

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02764

ENVIRONMENTAL HEALTH SERVICES

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

July 22, 1999

Mr. James Reed
3 Altarinda Road #201
Orinda, CA 94563

STID: 1028

Re: Workplan for investigations at Sunshine Cleaners, located at 223 E. 14th Street, San Leandro, CA

Dear Mr. Reed,

This office has reviewed Earth Engineers' workplan, dated July 12, 1999, addressing soil and groundwater investigations for the above site. The workplan is acceptable to this office with the following additional requirements/reminders:

- Per the geologic cross sections of the area, that were prepared for the adjacent German Autocraft site, it appears that the groundwater beneath the site is located at 25- to 30-feet below ground surface (bgs) within a sand layer that is roughly 10-feet thick and sandwiched between fat clay. Please be reminded to screen the shallow wells through the full extent of this sand layer, and to prevent any of the screened casing from extending into the clay, as this may create a cross-contamination problem.
- The monitoring wells must be surveyed to Mean Sea Level to an accuracy of 0.01 foot.
- You must wait a minimum of 72 hours after developing the wells before purging and sampling them.
- Although the sampling protocol in the workplan states that plastic endcaps will be used on the brass sampling sleeves, the plastic may react with the chlorinateds. Therefore, only teflon endcaps can be used on the sample sleeves.
- Please be reminded that the samples must be held at 4 degrees Celsius from when the sample is collected to when it is delivered to and signed off by the laboratory.

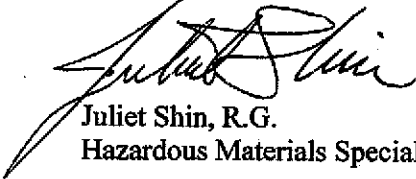
The workplan should be implemented within 45 days of the date of this letter (i.e., by September 03, 1999). A report documenting the work shall be submitted within 45 days after completing field activities. Please notify me at least one week in advance of implementing the workplan so that I may be out at the site to observe the work.

Lastly, please be aware that Mike Bakaldin, City of San Leandro, has requested that he be copied on all correspondences relating to investigations at this site.

Mr. James Reed
Re: 223 E. 14th Street
July 22, 1999
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Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Mark Armstrong
Earth Engineers
P.O. Box 490
Cedarville, CA 96104

Mike Bakaldin
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02764

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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May 11, 1999

Mr. James Reed
3 Altarinda Road #201
Orinda, CA 94563

STID:1028

Re: Required investigations at the former Sunshine Cleaners site, located at 223 E. 14th Street, San Leandro, CA

Dear Mr. Reed,

According to a December 1993 Draft Subsurface Environmental Investigation report, prepared by ACC Environmental Consultants (ACC), the above property was occupied by a dry cleaning operation and retail facility for over 20 years. During this period, an on-site sewer line, leading from the floor drains inside the dry cleaning shop to the sewer main, broke. It is uncertain as to how long this sewer main was broken or what quantity of dry-cleaning waste was accidentally discharged from this broken main. In response to this incident, the special administrator for the estate of Harry E. Garcia retained ACC to conduct a Phase II investigation at the site to identify any soil or groundwater contamination.

Four borings, B-1 through B-4, were advanced on site adjacent to the area of the formerly broken sewer main in December 1993 (please refer to the attached copy of the sample location map and the analytical results table). Soil samples were collected from each boring at 5- and 10-feet below ground surface (bgs) and analyzed for potential dry cleaning constituents (i.e., chlorinated hydrocarbons) using EPA Method 8240. Analysis of these soil samples identified up to 16 parts per billion (ppb) trans-1,2-Dichloroethene, 4,200ppb Tetrachloroethene (PCE), and 370ppb Trichloroethene. The soil samples collected at 10-foot bgs consistently identified higher concentrations than those collected from 5-foot bgs, indicating that concentrations are increasing with depth.

Since the above sampling event in 1993, no further work has been conducted at the site. Per Section 13267, Division 7, of the California Water Code, you are required to conduct the following additional investigations:

- You are required to delineate the lateral and vertical extent of the observed soil contamination;
- Currently, the San Francisco Bay-Regional Water Quality Control Board is requiring investigations and monitoring to be conducted for those sites with chlorinated hydrocarbons exceeding the California Maximum Contaminant Level (MCL) Drinking Water Standards. Based on the fact that the concentrations of chlorinated hydrocarbons in the soil are up to three orders of magnitude higher than established MCL levels, you are required to conduct groundwater monitoring to determine whether groundwater at the site has been impacted. Well screening intervals must be appropriate to address the more dense chlorinated hydrocarbons that tend to sink to greater depths in the aquifer.

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- At least one groundwater monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to groundwater flow. In the absence of data identifying the local confirmed downgradient direction, a minimum of three wells will be required to verify the gradient direction.
- During the installation of the monitoring wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology. Subsequent to the installation of the monitoring wells, these wells must be surveyed to Mean Sea Level, with an accuracy of 0.01 foot. Groundwater samples and water level measurements from the wells are to be collected and analyzed quarterly for the first year.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.;
- Status of groundwater contamination characterization;
- Interpretations of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.;
- Recommendations or plans for additional investigative work or remediation; and
- An Interpretation and Conclusion section.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. All reports and proposals must be submitted under the seal of a California -Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

The workplan addressing the above required work is due to this office within 60 days of the date of this letter (i.e., by July 12, 1999). Once the proposal is approved, field work should commence within 45 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly for the first year. After one year of groundwater monitoring this office will determine whether further will reassess the frequency of or need for further monitoring.

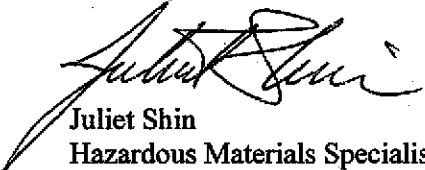
Lastly, we are requesting that you submit a deposit of \$1,500.00 for our oversight costs, payable to Alameda County Environmental Health Services. The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this

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project will be debited at the Ordinance specified rate, currently \$100 per hour. It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee. Please reference the site's address and STID# on the check. Please submit this check with the workplan.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

ATTACHMENTS