



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION

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March 16, 2016

Mr. William Mathews Brooks
4725 Thornton Avenue
Fremont, CA 94536

(Sent via electronic mail to REWMB@aol.com)

Subject: Contingent Approval of Corrective Action Plan and Remedial Design Implementation Plan;
Site Cleanup Program (SCP) Case No. RO0003120 and GeoTracker Global ID
T10000005063, Swiss Valley Cleaners, 1395 MacArthur Blvd, San Leandro, CA 94577

Dear Mr. Brooks:

Alameda County Department of Environmental Health (ACDEH) has reviewed the *Remedial Action Work Plan and Remedial Design Implementation Plan* (RDIP), dated February 2, 2016. The report was prepared and submitted on your behalf by Advanced GeoEnvironmental, Inc, (AGE). Together with the *Corrective Action Plan*, dated October 16, 2015, the reports appear to provide sufficient information for understanding proposed actions at the site during a public review and comment period. Thank you for submitting the report.

Based on ACDEH staff review of the work plan, the proposed scope of work is conditionally approved for implementation provided that the technical comments below are incorporated during the proposed work. Submittal of a revised work plan or a work plan addendum is not required unless an alternate scope of work outside that described in the work plan or these technical comments is proposed. We request that you address the following technical comments, perform the proposed work, and send us the report described below. Please provide 72-hour advance written notification to this office (e-mail preferred to: mark.detterman@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Contingent Remedial Action Work Plan Approval** – The referenced site assessment work plan proposes a series of actions with which ACEH is in general agreement of undertaking; however, ACEH requests several modifications to the approach. Please submit a Remedial Progress Report by the date identified below.
 - a. **Indoor Air Sampling Length** – The referenced RDIP appears to have inadvertently indicated that indoor air sampling would occur over both a 24 hour and an 8 hour period. To remain consistent with Department of Toxic Substance Control (DTSC) guidelines, as well as past sampling practices at the site, ACDEH requests a 24 hour sampling period.
 - b. **Shroud Tracer Concentrations** – In the event of an atmospheric leak at any subslab or soil gas vapor sampling location, ACDEH requests that tracer concentrations also be analyzed for in the vapor shroud. DTSC provides guidance to determine if the leak is within acceptable parameters, and thus useful, or if it is significant leak and the data not useful.
 - c. **Remedial Progress Reports** – An initial Remedial Progress Report, including system installation and system startup results, is requested by the date identified below. In order to monitor progress at the site, brief monthly progress and discharge reports are requested initially for at least a three month interval thereafter. Decreases in the reporting schedule may be appropriate thereafter. Please include any required reporting to other agencies in the following progress report.
2. **Public Participation** - Public participation is a requirement for the Corrective Action Plan. In order to notify potentially affected members of the public of Corrective Actions at the site, the *Fact Sheet on Environmental Corrective Actions* will be distributed to addresses in the immediate vicinity. The *Fact Sheet on Environmental Corrective Actions* requests that landowners or residents submit any comments

or questions to ACDEH regarding potential case closure. ACEH will provide you with written notification if any comments are received during the following Public Comment Period:

- **March 18, 2016** – Public Comment Period Begins
- **April 18, 2016** – Public Comment Period Ends

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 Attachment 1 and the specified file naming convention below, according to the following schedule:

- **July 1, 2016** – Remediation Progress Report
File to be named: RO3120_REM_R_yyyy-mm-dd
- **August 5, 2016** – Remediation Progress Report
File to be named: RO3120_REM_R_yyyy-mm-dd
- **September 2, 2016** – Remediation Progress Report
File to be named: RO3120_REM_R_yyyy-mm-dd
- **October 3, 2016** – Remediation Progress Report
File to be named: RO3120_REM_R_yyyy-mm-dd

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

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, P.G., C.E.G.
Senior Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements / Obligations
Electronic Report Upload (ftp) Instructions

Attachment 2 - *Fact Sheet on Environmental Corrective Actions and Address List*

cc: Daniel Villanueva, Advanced GeoEnvironmental, Inc, 837 Shaw Road, Stockton, CA 95215
(sent via electronic mail to DVillanueva@advgeoenv.com)

William Little, Advanced GeoEnvironmental, Inc, 837 Shaw Road, Stockton, CA 95215
(sent via electronic mail to WLittle@advgeoenv.com)

Dilan Roe, ACDEH, (sent via electronic mail to dilan.roe@acgov.org)
Mark Detterman, ACDEH, (sent via electronic mail to mark.detterman@acgov.org)
Geotracker, Electronic File

Attachment 1

Responsible Party(ies) Legal Requirements / Obligations

REPORT REQUESTS

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.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). 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, 6835, 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, later 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 SLIC)	REVISION DATE: May 15, 2014
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) 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.



March 15, 2016
FACT SHEET ON ENVIRONMENTAL CORRECTIVE
ACTIONS

SWISS VALLEY CLEANERS

1395 MacArthur Boulevard, San Leandro, California
Alameda County SCP Case No: RO0003120
Geotracker Global ID No: T10000005063

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of a proposed soil and soil-vapor subsurface cleanup at the former Swiss Valley Cleaners site located at 1395 MacArthur Boulevard, San Leandro, California. Mr. William Mathews Brooks, the lead responsible party for the case is proposing to perform soil vapor extraction as a remediation technology to clean up the site.

Site Background

The Swiss Valley Cleaners site is located on the northwest corner of the intersection of MacArthur Boulevard and Joaquin Avenue, in the eastern central portion of the City of San Leandro, Alameda County, California (Figure 1). The site is currently occupied by a strip mall with several operating businesses; the former Swiss Valley Cleaners is not currently operational.

The former Swiss Valley Cleaners operated at the subject property for several decades using a carcinogenic solvent known as tetrachloroethene (PCE). Due to the past usage of the property as a dry cleaning facility, PCE has been inadvertently released into the subsurface beneath the subject site. As a result of the unauthorized release, the Alameda County Department Environmental Health (ACDEH) has directed the responsible party to assess the nature and extent of the contamination in soil, soil-vapor, and indoor air, and to commence cleanup if practicable. Contamination to groundwater has not yet been assessed in order to concentrate resources on potentially higher health risk exposures.

Remediation Alternative: Soil Vapor Extraction

Soil vapor extraction (SVE) is proposed to remediate residual soil and soil-vapor impact to the subsurface at the subject site. The soil and soil-vapor plumes are located beneath the subject suite and extend to the north toward adjacent suites in the strip mall. All vapor recovery operations will be conducted through underground and/or aboveground, secured, enclosed piping and remediation wells installed beneath the site. All extracted impacted soil-vapor will be treated by a triple carbon canister treatment system under permit from the Bay Area Air Quality Management District (BAAQMD) to ensure PCE is scrubbed from extracted

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vapors prior to discharge to the atmosphere. The BAAQMD and ACEH require analytical sampling and reporting of the discharged vapors at defined intervals to ensure this is achieved.

What this Means To You

Limited increased construction activities at the strip mall are expected during the short installation period and are not expected to be significantly intrusive. The SVE system is proposed to initially operate 24 hours per day, 7 days a week, and will be enclosed in a fenced compound at the rear of the dry cleaner suite. Operating equipment noise is anticipated to be low to moderate, and previous system use at other similar facilities in residential neighborhoods has not encountered significant operational noise problems. Operating time period adjustments can be accommodated based on community consensus.

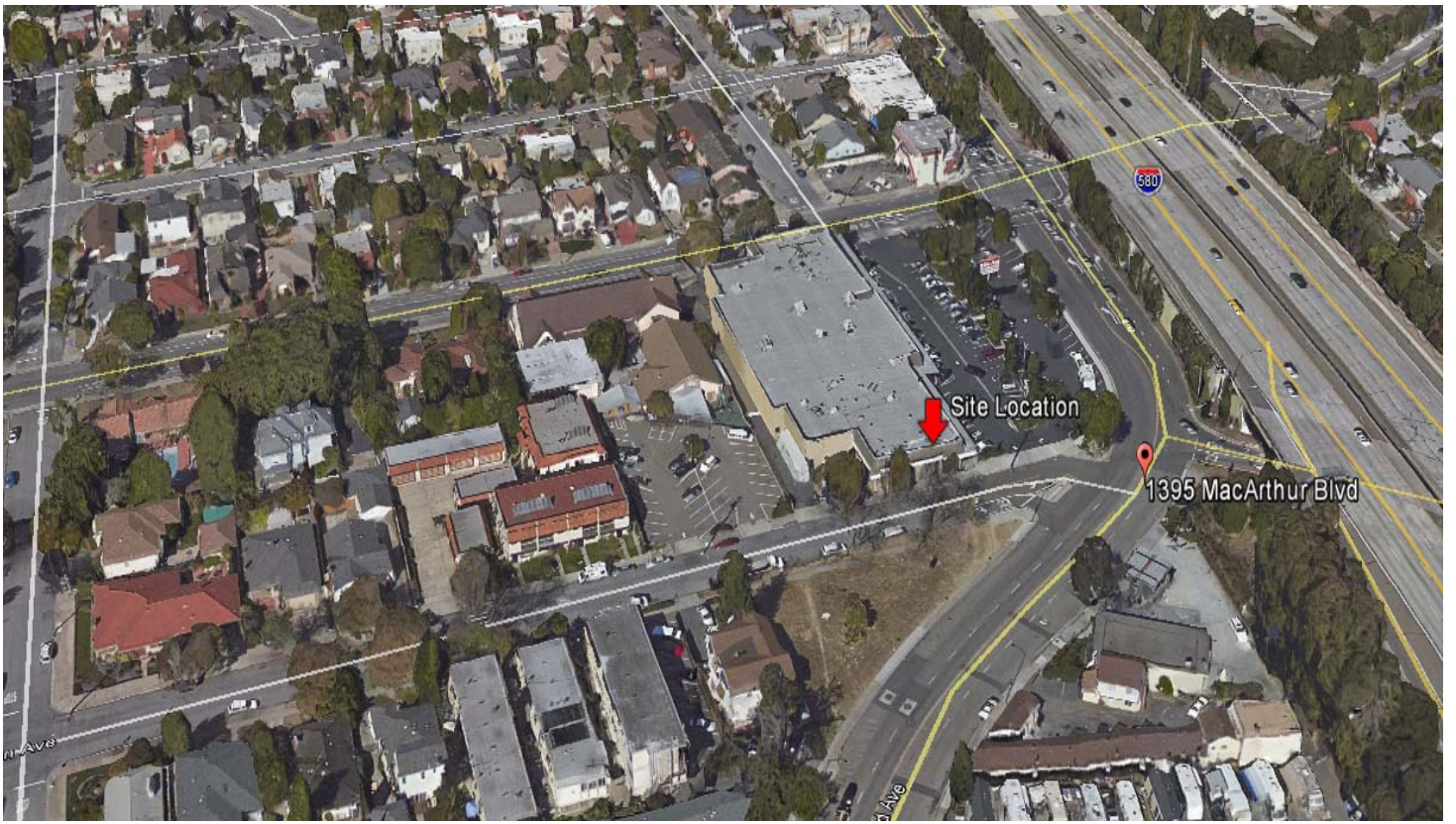
Next Steps

Mr. Brooks is working with ACDEH to implement soil, soil-vapor, and indoor air cleanup at the site. The proposed alternative is described in the *Corrective Action Plan*, dated October 16, 2015, and the *Remedial Action Work Plan Addendum & Remedial Design Implementation Plan*, dated February 2, 2016; both prepared by Advanced GeoEnvironmental Inc., Mr. Brooks' consultant. The public is invited to review and comment on the proposed cleanup action. The report is available on ACDEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). Please send written comments regarding the proposed corrective action to **Mark Detterman** at either of his addresses listed below. **All written comments received by Monday April 18, 2016** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup.

For Additional information, please contact:

Mark Detterman
ACDEH Case Manager
1131 Harbor Bay Parkway
Alameda, CA 94502
510-567-6876
mark.detterman@acgov.org

Daniel Villanueva
Advanced
GeoEnvironmental Inc.;
Consultant
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DUTRAN FALLON & TRAN MINH K
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SAN LEANDRO CA 94577-3846

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