

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SCW  
03-08-05

March 7, 2005

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: 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

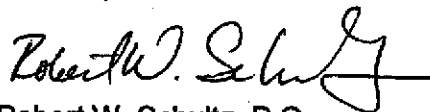
We concur with the additional soil sampling proposed in your June 10, 2004 *Soil Management Plan*. Please submit your results in the report requested below.

## 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  
Daniel Stefani, Livermore-Pleasanton Fire Dept., 3560 Nevada St., Pleasanton, CA 94566  
Matt Katen, Zone 7 Water Agency, QIC 80201  
Chris Davidson, City of Livermore, 1052 S. Livermore Ave., Livermore, CA 94550  
Eric Uranga, City of Livermore, 1052 S. Livermore Ave., Livermore, CA 94550  
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.

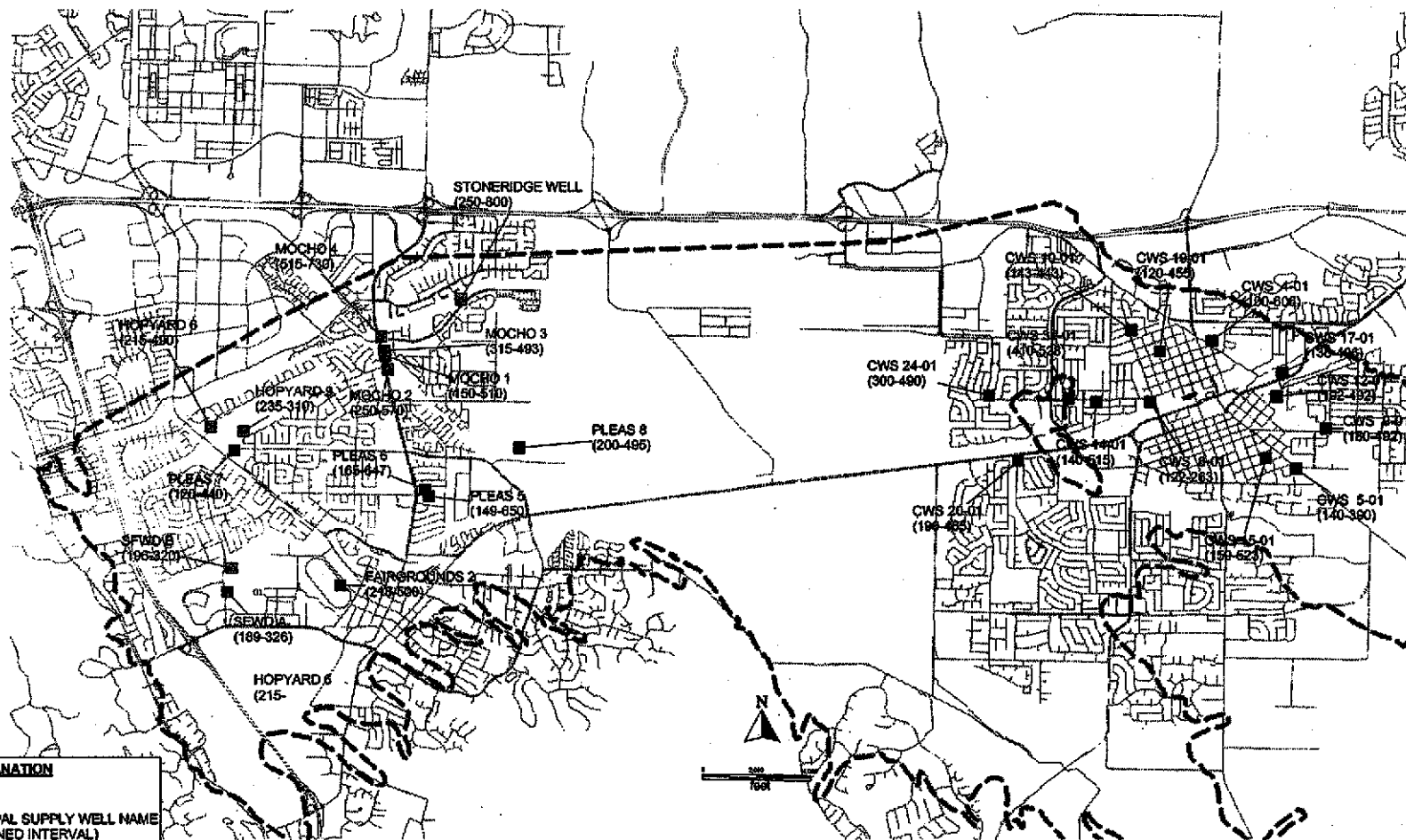
Treadwell & Rollo, Inc. *Phase II Environmental Site Assessment Report*, Railroad Avenue – Livermore Redevelopment Agency Site. April 2, 2004.

Treadwell & Rollo, Inc. *Proposed Additional Soil and Groundwater Sampling Workplan*, Railroad Avenue Property, Livermore, California. May 14, 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 (units)	LLNL ID	STATE WELL ID	WELL NAME	SAMPLE DATE	Concentrations in parts per million (ppt)											
					MTBE (ppt)	CHCl <sub>3</sub> (ppt)	Benzene (ppt)	TCE (ppt)	BDCM (ppt)	Toluene (ppt)	PCE (ppt)	DBCM (ppt)	Ethylbenzen (ppt)	p,m-Xylene (ppt)	o-Xylene (ppt)	DBCP (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	Gerakl Gates
DESIGNED	
CHECKED	
APPROVED	

**WATER RESOURCES ENGINEERING**  
**Municipal Well Locations**

SCALE	1" = 4,000'
DATE	20 June 2002
FILE NO.	Zone 7 Municipal Well Locations

1" = 6621'

# ESTABLISHED 1947 LAWRENCE LIVERMORE CARPET VALLEY



1225 Eastmont St., P.O. Box 671 • Livermore, Calif. 94550 • (415) 447-1600

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COMFORT  
WATER BEDS  
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WRESTLING  
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OPEN EVERY DAY



Comfort

## Sadler Turner

AND COMPANY

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SAVE ON CASH AND CARRY  
LOCAL PLANT LOCAL OWNER  
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**443-2233**

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Repair & Installation  
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Tile

**443-2233**

Shop and Showroom  
1900 RAILROAD AVE., LIVERMORE

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



sent 12-27-04

December 27, 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: 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



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415) 271-4320

July 25, 1989

Mr. Al Kaplan, General Partner  
Warehouse Land Company  
532 San Ramon Valley Blvd.  
Danville, CA 94526

SUBJECT: 500-GALLON GASOLINE TANK, PARCELS 6 - 11  
RAILROAD AVE. PROPERTY, LIVERMORE, CA 94550

Dear Mr. Kaplan:

In a report prepared by Woodward Clyde Consultants dated April 1989, it was indicated that TPH of 1.2 ppm was found at a boring near your gasoline tank. Title 23 of the California Code of Regulations requires all such unauthorized releases from underground tanks to be reported. An unauthorized release report must be filed with this office within 5 days of the date of this letter; in addition, you must initiate further investigation and/or cleanup activities at this site.

First, a preliminary assessment should be conducted to determine the extent of soil and groundwater contamination that has resulted from the leaking tank(s). The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown at the end of this letter. This format is based on the Regional Water Quality Control Board (RWQCB's) guidelines. You should be prepared to install one monitoring well, if you can verify the direction of groundwater flow in the immediate vicinity of the site, and three wells or piezometers, if you cannot.

Until cleanup is complete, you will need to submit reports to this office and to the RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). These reports should include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and location of disposal of any contaminated material.

Mr. Kaplan  
Warehouse Land Co.  
RE: Railroad Ave. Prop.  
Livermore, CA  
July 25, 1989  
Page 2 of 6

Soils contaminated at hazardous waste concentrations should be transported by a licensed hazardous waste hauler and disposed of or treated at a facility approved by the California Department of Health Services. Soils contaminated below the hazardous threshold may be managed as nonhazardous, but are still subject to the RWQCB's waste discharge requirements.

Your work plan should be submitted to this office within 30 days of the date of this letter. A report describing the results of the preliminary site assessment should be submitted within 60 days of the date of this letter. Copies of the proposal and report should also be sent to the RWQCB (attention: Lester Feldman). You may implement remedial actions before approval of the work plan, but final concurrence by this office will depend on the extent to which the work done meets the requirements described in this letter.

It is a violation of the California Health and Safety Code (Sec. 25299) for any owner or operator of an underground storage tank to:

1. Operate an underground storage tank without a permit;
2. Fail to monitor the tank as required by the permit;
3. Fail to maintain proper records;
4. Fail to report an unauthorized release;
5. Fail to properly close an underground storage tank;

Owners and operators of underground storage tanks may be liable for a civil penalty of up to \$5,000 per day per violation of the above provisions.

Additionally, you will need to submit a deposit of \$333 to cover costs that the Division of Hazardous Materials incurs during remediation oversight. Should you have any questions about this letter or about remediation requirements established by the RWQCB, please contact Lowell Miller, Senior Hazardous Materials Specialist, at 271-4320.

Sincerely,

*Rafat A. Shahid*

Rafat A. Shahid  
Chief, Hazardous Materials Division

RAS:LM:mam

cc: Karen Majors, City of Livermore Redevelopment Agency  
Lester Feldman, RWQCB  
Lowell Miller, Alameda County Hazardous Materials Division  
Files