

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

March 7, 2005

• Joe Zawidski  
Signature Properties  
4670 Willow Rd., Ste. 200  
Pleasanton, CA 94588

Subject: Property at 1950 Railroad Avenue, Livermore, California - Request for Additional Technical Data (Ref. No. RO0002670)

Dear Mr. Zawidski:

In response to your April 2, 2004, request for input, Alameda County Environmental Health (ACEH) has reviewed the environmental reports on the attached list, obtained additional information from Zone 7 Water Agency, and reviewed site history information for two dry cleaning facilities upgradient of your site. In order for us to evaluate the likelihood of your site contributing to the detected groundwater contamination, additional information is necessary. To further assist us in our review of your site, we request that you 1) revise your proposed offsite groundwater sampling plan, 2) submit a report presenting the results of your additional soil and groundwater investigation, and 3) address the technical comments below.

#### TECHNICAL COMMENTS

##### 1. PCE and TCE in Groundwater

On February 11, 2004, your consultant, Treadwell & Rollo, Inc., sampled groundwater at your site and detected chlorinated hydrocarbons, including tetrachloroethene (PCE), trichloroethene (TCE), and/or 1,2-dichloroethene (1,2-DCE), in 9 out of 10 collected groundwater samples. The analytical laboratory reported concentrations up to 30 ug/L PCE, 3.8 ug/L TCE and 3.8 ug/L 1,2-DCE. The grab samples were depth-discrete, collected from 42 ft bgs using a hydropunch tool. In April 2004, depth to water in monitoring wells at the adjacent Arrow Rentals site was approximately 30 ft bgs. No groundwater samples were collected between 30 and 42 ft bgs, and the onsite depth to first encountered groundwater was not evaluated by Treadwell & Rollo. Of note, depth to water in Livermore has fluctuated significantly in the past; groundwater elevation in Zone 7 well 3S/2E 8K 2 (total depth 74 ft) rose approximately 50 ft between 1992 and 1998. No rationale for collecting groundwater samples from 42 ft bgs was provided.

In your April 2, 2004, *Phase II Environmental Site Assessment Report*, Treadwell & Rollo states that the chlorinated hydrocarbon results indicate that there may be a regional PCE contamination issue. In their subsequent May 14, 2004, *Proposed Additional Soil and Groundwater Sampling Workplan*, Treadwell & Rollo recommend groundwater sampling upgradient of the site to evaluate potential offsite source(s) of PCE. Figure 3 of the workplan identifies J Cleaners within 400 ft upgradient of the site. Dry cleaning facilities which use PCE onsite, and in particular facilities which operated over an extended period of time and prior to implementation of most modern environmental regulation (i.e. pre-1970s), are typically considered potential sources of chlorinated hydrocarbons.

The site overlies a sensitive drinking water aquifer, and active drinking water wells are located downgradient of the site. Further, PCE and TCE are known to volatilize from groundwater and have the potential to impact indoor air. In 2001, a study performed by Lawrence Livermore National Laboratory (LLNL) as part of the Ambient Groundwater Monitoring and Assessment (GAMA) Program, sponsored by the California State Water Resources Control Board (SWRCB), identified PCE contamination in nearby public water supply wells. LLNL detected PCE in all four sampled supply wells located west of and within approximately 3/4 mile of your site. A copy of the data from that study is attached.

To further assess potential source(s) of PCE and evaluate the potential for a regional PCE contamination issue, ACEH requested site history information from the owners and/or operators of two dry cleaning facilities upgradient of your site. J Cleaners is located at 2093 Railroad Avenue, uses PCE onsite, and has been in operation for an unknown period of time. Purity Cleaners has operated at 183 N. Livermore Avenue since approximately 1963 and also uses PCE in its operations. Also, from reports provided by Zone 7 Water Agency, we learned that a site assessment performed for All Rents of Livermore detected up to 430 ug/L PCE and 250 ug/L TCE in groundwater at a former dry cleaning facility (former Bien's or Bennett's Cleaners) at 2247 2nd Street, Livermore. Two other dry cleaner's were also reported: Quality Cleaners at 2048 First Street and Sunshine Center Wash n' Dry Clean at 148 South L Street. The potential for any of these reported sites to be the source of or to be contributing to a regional plume is currently undefined.

Through the course of our inquiry, ACEH was informed that a carpet, drapery and furniture cleaning business (Sadler-Turner and Co.) was formerly located at your site, at 1900 Railroad Avenue, Livermore. A copy of the 1975 Livermore Chamber of Commerce street map and guide provided to ACEH is attached to this letter. According to the December 27, 1988, *Phase I Environmental Assessment* for your site, Scheeringa Bros. Meat Processing was formerly located at 1900 Railroad Avenue. The Phase I report was prepared by Woodward-Clyde, Inc., and did not evaluate the historical occupants of this commercial space.

Though the Woodward-Clyde 1988 Phase I did not identify Sadler-Turner and Co., the report does state that solvents use was suspected at several business formerly located at your site. Solvents use was documented at Accelerated Printing located at 1908 Railroad Avenue, adjacent to 1900 Railroad Avenue. Woodward-Clyde observed solvent storage, empty solvent cans, and a tank for washing equipment at Accelerated Printing. In addition, Quality Painting Company was located nearby at 1934 Railroad Avenue, and Woodward-Clyde observed acrylic paint storage and evidence of a UST at this facility. However, they were not able to inspect Quality Painting, so it is not clear whether or not a complete evaluation of this facility was performed. In their Phase I conclusions and recommendations, Woodward-Clyde recommends analyzing samples from Quality Painting for solvents. Woodward-Clyde's subsequent *Phase II Site Exploration* dated April 1989, appears to have included one boring (boring B-6) at Quality Painting and sample analysis for chlorinated hydrocarbons; however, a figure showing sampling locations (Figure 2) was omitted from the report copy sent to ACEH.

Based on our review summarized above, ACEH finds that:

- 1) Insufficient data is currently available for ACEH to attribute the detected PCE and TCE concentrations solely to offsite source(s);
- 2) No focused soil, soil vapor or groundwater sampling appears to have been performed at your site in the vicinity of Accelerated Printing;

- 3) Quality Painting, formerly located at your site, does not appear to be a primary concern; however, the submitted documentation is insufficient to rule out this former facility as a contributing source of the detected chlorinated solvents in groundwater; and
- 4) No evaluation of the potential for historical chlorinated hydrocarbon use or storage at Sadler-Turner has been presented.

Additional groundwater data is necessary to evaluate the likelihood of an offsite groundwater contamination source for the detected concentrations. Your May 14, 2004, *Proposed Additional Soil and Groundwater Sampling Workplan*, prepared by Treadwell & Rollo recommended additional offsite groundwater sampling. The boring location downgradient of J Cleaners appears appropriate; however, we recommend that you relocate the other borings proposed for North L Street to locations that would assist in evaluating the potential sources discussed above. We also recommend that you sample groundwater in the former location of Accelerated Printing, and that you evaluate the potential for the former Sadler-Turner facility to be a source of PCE and TCE contamination. Please submit your results in the report requested below.

## 2. Soil Management Plan

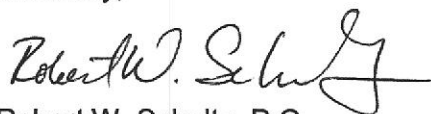
We concur with the additional soil sampling proposed in your June 10, 2004 *Soil Management Plan*. Please submit your results in the report requested below.

### REPORT REQUEST

Please submit your *Soil and Groundwater Investigation Report*, which addresses the comments above by **June 7, 2005**. Any extension in the above deadline must be confirmed in writing by ACEH staff.

If you have any questions regarding this request, please call me at (510) 567-6719.

Sincerely,



Robert W. Schultz, P.G.  
Hazardous Materials Specialist

- cc:
- Stephen B. Bley, 555 Montgomery St., Ste. 605, San Francisco, CA 94111-2543
  - Roger De Sousa, 167 N. Livermore Ave., Livermore, CA 94550
  - All Rents, 2350 1st Street, Livermore, CA 94550
  - Betty Graham, 1515 Clay St., Ste. 1400, Oakland, CA 94612
  - o Daniel Stefani, Livermore-Pleasanton Fire Dept., 3560 Nevada St., Pleasanton, CA 94566
  - o Matt Katen, Zone 7 Water Agency, QIC 80201
  - o Chris Davidson, City of Livermore, 1052 S. Livermore Ave., Livermore, CA 94550
  - o Eric Uranga, City of Livermore, 1052 S. Livermore Ave., Livermore, CA 94550
  - o Glenn Young, Fugro West, Inc., 1000 Broadway, Ste. 200, Oakland, CA 94607
  - David Kleefattel, Treadwell & Rollo, 501 14<sup>th</sup> St., 3<sup>rd</sup> Floor, Oakland, CA 94612
  - Donna Drogos, ACEH
  - Bob Schultz, ACEH

Report List

Fuel Leak Case RO0002670

Railroad Ave. Redevelopment Area, Livermore, California

Woodward Clyde Consultants. *Phase I Site Environmental Assessment*, Railroad Avenue Property, Livermore, California. December 27, 1988.

Woodward Clyde Consultants. *Phase II Site Exploration*, Railroad Avenue Property, Livermore, California. April 1989.

Woodward-Clyde Consultants. *Observations and Laboratory Analyses Results, Underground Tank Removal*, Fabtronics Site, 1934 Railroad Avenue, Livermore, California. October 10, 1989.

Light, Air & Space Construction. *Modified Phase I and Limited Phase II Environmental Assessment*, Proposed Theater Building Parcel Site, "Railroad Avenue Property," Livermore, California. June 28, 2003.

STL. STLC, RCI, and TCLP Analysis of August 19, 2003 samples. August 26, 2003.

Light, Air & Space Construction. Table 4. Cam 17 Metals Soil Results. August 28, 2003.

Terrasearch, Inc. *Phase I Environmental Site Assessment* on Proposed Movie Theater 5.2-Acre Parcel, 1950 Railroad Avenue, Livermore, California. March 12, 2003.

Treadwell & Rollo, Inc. *Phase II Environmental Site Assessment Report*, Railroad Avenue – Livermore Redevelopment Agency Site. April 2, 2004.

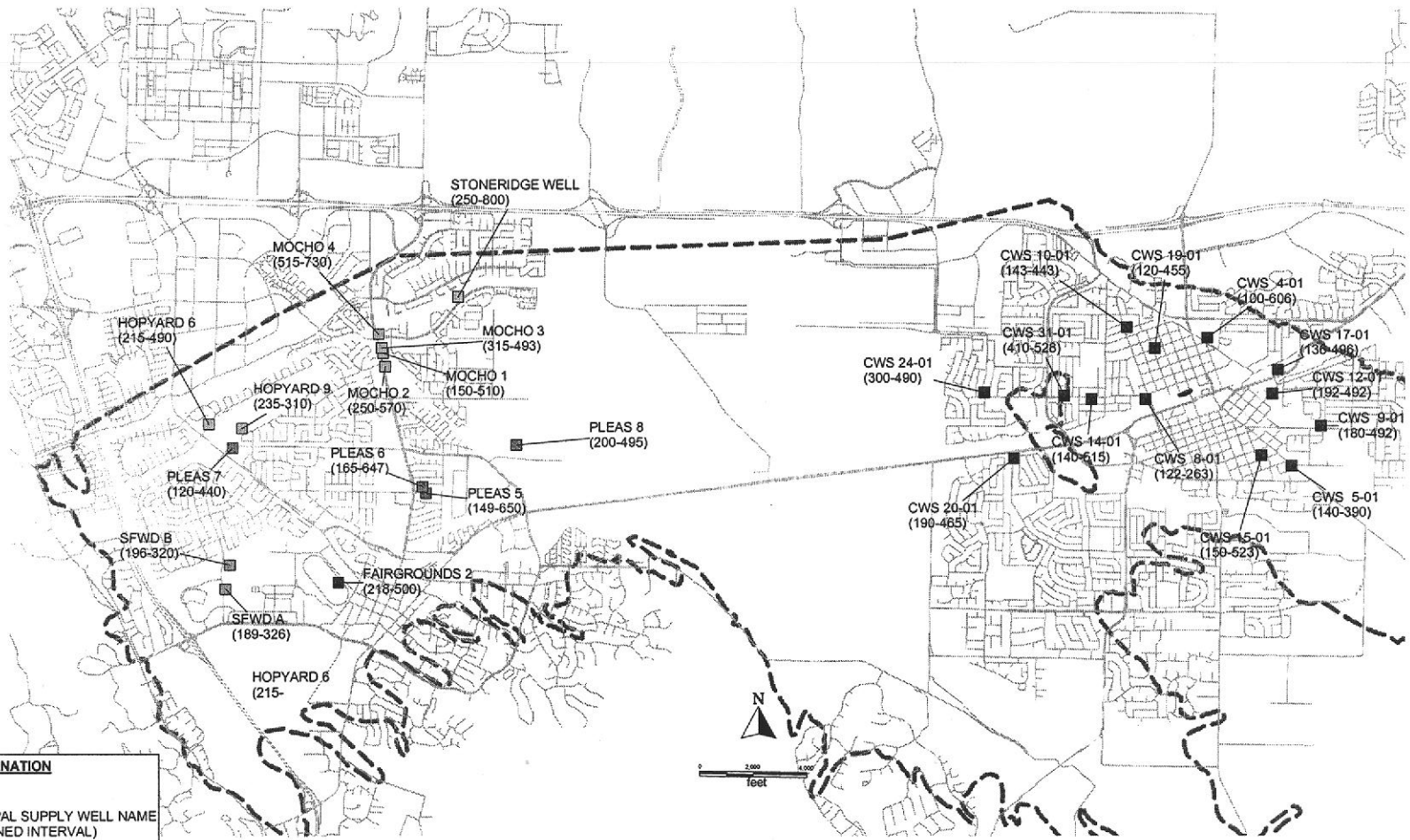
Treadwell & Rollo, Inc. *Proposed Additional Soil and Groundwater Sampling Workplan*, Railroad Avenue Property, Livermore, California. May14, 2004.

Treadwell & Rollo, Inc. *Soil Management Plan*, Railroad Avenue – Livermore RDA. June 10, 2004.



Table 2a: Analytical data for VOC's from wells sampled in the Alameda Watershed.

WELL OWNER	LLNL ID	STATE WELL ID	WELL NAME	SAMPLE DATE	Concentrations in parts per trillion (ppt)											
					MTBE	CHCl <sub>3</sub>	Benzene	TCE	BDCM	Toluene	PCE	DBCM	Ethylbenzene	p,m-Xylene	o-Xylene	DBCP
(units)					(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)
Zone 7 Public Supply Wells	100791	3S/1E-18A01	HOPYARD 1	20010216	270	8400	<5	<5	150	<5	<5	110	<5	<5	<5	<5
	100792	3S/1E-18A06	HOPYARD 6	20010216	250	10000	<5	<5	3300	<5	<5	1200	<5	<5	<5	<5
	100799	3S/1E-17D12	HOPYARD 9	20010307	<5	510	<5	<5	23	<100	<5	5.0	9.4	41	17	<5
	100793	3S/1E-09M02	MOCHO 1	20010216	<5	380	<5	<5	19	<5	<5	6.0	<5	<5	<5	<5
	100794	3S/1E-09M03	MOCHO 2	20010216	<5	6.6	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
	100790	3S/1E-09M04	MOCHO 3	20010208	<5	7800	<5	<5	420	<100	<5	160	<5	<5	<5	<5
	100800	3S/1E-08H18	MOCHO 4	20010314	<5	19000	<5	<5	680	<100	<5	250	<5	<5	<5	<5
100795	3S/1E-09B01	STONERIDGE 1	20010216	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	
City of Pleas.	100797	3S/1E-16L05	CP W-5	20010223	<8	230	<5	<5	140	<5	<5	92	<5	<5	<5	<5
	100798	3S/1E-16L07	CP W-6	20010223	<5	89	<5	<5	22	<5	<5	11	<5	<5	<5	<5
	100796	3S/1E-16A02	CP W-8	20010223	23	860	<5	<5	1000	<5	<5	790	<5	<5	<5	<5
California Water Service	100906	3S/2E-16B01	CWS 5-01	20010620	<5	300	<5	<5	59	200	6.8	55	<5	<5	<5	<5
	100908	3S/2E-08P01	CWS 8-01	20010620	9.6	160	<5	84	46	<5	550	28	<5	<5	<5	<5
	100868	3S/2E-08F01	CWS 10-1	20010503	23	75	<5	<5	11	<100	8700	7.1	<5	<5	<5	<5
	100867	3S/2E-08N02	CWS 14-1	20010503	<8	67	<5	12	11	<100	650	5.1	<5	<5	<5	<5
	100869	3S/2E-16C01	CWS 15-1	20010503	<5	21	<5	<5	9.9	<100	<5	21	<5	<5	<5	<5
	100905	3S/2E-09L01	CWS 17-01	20010620	89	190	15	220	12	24	9.4	<5	7.6	26	15	<5
	100907	3S/2E-08G01	CWS 19-01	20010620	33	190	<5	<5	20	6.4	3300	9.4	<5	<5	<5	<5
	100865	3S/2E-18B01	CWS 20-1	20010503	<5	39	<5	<5	9.0	<100	<5	6.6	<5	<5	<5	<5
100866	3S/2E-07P03	CWS 24-1	20010503	<5	18	<5	<5	9.4	<100	<5	<5	<5	<5	<5	<5	
SFWD	100977	3S/1E-19A03	SFWD-06	20010808	<5	10	<5	<5	<5	<15	<5	<5	<5	<5	<5	<5
	100978	3S/1E-19A02	SFWD-09	20010808	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
Zone 7 Monitoring Wells	101191	3S/2E-19D07	19D7	20011018	<10	11	<10	<5	5.3	<110	5.9	19	<23	<110	<30	<5
	101192	3S/2E-19D09	19D8	20011018	<10	46	<10	<5	<5	<110	<5	<5	<23	<110	<30	<5
	101193	3S/2E-19D08	19D9	20011018	<10	210	<10	<5	23	<110	<5	<5	<23	<110	<30	<5
	101195	3S/1E-12H05	12H5	20011018	<10	55	<5	<5	<5	<100	95	<5	<10	<45	<20	<5
	101194	3S/1E-12H04	12H4	20011018	<10	16	<5	<5	<5	<100	5.3	<5	<10	<45	<20	<5
	101196	3S/2E-16A03	16A3	20011018	27	447	<5	<5	10	<5	<5	<5	<5	<45	<5	<5



**EXPLANATION**

HOPYARD 6 (215-490)

MUNICIPAL SUPPLY WELL NAME (SCREENED INTERVAL)

MAIN GROUNDWATER BASIN BOUNDARY



**ZONE 7 WATER AGENCY**  
 5997 PARKSIDE DRIVE PLEASANTON CA 94588

DRAWN	Gerald Gates
DESIGNED	
CHECKED	
APPROVED	

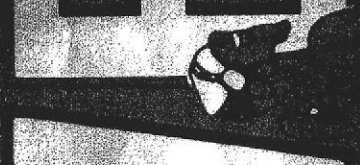
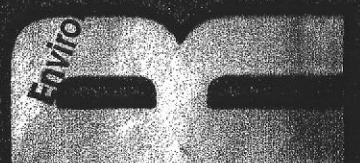
WATER RESOURCES ENGINEERING  
**Municipal Well Locations**

SCALE	1" = 4,000'
DATE	20 June 2002
FILE NO.	Zone7-fs/majinfo/MUNWELLS/MUNWELLS.WOR

1" = 6621'



PRESENTING THE STRIPPER FOR  
**WATERBEDS**



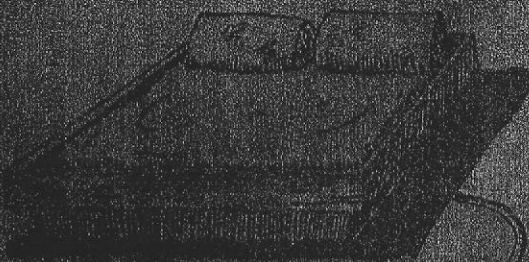
1725 Barcelona St., P.O. Box 671 • Livermore, Calif. 94550 • (415) 447-1600

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Phone 443-2233

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AND COMPANY

Carpet Drapery  
Furniture  
CLEANING

*Steam Cleaning*  
A SPECIALTY

SAVE ON CASH AND CARRY  
LOCAL PLANT LOCAL OWNER  
1900 RAILROAD AVE. LIVERMORE

**443-2233**

## SALES & SERVICE

Repair & Installation  
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Tile

**443-2233**

Shop and Showroom

1900 RAILROAD AVE. LIVERMORE



501 14th Street, 3rd Floor  
 Oakland, California 94612  
 Phone: 510/874-4500  
 Fax: 510/874-4507

Date: 5 January 2005  
 Project No.: 3842.03

**LETTER OF TRANSMITTAL**

Alameda County  
 Environmental Health  
 JAN 07 2005

Attention: Mr. Robert Schultz, R.G.  
 Company: Alameda County Health Care Services  
 Address: 1131 Harbor Bay Parkway  
Suite 250  
Alameda, California 94502-6577

Subject: Property at 1950 Railroad Avenue, Livermore, CA

We are sending you  Attached  Under separate cover  
 Via  Mail  Federal Express  Courier

Submittal No.	Copies	No. of Pages	Description
<u>1</u>	<u>1</u>	<u>9</u>	<u>UST Removal Report (Woodward Clyde, 1989)</u>
<u>1</u>	<u>1</u>		<u>Soil Management Plan (Treadwell &amp; Rollo, 2004)</u>

These are transmitted as checked below:

For approval  For your use  As requested  
 For review and comment

Remarks: In response to your 27 December 2004 letter requesting additional documents.

Signed: David Kleesattel Copy To: Mr. Joe Zawidski, Signature Properties  
David Kleesattel Ext: 541 (without Attachments)



# SIGNATURE PROPERTIES

January 4, 2005

*Via Overnight Mail*

Mr. Robert W. Schultz  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Alameda County  
JAN 06 2005  
Environmental Health

**RE: 1950 Railroad Avenue**

Mr. Schultz,

Enclosed please find the requested copies of the environmental reports for the above referenced project.

Should you have any questions or require any additional information please feel free to contact me at (925) 463-1122.

Sincerely,



Joseph T. Zawidski  
Vice President – Forward Planning

Enclosures (11)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

December 30, 2004

Purity Cleaners  
Roger and Giselle De Sousa  
167 N. Livermore Ave.  
Livermore, CA 94550

**Subject:** Property at 167, 175 and/or 183 N. Livermore Ave., Livermore, Alameda County, California - Request for Technical Report on Site History (Ref. No. RO0002722)

Dear Mr. and Ms. De Sousa:

Your December 20, 2004 request for extension of the deadline for submittal of a Site History Report is reasonable. Please submit your report by February 2, 2005. You may be subject to civil penalties of up to \$25,000 per violation per day pursuant to Health and Safety Code Section 25189.2 if you fail to respond, respond late, or submit an inadequate response. Any extension in the above deadline must be confirmed in writing by ACEH staff.

If you have any questions, please call me at (510) 567-6719 or contact me via e-mail at [robert.schultz@acgov.org](mailto:robert.schultz@acgov.org).

Sincerely,

Robert W. Schultz, R.G.  
Hazardous Materials Specialist

cc: Betty Graham, RWQCB-SFBR, 1515 Clay St., Ste. 1400, Oakland, CA 94612  
Danielle Stefani, LPFD, 3560 Nevada St., Pleasanton, CA 94566  
Matt Katen, Zone 7 Water District, QIC 80201  
Donna Drogos, ACEH  
Robert Schultz, ACEH

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

December 27, 2004

Joe Zawidski  
Signature Properties  
4670 Willow Rd., Ste. 200  
Pleasanton, CA 94588

RECEIVED

Alameda County

DEC 28 2004

JAN 06 2005

SIGNATURE

Environmental Health

Subject: Property at 1950 Railroad Avenue, Livermore, California - Request for Technical Report Submittal (Ref. No. RO0002670)

Dear Mr. Zawidski:

This letter requests that you submit copies of all environmental reports, including Phase I environmental assessments and site-history information prepared for the subject property. ACEH is in the process of reviewing Treadwell & Rollo's April 2, 2004 *Phase II Environmental Site Assessment Report*. The report identifies J Cleaners, several service stations, and other businesses as potential offsite sources of VOCs detected in site groundwater. In addition to the Phase II report, on April 23, 2004, Treadwell & Rollo submitted a figure (Figure 3) entitled, "Nearby Groundwater Wells and Potential Sources." The figure was not part of the April 2, 2004 report. No other reports or technical documents have been submitted for your site. Please include with your submittal copies of all reports documenting the 1989 onsite UST removal and a copy of the soil management plan referenced in Treadwell & Rollo's report. If you have any questions regarding this request, please call me at (510) 567-6719.

Sincerely,

Robert W. Schultz, R.G.  
Hazardous Materials Specialist

cc: David Kleefattel, Treadwell & Rollo, 501 14<sup>th</sup> St., 3<sup>rd</sup> Floor, Oakland, CA 94612  
Donna Drogos, ACEH  
Bob Schultz, ACEH



December 27, 2004

Dear Mr. Robert Schultz, Hazard Material Specialist:

**Alameda Health Care Services Agency**

1131 Harbor Bay Parkway, Suite 250

Alameda, Ca. 94502-6577

SUBJECT: Ref. No. RO0002722 <sup>34</sup> *rus 3/15*

As per our discussion (Dec. 23, 2004) I am forwarding to you a historical compilation of businesses that have and or are still operating in proximity to 1950 Railroad Ave.

This is a cover letter, you'll find two additional pages with a number of businesses that might be of interest to you and the County. Following the Business names I have included their direction as it relates to 1950 Railroad Ave. and whether they have ceased operations and when or if they are still in operation. Please note that Turners Rug Cleaning (later known as Sadler-Turner) operated a Carpet, Drape and Upholstery Cleaners at 1900-1920 Railroad Ave. This being the exact site where PCE and TCE have been found.

Because of my familiarity with the area, and being a Livermore native I would be glad to assist you with any additional information you may need. Including meeting with you at the site to show you where these businesses were or are.

Yours truly,

Roger De Sousa  
925-784-4549

Historical compilation of businesses that have been operated on and in proximity to

**1950 Railroad Ave. Livermore, Ca.**

Stark's Salvage – E.  
2136 Railroad Ave.  
447-1973  
(no longer in business as of aprox. 1982)

D&M Machine Shop – N.  
1815 Chestnut St.  
447-6100  
(auto parts and on site machining)

Allen's Auto – E.  
185 North K St.  
449-3000  
(on site automotive repair)

Arrow Rentals – on site  
187 North L St.  
455-1900  
(contractor equip. rental)  
City has been aware of site contamination for some time.

Groth Bros. Dealership – S.  
59 South L St.  
447-3190  
(auto sales, repair and body shop)

Historical compilation of businesses that have been operated on and in proximity to

**1950 Railroad Ave. Livermore, Ca.**

Quality Cleaners – S.E. of said parcel

2048 First St.

447-2670

(on site plant, no longer in business as of aprox. 1994)

Owner now works for his brother Chuck at Paul's Cleaners a prior clean-up site

Sunshine Center Wash n' Dry Clean – S.E.

148 South L St.

447-9815

(former coin-op self serve dry-cleaning, coin-op laundry still in operation)

Turner's Rug Cleaners (Sadler-Turner) – on site

1900-1920 Railroad Ave.

447-5302

(on site rug, drapery and upholstery cleaning, no longer in buisness as of aprox. 1982)

J's Cleaners – E.

2093 Railroad Ave.

455-4444

(on site plant)



December 20, 2004

Dear Mr. Robert Schultz, Hazard Material Specialist:

**Alameda Health Care Services Agency**

1131 Harbor Bay Parkway, Suite 250

Alameda, Ca. 94502-8577

SUBJECT: 167, 175, and/or 183 North Livermore Ave., Livermore, Alameda County, California  
Request for Technical Report on Site History (Ref. No. RO0002722)  
*2/4*  
*RDS*

This letter is a request of extension of time for submittal of a **Site History Report** as requested under authority of Health and Safety Code Sections 25185.6 and 25401.3, the original request for submission was January 2, 2005.

I respectfully ask for an extension of an additional thirty to sixty days. This extension would allow us the time to provide a more thorough and detailed report as per your request.

Due to the rapidly approaching deadline and the limited time left, I would appreciate if I could be informed by phone at 925-784-4549, in addition to the standard letter of confirmation/denial.

Yours truly,

Roger De Sousa

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

November 2, 2004

Purity Cleaners  
Roger and Giselle De Sousa  
167 N. Livermore Ave.  
Livermore, CA 94550

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

Alameda County  
FEB 09 2005  
Environmental Health

Subject: Property at 167, 175 and/or 183 N. Livermore Ave., Livermore, Alameda County, California - Request for Technical Report on Site History (Ref. No. RO0002722)

Dear Mr. and Ms. De Sousa:

This letter requests that you submit site-history information for the subject property. As explained below, this information will assist Alameda County Environmental Health (ACEH) with its investigation of groundwater pollution in the vicinity.

A recent subsurface investigation performed between approximately 400 and 1,100 ft downgradient of your property found tetrachloroethene (PCE) and/or trichloroethene (TCE) in groundwater in nine out of ten sampled locations. The highest detected PCE concentration was 30 ug/L in groundwater within 500 ft of your property. Your property overlies a sensitive drinking water aquifer, and an active drinking water supply well is located approximately 1/2-mile downgradient. The source of the detected PCE and TCE has not been identified. PCE and TCE are commonly used in dry cleaning operations. Based on the location of your property in relation to the detected concentrations, the concentration trends relative to distance from your site, local groundwater flow direction, and the common use of PCE and/or TCE in dry cleaning operations, ACEH considers your property a potential source of groundwater pollution. ACEH is sending this request to you because you are the current owner/operator of Purity Cleaners.

Please submit a technical report containing the following information by the date specified below:

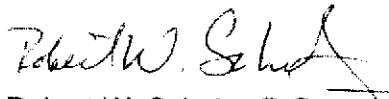
1. A description of: (a) the period of time that Purity Cleaners (the lessee) operated at the property, (b) the lessee's name and current mailing address, (c) a contact person and their current phone number, and (d) the nature of the lessee's business.
2. A detailed description of your operations at the property during this period.
3. A list of chemicals stored, used, handled, produced, recycled, or disposed at the property during this period. The list should indicate any chemicals that were stored, used, or disposed as hazardous waste. This list should also indicate the maximum quantity of each chemical used on the property per year.
4. A detailed description of the nature and location of chemical storage, chemical handling, chemical treatment, or chemical disposal at the property. Key information should be shown on a facility map.
5. Information on any past chemical spills or releases at the property during this period, including chemical type, release location, and any remedial action taken.

6. The location of utilities lines on the property (e.g. sanitary sewer, storm drain), to the extent that this information is known or reasonably available.
7. A description of the sources consulted to respond to the above items (e.g. written records, former employees, local agency files).
8. A statement that the information provided in response to the above items is full, true, and correct, under penalty of perjury.

Under authority of Health and Safety Code Sections 25185.6 and 25401.3, we request that you submit a **Site History Report** by **January 2, 2005**. You may be subject to civil penalties of up to \$25,000 per violation per day pursuant to Health and Safety Code Section 25189.2 if you fail to respond, respond late, or submit an inadequate response. Any extension in the above deadline must be confirmed in writing by ACEH staff.

If you have any questions, please call me at (510) 567-6719 or contact me via e-mail at robert.schultz@acgov.org.

Sincerely,



Robert W. Schultz, R.G.  
Hazardous Materials Specialist

cc: Betty Graham, RWQCB-SFBR, 1515 Clay St., Ste. 1400, Oakland, CA 94612  
Danielle Stefani, LPFD, 3560 Nevada St., Pleasanton, CA 94566  
Matt Katen, Zone 7 Water District, QIC 80201  
Donna Drogos, ACEH  
Robert Schultz, ACEH



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



November 2, 2004

Purity Cleaners  
Roger and Giselle De Sousa  
167 N. Livermore Ave.  
Livermore, CA 94550

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

Subject: Property at 167, 175 and/or 183 N. Livermore Ave., Livermore, Alameda County, California - Request for Technical Report on Site History (Ref. No. RO0002722)

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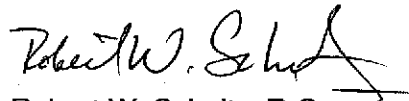
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Robert W. Schultz, R.G.  
Hazardous Materials Specialist

cc: Betty Graham, RWQCB-SFBR, 1515 Clay St., Ste. 1400, Oakland, CA 94612  
Danielle Stefani, LPFD, 3560 Nevada St., Pleasanton, CA 94566  
Matt Katen, Zone 7 Water District, QIC 80201  
Donna Drogos, ACEH  
Robert Schultz, ACEH



4670 Willow Road, Suite 200, Pleasanton, CA 94588-2710  
(925) 463-1122 • Fax (925) 463-0832

## LETTER OF TRANSMITTAL

<b>ATTENTION:</b>	Finance Department	<b>FROM:</b>	Joe Zawidski
<b>COMPANY:</b>	Environmental Health Services	<b>DEPT:</b>	
<b>ADDRESS:</b>	Environmental Protection	<b>DATE:</b>	August 18, 2004
	1131 Harbor Bay Parkway, Ste 250		
	Alameda, CA 94502-6577		
<b>RE:</b>	Railroad Avenue		

**WE ARE SENDING YOU:** (Check one)

ATTACHED       UNDER SEPARATE COVER

**VIA:** (Check one)

MAIL       INTEROFFICE       COURIER       OVERNIGHT DELIVERY

COPIES	PAGES	DESCRIPTION
1	1	Check number 217102 in the amount of \$3,000.00

**THESE ARE TRANSMITTED AS CHECKED BELOW:** (Check one)

For Approval       As Requested       For Review & Comment       For Use

**REMARKS:** Toxics - Railroad Avenue- Livermore Redevelopment Agency Site  
1950 Railroad Avenue  
Livermore, CA 94550  
AR# 312138

**COPY TO :** Ariu Levi, chron, file      **SIGNED :** Ruth Stamos

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

**SIGNATURE**  
PROPERTIES

4670 Willow Road, Suite 200  
Pleasanton, CA 94588

WELLS FARGO BANK  
Dublin Office  
7181 Regional Street Dublin, CA 94568

217102

11-24 / 1210

08/17/2004 \*\*\*\*\*\$3,000.00\*

PAY

\*\*THREE THOUSAND DOLLARS EXACTLY\*\*

To The  
Order Of

ALAMEDA COUNTY ENVIRONMENTAL  
1131 HARBOR BAY PKWY., STE. 111  
DRAWER N  
ALAMEDA CA 94502

SIGNATURE HAS A COLORED BACKGROUND. BORDER CONTAINS MICROPRINTING.

⑈ 217102 ⑈ ⑆ 121000248 ⑆ 4528 028988 ⑈

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



July 19, 2004

Joe Zawidski  
Signature Properties  
4670 Willow Rd., Ste. 200  
Pleasanton, CA 94588

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

Subject: Report Review  
Railroad Avenue - Livermore Redevelopment Agency Site  
1950 Railroad Ave.  
Livermore, California  
RO 0002670

Dear Mr. Zawidski:

ACEH has received Treadwell & Rollo's request for input regarding residential land use at the above-referenced site and the potential need for mitigation to address volatile organic compounds (VOCs) detected in site groundwater. Under California Health and Safety Code Section 101480, ACEH has the authority to establish site cleanup goals and to certify cleanup of a contaminated site. Your consultant's request states that certain detected metals, PAHs and dieldrin concentrations in site soils exceed the relevant RWQCB-SFBR Environmental Screening Levels (ESLs). The ESLs are conservative risk-based screening levels proposed for generic use at contaminated sites. In addition, the request states that dissolved VOC concentrations are below the applicable ESLs for potential impacts to residential indoor air. ACEH is willing to review your consultant's reports and to comment on the completeness of investigation and the appropriate response based on your consultant's findings and conclusions. We will also comment on the findings relevant to the Desert Petroleum BP/B&C Mini Mart property located near the site. Please be aware that ACEH will only comment on the validity and appropriateness of the technical conclusions and recommendations by responsible professionals, with respect to the data submitted to ACEH. It is not within ACEH's authority to issue any blanket statements regarding the suitability of the site for residential development.

In addition to the specific environmental issues identified in your consultant's letter, ACEH understands that PCE and TCE have been detected in site groundwater. The source(s) of the detected chlorinated compounds has not been identified. The site overlies a sensitive drinking water aquifer, and active drinking water wells are located downgradient of the site. PCE and TCE are known to volatilize from groundwater and impact indoor air.

In order for ACEH to review reports relevant to the site, we would require an oversight account for the above-referenced site. To set up your account, please send a check in the amount of \$3,000 payable to Alameda County Environmental Health. Please send your check to the attention of our Finance Department.

This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

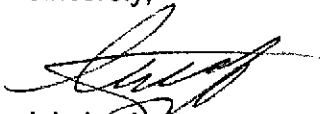
Mr. Zawidski  
July 19, 2004

The deposit is authorized in Section 6.92.040 of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$160.00 per hour.

Please write "Toxics" (the type of project), the site address and AR# 312138 on your check.

If you have any questions regarding this request, please call Bob Schultz at (510) 567-6719.

Sincerely,



Ariu Levi  
Division Chief

cc: Donna Drogos, ACEH  
✓ Bob Schultz, ACEH  
David Kleefattel, Treadwell & Rollo, 501 14<sup>th</sup> St., 3<sup>rd</sup> Floor, Oakland, CA 94612



202670

# Treadwell & Rollo

7 May 2004  
Project 3842.01

ALAMEDA COUNTY  
MAY 11 2004  
RECEIVED

Ms. Donna Drogos  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502


Subject: Additional Groundwater Investigation  
Railroad Avenue – Livermore Redevelopment Agency Site  
Livermore, California

Dear Ms. Drogos:

This letter is intended to notify you that our client, Signature Properties, has requested that we develop information that may aid you in the evaluation of a potential source of the tetrachloroethene in shallow groundwater in and around the Railroad Avenue-Livermore Redevelopment Agency site located at Railroad Avenue and North L Street in Livermore, California. For your information, we are in the process of developing a soil management plan to address residual chemicals in shallow soil at the site. The soil management plan will outline additional soil sampling to further define soil to be excavated at the property and outlines procedures associated with excavation, chemical analyses, and off-site disposal of soil.

We would be happy to meet with you to develop an investigation approach that aids your evaluation of the tetrachloroethene in groundwater. Please call either of the undersigned at (510) 874-4500 at extension 554 (Glenn) or extension 541 (David).

Sincerely yours,  
TREADWELL & ROLLO, INC.



Glenn M. Leong  
Senior Scientist



David R. Kleesattel, R.G.  
Senior Geologist

38420103.OAK

cc: Joe Zawidski, Signature Properties  
Eric Carlson, City of Livermore Fire Department

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS. Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

RO0000394

June 10, 2002

Mrs. Rita Sullins  
Arrow Rentals  
187 North L Street  
Livermore, CA 94550

**RE: Semi-Annual Monitoring at 187 North L Street, Livermore, CA**

Dear Mrs. Sullins:

I have completed review of Aquifer Sciences, Inc's May 2002 *Semi-Annual Groundwater Monitoring Event 2002* report prepared for the above referenced site. Monthly monitoring (Feb to April 2002) of well W-1s did not reveal the presence of free product (as was noted in November 2001). Groundwater from wells W-1s and W-Bs continues to contain elevated levels of TPHg and benzene constituents.

Groundwater elevation in the Livermore Basin has varied greatly, depending on the amount of water recharge to the aquifer. The change in groundwater elevation often correlates to great changes in contaminant concentrations detected in monitoring wells. Groundwater in the Livermore Basin is also a source of potable water. For these reasons, groundwater monitoring/sampling should continue on a semi-annual basis, and not on an annual basis as recommended by Aquifer Sciences. Groundwater from wells W-1, W-B and W-3 should be sampled in the 1<sup>st</sup> and 3<sup>rd</sup> quarters of each year until further notice. In addition, well W-E should be sampled annually, in the 1<sup>st</sup> quarter of each year.

If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

email: Tom Neely  
Rebecca Sterbentz

## Chu, Eva, Env. Health

---

**From:** Chu, Eva, Env. Health  
**Sent:** February 06, 2002 12:00 PM  
**To:** 'Sterbentz, Becky'  
**Subject:** 187 North L Street, Livermore, CA

Hi Becky,

In this morning's conversation you expressed some concern that a workplan to remediate groundwater is required for the above referenced site (refer to my January 25, 2002 letter). You were under the impression that groundwater monitoring was adequate for the site. The request for a remediation action plan was based on the fact that groundwater concentrations exceeded the SSTLs calculated for the site and that free product is still detected in groundwater.

We concluded that the workplan may be delayed until we see groundwater results from April 2002. If inadequate water are in the shallow wells, the deep wells will be sampled. In your submittal of the groundwater monitoring report in May 2002, you will include recommendations as to whether remediation is warranted for the site.

In the meantime, please check well W-1s for free product on a monthly basis. Product removal is required immediately if the thickness is measurable.

*evachu*

Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
(510) 567-6762  
(510) 337-9335 fax

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

RO0000374

January 25, 2002

Mrs. Rita Sullins  
Arrow Rentals  
187 North L Street  
Livermore, CA 94550

**RE: Groundwater Monitoring at 187 North L Street, Livermore, CA**

Dear Mrs. Sullins:

I have completed review of Aquifer Sciences, Inc's December 2001 *Semi-Annual Groundwater Monitoring, November 2001* report prepared for the above referenced site. During the November 2001 sampling event, groundwater was measured at depths of approximately 43 feet below top of casing (TOC), or near the bottom of wells W-1s, W-3s and W-Es. Wells W-3s and W-Es did not contain sufficient water for purging or sampling. In the future, if groundwater levels drop below 40 feet below TOC, the other onsite wells (W-A, W-1, and W-B) should be sampled instead.

Also 0.14 feet of floating product was measured in well W-1s in November 2001. Whenever free product is measurable, interim corrective action should be implemented to remove free product. Interim reports of free product removal should be submitted quarterly for review.

Finally, after eight years of monitoring, petroleum hydrocarbon concentrations remain elevated in groundwater. Since groundwater within the Livermore Basin is a source for potable water it is necessary that a remedial action plan be prepared for the cleanup of groundwater beneath the site. You may wish to reconsider the dual-phase extraction system proposed by Woodward-Clyde in 1994 or any other appropriate remediation system. Please submit a remedial action plan for review within 90 days of the date of this letter, or by April 29, 2002.

If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu', written in a cursive style.

eva chu  
Hazardous Materials Specialist

email: Beck Sterbentz, Aquifer Sciences  
Danielle Stefani, Livermore-Pleasanton Fire Dept.