



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

September 27, 2013

Ready Family Partnership, L.P.
Major Brar
7104 Dublin Blvd
Dublin, CA 94568

Subject: Site Cleanup Program Case No. RO0003113 and GeoTracker Global ID T10000004783,
Dublin Crossroads Center & Park Ave Cleaners, 7100 - 7120 Dublin Boulevard, Dublin, CA
94568

Dear Mr. Brar:

Alameda County Environmental Health (ACEH) staff has reviewed the case file in conjunction with the proposed interim removal actions for the subject site presented in the *Revised Interim Removal Action Plan* (IRAP) prepared by Iris Environmental (Iris) on behalf of the Ready Family Partnership, L.P.

ACEH generally concurs with the proposed interim removal action to excavate volatile organic compounds (VOCs) impacted soil from beneath the slab of the vacant tenant spaces in the vicinity of the former dry cleaning machine. Therefore, at this juncture please perform the work and submit an Interim Remediation Results Report to ACEH (Attention: Dilan Roe) by November 15, 2013. Please upload the document (with file name: RO3113_IR_R_yyyy-mm-dd) to ACEH's ftp site and the State Water Resource Control Board's GeoTracker database according to Attachment 1.

Please note that public participation activities are required at this site. The purpose of public participation is to facilitate communication and coordination with stakeholders potentially affected by or concerned with soil and groundwater contamination and potential vapor intrusion risk associated with chlorinated solvents in soil, groundwater, and soil vapor at the site at concentrations that exceed applicable regulatory screening levels used to judge the necessity of conducting corrective actions at the site.

Prior to beginning the removal action activities, you must notify potentially affected stakeholders who live or own property in the surrounding area of the site conditions through a mailing of a fact sheet. ACEH has reviewed the draft Fact Sheet prepared by Iris for the subject site and has attached a final Fact Sheet for distribution (Attachment A). Please distribute the Fact Sheet to the attached List of Recipients (Attachment B). Following distribution of the Fact Sheet, please provide your personal certification by e-mail or letter, that the Fact Sheet was distributed by U.S. Mail to the attached mailing list no later than one week prior to the start of the removal actions.

If you have any questions, please call me at (510) 567-6767 or send me an electronic mail message at dilan.roe@acgov.org.

Sincerely,

Dilan Roe, PE

Mr. Brar
RO0003113
September 27, 2013, Page 2

SCP Program Manager

cc:

Sharlene Hassler, Shelter Bay Retail Group (*Sent via electronic mail to shassler@shelterbay.com*)

Steve Robertson, Shelter Bay Retail Group (*Sent via electronic mail to sroberts@shelterbay.com*)

Craig Pelletier, Iris Environmental (*Sent via electronic mail to craig@irisenv.com*)

Dilan Roe, ACEH (*Sent via electronic mail to dilan.roe@acgov.org*)

Electronic File, GeoTracker

Attachment 1

Responsible Party(ies) Legal Requirements/Obligations

REPORT/DATA REQUESTS

These reports/data are being requested pursuant to Division 7 of the California Water Code (Water Quality), Chapter 6.7 of Division 20 of the California Health and Safety Code (Underground Storage of Hazardous Substances), and Chapter 16 of Division 3 of Title 23 of the California Code of Regulations (Underground Storage Tank Regulations).

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (Local Oversight Program [LOP] for unauthorized releases from petroleum Underground Storage Tanks [USTs], and Site Cleanup Program [SCP] for unauthorized releases of non-petroleum hazardous substances) require submission of reports in electronic format pursuant to Chapter 3 of Division 7, Sections 13195 and 13197.5 of the California Water Code, and Chapter 30, Articles 1 and 2, Sections 3890 to 3895 of Division 3 of Title 23 of the California Code of Regulations (23 CCR). Instructions for submission of electronic documents to the ACEH FTP site are provided on the attached "Electronic Report Upload Instructions."

Submission of reports to the ACEH FTP site is in addition to requirements for electronic submittal of information (ESI) to the State Water Resources Control Board's (SWRCB) Geotracker website. In April 2001, the SWRCB adopted 23 CCR, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1 (Electronic Submission of Laboratory Data for UST Reports). Article 12 required electronic submittal of analytical laboratory data submitted in a report to a regulatory agency (effective September 1, 2001), and surveyed locations (latitude, longitude and elevation) of groundwater monitoring wells (effective January 1, 2002) in Electronic Deliverable Format (EDF) to Geotracker. Article 12 was subsequently repealed in 2004 and replaced with Article 30 (Electronic Submittal of Information) which expanded the ESI requirements to include electronic submittal of any report or data required by a regulatory agency from a cleanup site. The expanded ESI submittal requirements for petroleum UST sites subject to the requirements of 23 CCR, Division, 3, Chapter 16, Article 11, became effective December 16, 2004. All other electronic submittals required pursuant to Chapter 30 became effective January 1, 2005. Please visit the SWRCB website for more information on these requirements: (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 7835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: July 25, 2012
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (petroleum UST and SCP) require submission of all reports in electronic form to the county's FTP site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as a **single Portable Document Format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to deh.loptoxic@acgov.org
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to deh.loptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.

ATTACHMENT A

Public Fact Sheet



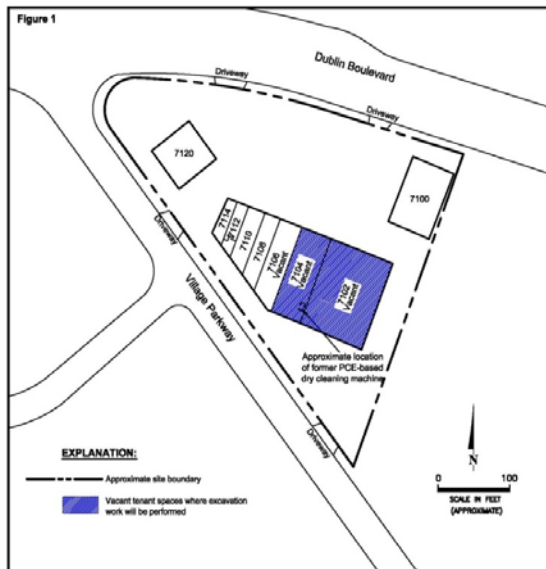
September 27, 2013

FACT SHEET ON ENVIRONMENTAL STATUS

Former Park Avenue Cleaners
7100 – 7120 Dublin Boulevard, Dublin, CA
Site Cleanup Program No. RO0003113
Geotracker Global ID T10000001616

Summary - This fact sheet has been prepared to inform community members and other interested stakeholders of the status of environmental work at the former Park Avenue Cleaners facility (the Site), located at 7104 Dublin Boulevard in Dublin, California (Figure 1). The Site is currently enrolled in a voluntary cleanup program under local oversight by Alameda County Environmental Health (ACEH).

This fact sheet contains information concerning site background, results of recent investigation activities, planned interim cleanup activities, and information contacts.



Site Background - The Site is part of a commercial retail shopping center that is developed with three one-story multi-tenant commercial buildings, associated parking and landscaped areas known as “Dublin Crossroads” (7100-7120 Dublin Boulevard).

Park Avenue Cleaners operated a laundry and dry cleaning facility at 7102B Dublin Boulevard

from 1990 to 2004. In 2004, Park Avenue Cleaners relocated to the adjacent retail space at 7104 Dublin Boulevard. In late July 2013, Park Avenue Cleaners vacated the Site; all associated dry cleaning equipment was removed.

Environmental Impacts - Environmental investigation commenced at the Site in 2012 to evaluate the potential for subsurface impacts associated with the former dry cleaning operation. Additional investigation was performed in July and August 2013 to evaluate the extent of subsurface impacts across the property. The investigations identified that volatile organic compounds (VOCs) were detected in the subsurface at concentrations greater than applicable regulatory agency screening levels. The VOCs found beneath the Site are tetrachloroethene (PCE) and its associated breakdown components trichloroethene (TCE) and cis-1,2- dichloroethene (DCE).

Maximum concentrations of PCE in soil, groundwater, soil vapor and sub-slab soil vapor were detected in the vicinity of the former dry cleaning machine at the 7104 tenant space exceeding commercial use screening levels. Soil, groundwater and soil vapor impacts were not detected in other locations beneath the Site at levels that would pose a threat to human health or the environment. Elevated soils containing PCE were only found within portions of the 7102 and 7104 tenant spaces in the vicinity of the former dry cleaning machine and to a depth below 10 feet indicating that the subsurface impacts appear to be localized and limited in both lateral and vertical extent.

VOCs are able to move in the environment, from soil to groundwater, from groundwater to soil, and from groundwater or soil to air. The shallow groundwater in this area is not used for drinking water or other household/industrial purposes. Of particular interest is the potential for movement of VOCs into the interior of buildings



where people could be exposed to elevated levels of contaminated indoor air. This process is called vapor intrusion into indoor air. The concentrations of PCE detected in the soil gas and sub-slab vapor samples beneath the former dry cleaning machine indicate a potential vapor intrusion health risk concern in this vicinity. Concentrations of PCE in the sub-slab soil vapor samples collected at distance away from the former dry cleaning machine were below commercial use screening levels. The presence of these chemicals at concentrations exceeding regulatory screening levels does not indicate that adverse impacts to human health or the environment are necessarily occurring, but rather indicates that a potential for adverse risk may exist.

Interim Removal Activities – The current vacant tenant spaces provide an excellent opportunity to remove presumed source soils beneath the Site that are of limited extent. Removal of these soils by excavation inside the building will likely reduce the potential for vapor intrusion in the vicinity of the former dry cleaning machine and remove the residual source of PCE beneath the Site in vadose soil.

Approximately 300 cubic yards of soil containing VOCs is planned to be removed from a small excavation measuring 20 feet by 40 feet by up to 10 feet deep in the vicinity of the former dry cleaning machine overlapping a small portion of the vacant 7102 and 7104 tenant spaces.

Confirmation soil samples will be collected from the floor and sidewalls of the excavation to demonstrate that established remedial action objectives have been achieved. In addition, soil vapor conditions within the sub-slab material to the east and north of the planned excavation will be monitored before, during and after excavation to evaluate vapor conditions for both existing and future occupants beneath the Site.

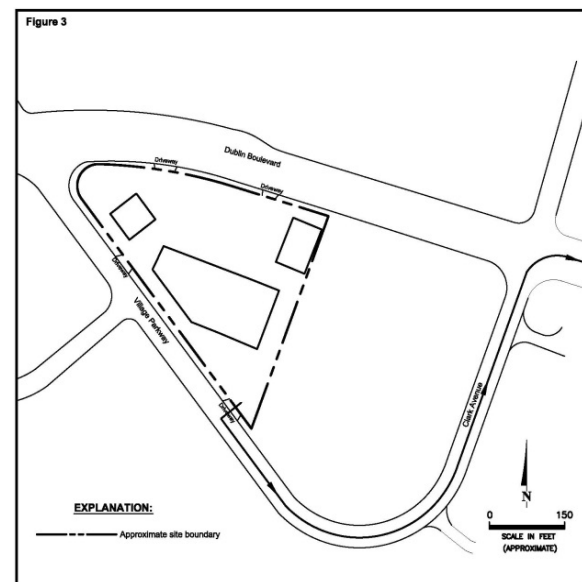
Offsite Disposal and Trucking Routes - Excavated soils will be placed into roll-off bins for transport via covered trucks by appropriately licensed waste haulers to designated disposal facility. Approximately 30 roll-off bin/trucks are likely needed to transport the VOC containing soils.

During soil transport activities, trucks will pick up the roll-off bins that will be staged onsite (in the eastern and southern portions of the parking lot).

Trucks will enter and leave the Site from the south along Village Parkway. A flag person will be located at the Site to assist the truck drivers to safely drive onto the Site. Transportation will be coordinated in such a manner that on-site trucks will be in communication with the Site trucking coordinator.

In addition, vehicles will be required to maintain slow speeds (i.e., less than 5 mph) for safety and for dust control purposes.

Trucks will depart the Site from the south and turn left onto Village Parkway and make the first right onto Dublin Boulevard. Trucks will then turn right onto Dougherty Road and merge onto Interstate 580 East towards Stockton, California. Trucks will then proceed until arrival of the disposal facility.



Prior to exiting the Site, the vehicle will be swept (as needed) to remove extra soil from areas not covered or protected. This cleanup or decontamination area will be set up as close to the loading area as possible so as to minimize the potential for spreading impacted soil. As the trucks leave the Site, the flag person will assist the truck drivers so that they can safely merge with traffic on Village Parkway.

Timeline - Excavation activities are anticipated to begin in late September or early October 2013 and take approximately three weeks to complete.

ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
ALEX BRISCOE, Agency Director



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

How to Get More Information - The proposed interim removal actions are presented in the *Revised Interim Removal Action Plan* (IRAP), dated September 20, 2013, prepared by Iris Environmental on behalf of Shelter Bay Retail Group. The IRAP as well as the entire case file can be viewed over the internet on the ACEH

website at <http://www.acgov.org/aceh/lop/ust.htm> or at the State of California Water Resources Control Board Geotracker website at <http://geotracker.swrcb.ca.gov>.

For additional information, please contact:

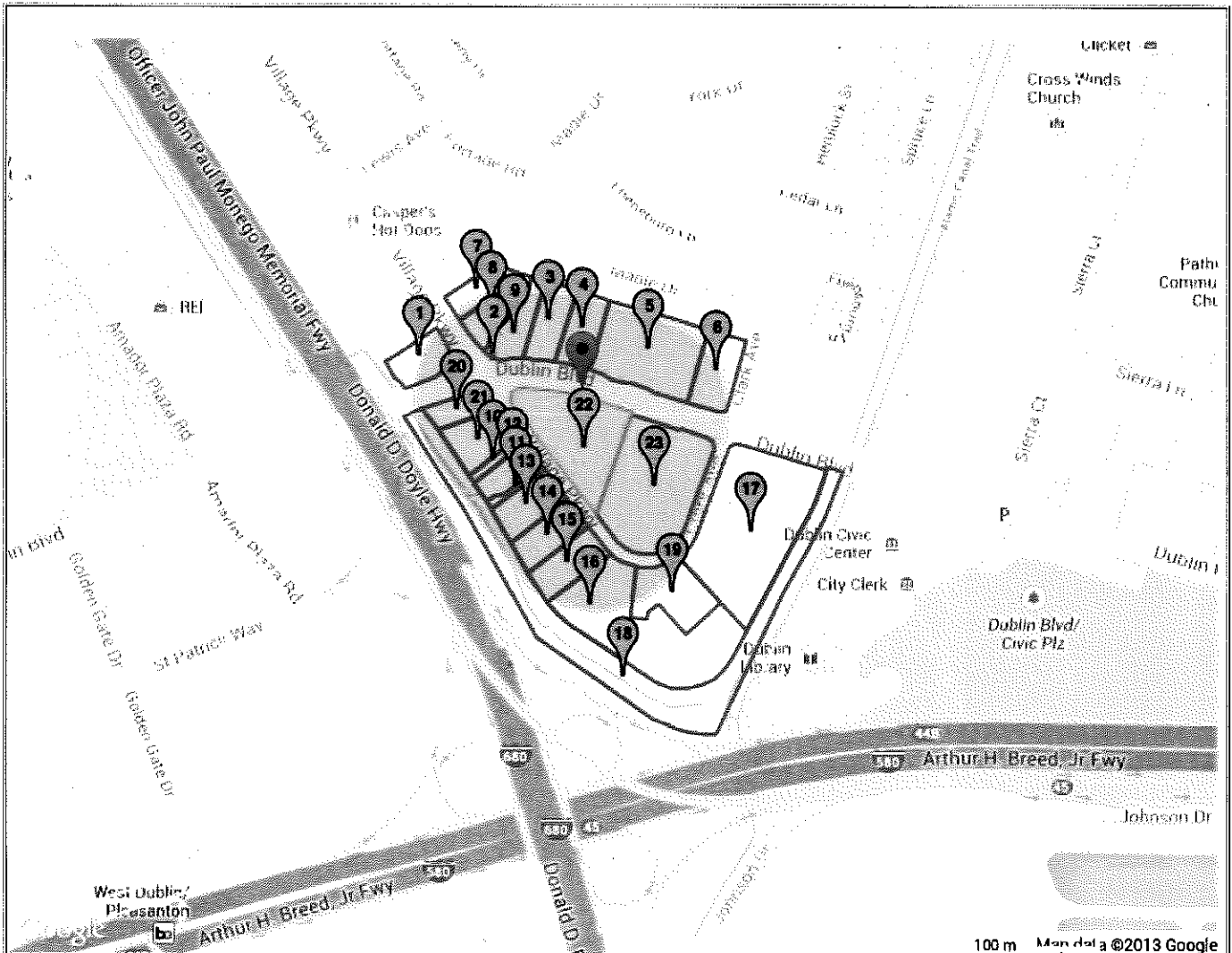
Dilan Roe
Site Cleanup Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway Suite 250
Alameda, CA 94502
Phone: 510-567-6767
Email: dilan.roe@acgov.org

Craig Pelletier
Environmental Consultant
Iris Environmental

Phone: 510-834-4747
Email: craig@irisenv.com

ATTACHMENT B

Public Fact Sheet Distribution List



Lat: 37.711631° Zoom
 Lon: -121.956224° 16

ID	Subject Co / APN ▲	Owner	Address
22	ALA 941 -1401-022-00	READY FAMILY PARTNERSHIP & ETAL	7110 DUBLIN BLVD DUBLIN CA 94568-3037

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ID	Co / APN ▲	Owner	Address	Map
1 <input checked="" type="checkbox"/>	ALA 941 -0210-011-00	MCDONALDS CORPORATION	7145 DUBLIN BLVD DUBLIN CA 94568-2425	MAP INDEX Co Idx
2 <input checked="" type="checkbox"/>	ALA 941 -0210-021-01	COUNTY OF ALAMEDA	DUBLIN BLVD DUBLIN CA 94568	MAP INDEX Co Idx
3 <input checked="" type="checkbox"/>	ALA 941 -0210-022-02	GREEN BEAR ETAL	7127 DUBLIN BLVD DUBLIN CA 94568-3020	MAP INDEX Co Idx
4 <input checked="" type="checkbox"/>	ALA 941 -0210-023-02	ASK INC	7121 DUBLIN BLVD DUBLIN CA 94568-3020	MAP INDEX Co Idx

5	<input checked="" type="checkbox"/> ALA 941 -0210-024-06	DUBLIN SAN RAMON SERVICES DISTRICT	7001 DUBLIN BLVD DUBLIN CA 94568-3018	MAP INDEX Co Idx
6	<input checked="" type="checkbox"/> ALA 941 -0210-025-02	MAC DADDY PROPERTIES LLC	7035 DUBLIN BLVD A DUBLIN CA 94568-3018	MAP INDEX Co Idx
7	<input checked="" type="checkbox"/> ALA 941 -0210-030-00	NEW HB ACQUISITION TS LLC	6841 VILLAGE PKWY DUBLIN CA 94568-2403	MAP INDEX Co Idx
8	<input checked="" type="checkbox"/> ALA 941 -0210-033-00	HARMEN CAFES EMPLOYEES PROFIT SHARING PLAN	6797 VILLAGE PKWY DUBLIN CA 94568-2401	MAP INDEX Co Idx
9	<input checked="" type="checkbox"/> ALA 941 -0210-034-02	MALOUF INVESTMENTS I LLC	7143 DUBLIN BLVD DUBLIN CA 94568-3020	MAP INDEX Co Idx
10	<input checked="" type="checkbox"/> ALA 941 -1401-006-01	LANGE JAMES E & ELINOR J TRS & HILDE JANICE E TR	VILLAGE PKWY DUBLIN CA 94568	MAP INDEX Co Idx
11	<input checked="" type="checkbox"/> ALA 941 -1401-006-02	SOUTHWIND PROPERTIES LLC	VILLAGE PKWY DUBLIN CA 94568	MAP INDEX Co Idx
12	<input checked="" type="checkbox"/> ALA 941 -1401-006-03	STATE OF CALIFORNIA	6500 VILLAGE PKWY DUBLIN CA 94568-3010	MAP INDEX Co Idx
13	<input checked="" type="checkbox"/> ALA 941 -1401-008-02	SOUTHWIND PROPERTIES LLC	6400 VILLAGE PKWY DUBLIN CA 94568-2448	MAP INDEX Co Idx
14	<input checked="" type="checkbox"/> ALA 941 -1401-008-03	NORTHERN CALIFORNIA CHAPTER NATIONAL ELECTRICAL CO	6300 VILLAGE PKWY DUBLIN CA 94568-3002	MAP INDEX Co Idx
15	<input checked="" type="checkbox"/> ALA 941 -1401-009-00	INTL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL #595	6250 VILLAGE PKWY DUBLIN CA 94568-3004	MAP INDEX Co Idx
16	<input checked="" type="checkbox"/> ALA 941 -1401-010-00	LUCKY STORES INC	6200 VILLAGE PKWY DUBLIN CA 94568-3004	MAP INDEX Co Idx
17	<input checked="" type="checkbox"/> ALA 941 -1401-012-07	CITY OF DUBLIN	CLARK AVE DUBLIN CA 94568	MAP INDEX Co Idx
18	<input checked="" type="checkbox"/> ALA 941 -1401-013-01	ALAMEDA COUNTY FLOOD CONTROL	DUBLIN BLVD DUBLIN CA 94568	MAP INDEX Co Idx
19	<input checked="" type="checkbox"/> ALA 941 -1401-016-00	SLEEPY HOLLOW INVESTMENT CO NO 2	6375 CLARK AVE DUBLIN CA 94568-3001	MAP INDEX Co Idx
20	<input checked="" type="checkbox"/> ALA 941 -1401-019-00	LANGE BETTE L TR & LANGE JAMES E ETAL	6602 VILLAGE PKWY DUBLIN CA 94568	MAP INDEX Co Idx
21	<input checked="" type="checkbox"/> ALA 941 -1401-021-01	LANGE JAMES E & ELINOR J TRS & LANGE BETTE L ETAL	6568 VILLAGE PKWY DUBLIN CA 94568-3010	MAP INDEX Co Idx
22	<input checked="" type="checkbox"/> ALA 941 -1401-022-00	READY FAMILY PARTNERSHIP & ETAL	7110 DUBLIN BLVD DUBLIN CA 94568-3037	MAP INDEX Co Idx
23	<input checked="" type="checkbox"/> ALA 941 -2838-027-00	COMMON AREA OF PM 9096	6300 CLARK AVE DUBLIN CA 94568-3036	MAP INDEX Co Idx

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**The information provided here is deemed reliable, but is not guaranteed.