
Central Valley Regional Water Quality Control Board

PUBLIC NOTICE

Elite Cleaners
4060 Douglas Boulevard, Granite Bay, Placer County

Proposed No Further Action Determination

Public Comment Period:

15 August 2026 – 15 September 2026

PUBLIC NOTICE:

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is providing notice of a Proposed No Further Action Determination for the Elite Cleaners project at 4060 Douglas Boulevard in Granite Bay. Elite Cleaners has been investigating soil impacts from the dry-cleaning solvent tetrachloroethene (PCE) previously used in its operation. Elite Cleaners proposes no further cleanup action is needed at the Site.

NOTICE TO THE HEARING IMPAIRED:

TDD users can obtain information about the Site by using the California State Relay Service (800) 735-2929 to reach the Public Participation Specialist. Ask them to contact the Central Valley Water Board at (916) 464-3291 regarding the proposed “No Further Action” determination for Elite Cleaners.

CASE SUMMARY:

The Elite Cleaners business at the Sierra Oaks Plaza shopping center historically used the dry-cleaning solvent tetrachloroethene (PCE) in its operation which resulted in contamination of soil vapor. Between 2005 and 2024, five investigations were conducted at and adjacent to the subject dry-cleaning facility.

The most recent detected concentrations of PCE in soil vapor samples were below health-based screening levels except for two locations directly beneath the dry cleaner business location. Indoor air samples did not contain detectable concentrations of PCE or related compounds indicating there is not a significant vapor intrusion risk under current use and building conditions. Decreasing PCE in soil vapor between 2015 and 2024 indicates that future risk will decrease with time.

Elite Cleaners is seeking a determination from the State that no further cleanup action is needed at the Site. Central Valley Water Board staff concur that the remaining PCE pollution does not pose a threat to human health and the environment. A land use covenant has been recorded on the property that restricts use while the PCE pollution continues to naturally decrease at the Site. The Central Valley Regional Water Quality

**NOTICE OF PUBLIC
COMMENT PERIOD**

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BEGINS: 15 August 2026
ENDS: 15 September 2026

Control Board is providing the public an opportunity to comment on the request for no further action.

FOR MORE INFORMATION:

Visit the GeoTracker website (<https://geotracker.waterboards.ca.gov/>) and search for the address, Site name, or case ID number listed below:

- Elite Cleaners, Granite Bay
- 4060 Douglas Boulevard
- T10000008689

HOW DO I PARTICIPATE?

You may have questions or comments. If so, please contact Nhat Nguyen with the Central Valley Water Board.

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