.)
7. The exceptions pursuant to Cal. Code Regs., tit. 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 view of a highway officially designated 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 is not expected to cause a substantial adverse change in the significance of a historical resource because none are anticipated.

The administrative record for this project is available to the public by appointment at the following location:

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

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002038

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Dana Barton

Date:

May 12, 2026

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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: