

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Monday, February 03, 2014 2:43 PM
To: 'rewmb@aol.com'; 'Daniel Villanueva'
Cc: Roe, Dilan, Env. Health; Robert E. Marty
Subject: Swiss Valley Cleaners Fact Sheet No. 1 (RO3120)
Attachments: RO#3120_Fact Sheet_2014-02-03.pdf; RO3120_MailingList.pdf

Mr. Brooks,

ACEH has reviewed the draft fact sheet sent for review by email by Advanced GeoEnvironmental on January 17, 2014. The revised Fact Sheet is suitable for distribution to the public in the vicinity of the site. Please be aware that an additional Fact Sheet is required for distribution to building tenants prior to additional onsite work that has been previously discussed (indoor air or sub-slab sampling at adjacent units).

TECHNICAL COMMENTS

- 1. Draft Fact Sheet Notice** – ACEH has received and reviewed a draft Public Fact Sheet Notice and a list of addresses for the purpose of disclosing the presence of contamination associated with the use of the site by a dry cleaning operation that used chlorinated solvents as a cleaning agent. We request that you distribute the attached revised Fact Sheet to the mailing list forwarded with the draft Fact Sheet as well as the attached list of adjacent property owners and tenants. There will be overlap between the two lists and duplicate copies of the Fact Sheet are not required to be sent (see Attachment). Following distribution of the Fact Sheet, please provide your personal certification by email or letter, that the Fact Sheet was distributed by U.S. Mail to the combined two lists by no later than February 14, 2014. ACEH also requests that you record, document addresses, and forward comments received by the date identified below.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Mark Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the specified file naming convention below, according to the following schedule:

- **February 17, 2014** – Documentation Fact Sheet has been issued
File to be named RO3120_CORRES_L_yyyy-mm-dd
- **April 4, 2014** – Itemized List of Public Comments Received and Responses
File to be named RO3120_CORRES_L_yyyy-mm-dd

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Should you have questions, please let me know.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

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.

Fact Sheet on Environmental Assessment

Swiss Valley Cleaners Site
1395 MacArthur Boulevard, San Leandro
Alameda County
ACEH File No. RO0003120
February 2014

This fact sheet is being provided to describe site background, past work to investigate site contamination, next steps, the oversight process for the site, and how you can obtain more information.

Winter, 2014

Summary

The Alameda County Environmental Health Department (ACEH) has requested this fact sheet be issued to inform you of ongoing investigation work at the Swiss Valley Cleaners property (site), located at 1395 MacArthur Boulevard in San Leandro, California (Figure 1).

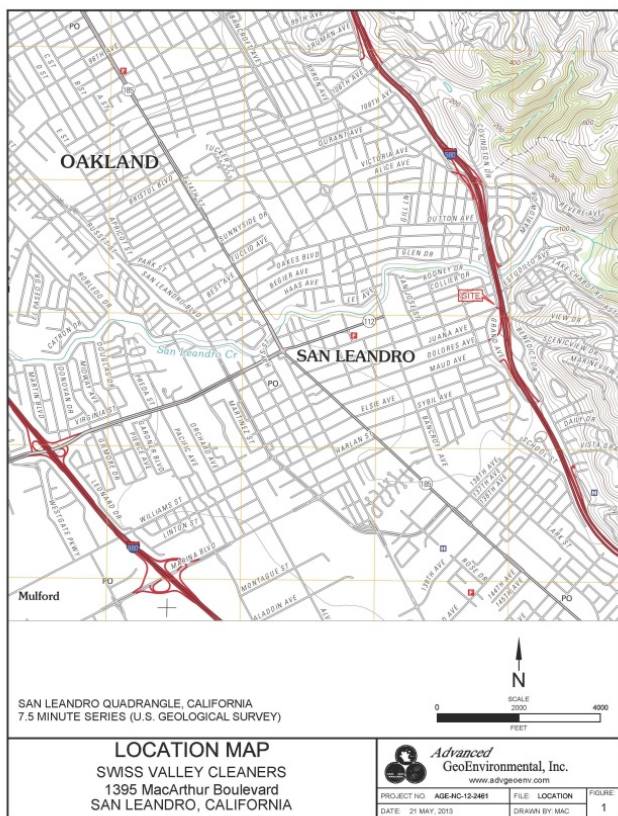


Figure 1

The purpose of the investigation work is to gather more information on the nature and extent of contamination onsite as well as offsite and in adjacent units next to the site building. This fact sheet contains information concerning site background, results of recent investigations, planned investigation activities, and information contacts. A glossary of certain terms also is included.

Background

The Swiss Valley Cleaners site currently is situated within a commercial area of the Estudillo Shopping Center just west of interstate 580 on the corner of MacArthur Boulevard and Joaquin Avenue. The subject site is located in a strip mall on a 1.76-acre lot with several operating businesses within suites of facility. The subject site has been a small retail dry-cleaner for 30 years or more. The site currently houses a 55-gallon chemical capacity closed-loop dry cleaning machine, which is bolted to the floor. Prior to 2001, the dry cleaning operation utilized tetrachloroethylene (PCE) as the chlorinated solvent cleaning agent, until the machine was replaced with the current machine.

Environmental Investigation Activities

Environmental investigations have been performed at the site from 1998 through 2013; these investigations have included soil, soil vapor, and groundwater sampling to assess the type and extent of contamination at the site.

These investigations identified that volatile organic compounds (VOCs), primarily PCE, has been released to the environment in the vicinity of the site as a result of former dry cleaning operations at the site.

VOCs, primarily PCE, have been detected in shallow groundwater and soil vapor in areas surrounding the facility and throughout the dry cleaning suite. The data indicate that the highest concentrations of PCE in soil-vapor are located beneath the dry cleaning operation suite. Concentrations of PCE in soil-vapor have also been detected in the parking lot and in the rear of the facility to the east and west sides of the subject building.

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Swiss Valley Cleaners site

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Concentrations reported in samples were found at concentrations greater than applicable regulatory agency 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 and that additional evaluation is warranted.

Additional investigations are needed to determine the extent of the contamination at the site. Of particular interest is the potential for movement of VOCs into the inside of buildings where people could be exposed to contaminated indoor air. This process is called vapor intrusion into indoor air.

Next Steps

Because more information is needed about VOCs throughout the subject suite, adjacent suites and areas surrounding the site, additional investigation is currently being planned to further delineate the extent of VOCs in soil and soil-vapor. This investigation will include advancing soil borings and collecting samples in the vicinity of the subject site and in areas surrounding the site to the west, east and south of the facility. Additionally, indoor air quality samples are proposed to be collected within the subject facility and two units (Sothea Salon & Beauty Supply and Estudillo Plaza Optometry) to evaluate risk to building occupants.

Timeline

As noted above, additional investigation is currently being planned. Fieldwork is planned for January through March 2014, and a report documenting the results will be completed in Spring 2014. The site will be evaluated to assess whether remediation or mitigation are required to protect human health and the environment.

How to Get More Information

There are several ways that interested parties will be informed of future work. First, information repositories are being established where reports, data, workplans, and other materials can be viewed. One is the Alameda County Environmental Health Department's website at <http://www.acgov.org/aceh/index.htm>, where the electronic files for the case are available on-line.

A second way interested parties can obtain information is to contact the site representatives/spokespersons listed below.

For More Information

Please contact any of the following individuals with any questions or concerns you may have:

Mark Detterman, Senior Hazardous Materials Specialist, 510-567-6876, mark.detterman@acgov.org

Daniel Villanueva, Project Geologist, Advanced GeoEnvironmental, Inc. 209-467-1006; dvillanueva@advgeoenv.com

Glossary of Terms

Tetrachloroethylene – Tetrachloroethylene, commonly known as PCE, is a colorless organic liquid with a mild, chloroform-like odor. The greatest use of PCE is in the textile industry, and as a component of aerosol dry-cleaning products. It is a known human carcinogen.

Soil-vapor – Soil-vapor refers to the air that is present in the open spaces between soil particles between the ground surface and the water table. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.

Volatile organic compounds (VOCs) – VOCs are organic liquids, including many common solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths. Many VOCs are known human carcinogens. Examples of VOC usage include dry cleaning solvent, carburetor cleaner, brake cleaner, and paint solvents.

ALBERSON KAREN A
Parcel #: 77-501-10
976 JOAQUIN AVE
SAN LEANDRO CA 94577-5119

BRAR JASWANT & LAKHVIR K
Parcel #: 77-600-1-2
1401 GRAND AVE
SAN LEANDRO CA 94577-5368

CARDENASPENAGOS ANTONIO M
Parcel #: 77-501-3-4
975 ESTUDILLO AVE
SAN LEANDRO CA 94577-5101

COMMON AREA OF TRACT 4023
Parcel #: 77-501-14
960 JOAQUIN AVE
SAN LEANDRO CA 94577-5119

DORNEY DEBRA
Parcel #: 77-501-8
964 JOAQUIN AVE
SAN LEANDRO CA 94577-5119

DUTRAN FALLON & TRAN MINH K
Parcel #: 77-502-8-6
983 JOAQUIN AVE
SAN LEANDRO CA 94577-5118

ESC PARTNERS L P
Parcel #: 77-501-15-1
4725 THORNTON AVE
FREMONT CA 94536-6408

GUERRERO JOSE A
Parcel #: 77-501-11
25552 BARNARD ST
HAYWARD CA 94545-2518

LEE KAI N & PO YEE K
Parcel #: 77-501-9
36333 SAN PEDRO DR
FREMONT CA 94536-5530

LEKHAC THANHHOAN
Parcel #: 77-501-13
974 JOAQUIN AVE
SAN LEANDRO CA 94577-5119

LENCIONI KELLY E
Parcel #: 77-501-12
970 JOAQUIN AVE
SAN LEANDRO CA 94577-5119

MANOS HARRY G
Parcel #: 77-502-8-7
999 LEE AVE
SAN LEANDRO CA 94577-2935

MARR MICHAEL W
Parcel #: 77-502-8-4
3577 FRUITVALE AVE
OAKLAND CA 94602-2326

OCCUPANT
Parcel #: 77-600-1-2
1401 MACARTHUR BLVD
SAN LEANDRO CA 94577

OCCUPANT
Parcel #: 77-502-8-7
1405 GRAND AVE
SAN LEANDRO CA 94577

OCCUPANT
Parcel #: 77-501-14
JOAQUIN AVE
SAN LEANDRO CA 94577

OCCUPANT
Parcel #: 77-502-8-4
955 JOAQUIN AVE
SAN LEANDRO CA 94577

OCCUPANT
Parcel #: 77-501-15-1
1305 MACARTHUR BLVD
SAN LEANDRO CA 94577

OCCUPANT
Parcel #: 77-501-9
968 JOAQUIN AVE
SAN LEANDRO CA 94577

OCCUPANT
Parcel #: 77-501-11
972 JOAQUIN AVE
SAN LEANDRO CA 94577

SETO TERESA
Parcel #: 77-501-7
962 JOAQUIN AVE
SAN LEANDRO CA 94577-5119

ST JAMES EVANG LUTH CH
Parcel #: 77-501-3-1
993 ESTUDILLO AVE
SAN LEANDRO CA 94577-5198

WILLIAMS CASSANDRA
Parcel #: 77-501-6
960 JOAQUIN AVE
SAN LEANDRO CA 94577-5119