San Francisco Bay Regional Water Quality Control Board

Fact Sheet
Tentative Cleanup Order
Former Clipper Cleaners
911 N Amphlett Blvd, San Mateo
January 2026

The Regional Water Board is a state agency that oversees the investigation and cleanup of polluted sites. This fact sheet provides information about a tentative cleanup order for 911 N Amphlett Boulevard (see attached figure).

We invite the public to comment on the tentative cleanup order. Written comments are due to the Regional Water Board at the below address or via email by **February 27, 2026**.

Background

A dry cleaner operated at the property from at least 1960 to 1977. Dry cleaners from this era often used tetrachloroethene (PCE) as a cleaning agent.

Site Investigation

An investigation of soil, groundwater, and indoor air was conducted in 2020. PCE was detected at concentrations greater than environmental screening levels.

When PCE is spilled on the ground, it can release vapors. Those vapors can travel through soil and up into a building. That process is called “vapor intrusion.”

PCE in indoor air was detected up to 140 µg/m3. This is 300 times greater than the screening level of 0.46 µg/m3. See the attached PCE fact sheet for more information about PCE.

Shallow groundwater in the vicinity is not currently used as a source of drinking water. California Water Service supplies drinking water to the area.

Tentative Cleanup Order

The tentative cleanup order would require the property owner to:

- Reduce PCE in indoor air.
- Investigate the extent of the pollution.
- Clean up the pollution.
- Evaluate the progress of the cleanup.

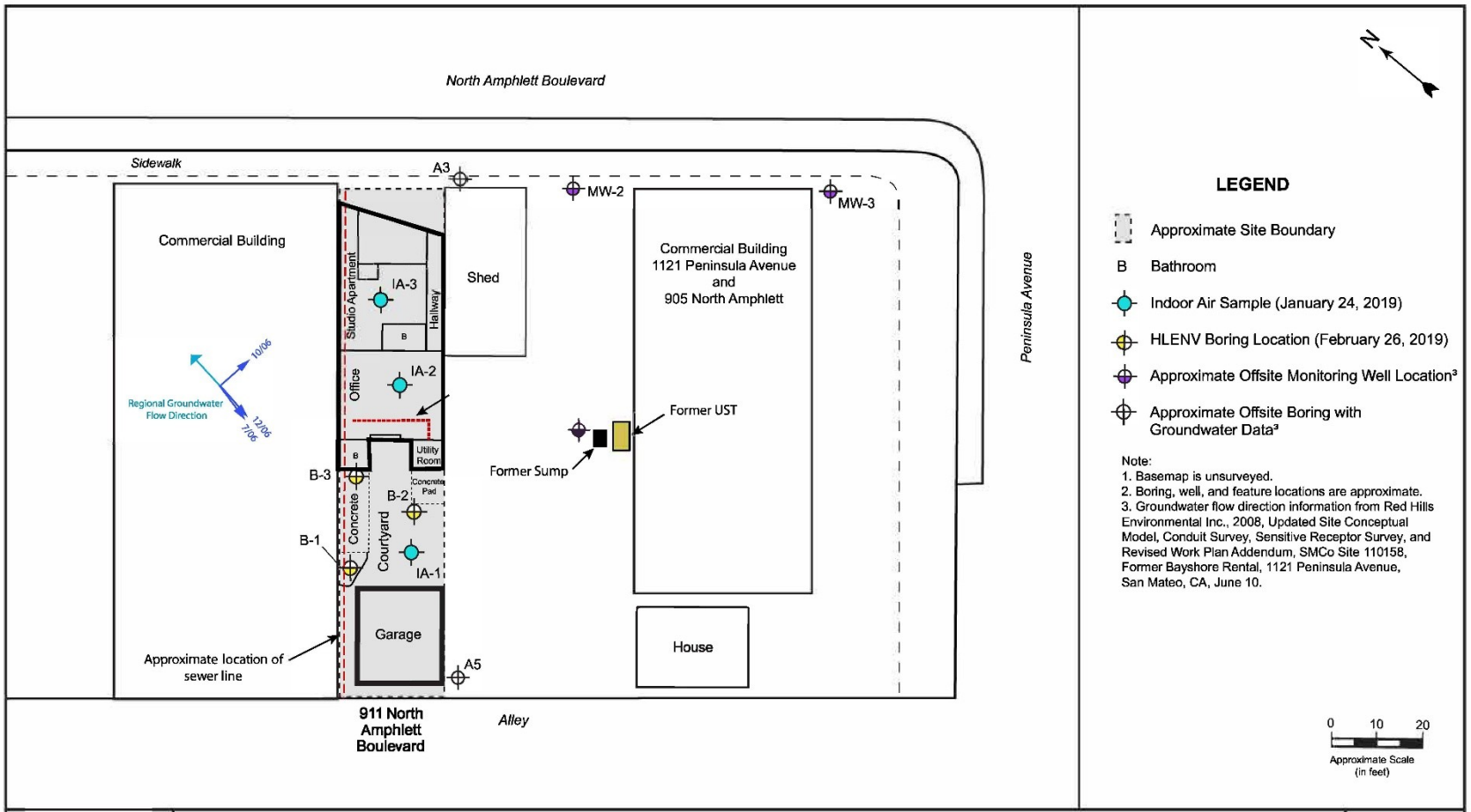
Location of Reports

Visit the Water Board’s website at: http://geotracker.waterboards.ca.gov/.

Enter T10000013760 as the Global ID number, then click on the “Site Maps/Documents” tab.

For More Information

Contact the Water Board case manager Minh Ngo at (510) 622-2312 or email: Minh.Ngo@waterboards.ca.gov



Drafted by: TH

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SITE MAP
911 North Amphlett Blvd.
San Mateo, California

FIGURE 2

SEPT 2020

Tetrachloroethene (PCE) Fact Sheet

What is PCE?

PCE is a chemical that is used as a cleaning solvent. Common uses of PCE include dry clean fabrics, metal degreasing operations, and industrial production operations. It is a colorless liquid that can evaporate into the air. PCE has an ether like smell, but in most cases the levels will not be great enough for you to smell. PCE in the ground can break down into other harmful chemicals, such as trichloroethylene, *cis*-1,2-dichloroethylene, *trans*-1,2-dichloroethylene, and vinyl chloride.

Is PCE still used at dry cleaners?

PCE was the most common cleaner used in dry cleaners over the past few decades. Recently many dry cleaners have stopped using PCE. All dry cleaners are required to stop using PCE by the year 2023 in California.

How can I be exposed to PCE?

PCE spilled in the environment can be found in water, air, or soil. PCE exposure concerns for each area of the environment are listed below:

Water – No exposure to PCE in tap water is expected in this area. The tap water in the buildings of this area is provided by public water supplies. These water supplies are tested for PCE and other chemicals to ensure safety.

Air – PCE in the ground can release vapors. Those vapors can travel through the floor into a building. All buildings have air circulation. This allows indoor air to be replaced with outdoor air. This process will remove PCE from the building. The design of the building will affect how much PCE vapor gets into the building and how fast it is removed from the building. In some buildings, vapors could build up to unsafe levels in indoor air.

Soil – No exposure to PCE in soil is expected. PCE in shallow soil are below buildings or covered by concrete.

Are there other sources of PCE in the air?

PCE in indoor air can come from some common household products. For example, some stain removers and glues have PCE in them. PCE might also be found in outdoor air due to emissions from commercial facilities that use PCE.

What are the health effects of PCE?

Health effects from breathing PCE vapors depend on the amount of PCE in the air, the amount of time a person is breathing those vapors, and the person's sensitivity to PCE toxicity. Indoor air PCE levels in buildings near an environmental release site are usually low enough that short exposures will not result in health effects. Over longer periods of time there are two main types of potential health effects that may occur from repeated exposure to PCE:

1. A person's risk of getting cancer could increase. Some potential cancers include bladder cancer, non-Hodgkin lymphoma, or multiple myeloma.
2. Parts of the body could be harmed. The nervous system, liver, kidneys and reproductive system could be affected.

What are PCE Environmental Screening Levels?

- PCE Environmental Screening Levels (ESLs) are health-protective concentrations in the environment used by the Water Board to assess risk at contaminated sites. The PCE ESLs are protective of children, pregnant women, and people with pre-existing health issues.
- PCE VI risk is specifically assessed using indoor air and soil gas PCE ESLs.
    - The PCE indoor air ESL is the PCE level in air that a person can breathe over long periods of time without any expected harm to their health.
    - The PCE soil gas ESL is the PCE level in soil gas that is not expected to cause indoor air levels of PCE to exceed the indoor air PCE ESL.

How are the ESLs used?

The PCE concentrations that are measured in the soil gas and indoor air are compared to the ESLs.

- If PCE soil gas concentrations near a building exceed the soil gas ESL, the Water Board will likely require indoor air sampling at the building.
- If PCE indoor air concentrations are less than the indoor air ESL, PCE in the building is unlikely to cause health effects to humans.
- If PCE indoor air concentrations exceed the indoor air ESL, PCE in the building may cause health effects to humans. This does not automatically mean exposed individuals will develop health effects. However, the Water Board may request more sampling, actions to reduce human exposure, and/or actions to cleanup PCE contamination.