



# Health Care Services

## Alameda County Environmental Health Meeting Sign-In Sheet Swiss Valley Cleaners

Tuesday, August 20, 2013  
10:00 AM

NAME	COMPANY	MAILING ADDRESS	PHONE	Signature	E-MAIL
Dilan Roe	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6767		Dilan.roe@acgov.org
Mark Detterman	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6876		mark.detterman@acgov.org
W.M. Breaker	Estelillo SC	4720 Thornton Ave Fremont, CA 94536	510.797.7980		REWMBC@AOL.com
BOB MARTY	ADVANCED GREEN ENVIRONMENTAL INC	357 SHAW ROAD STOCKTON CA 95215	209-467-1006		RMARTY@ADVANCEDENV.com
w. Little	ABE	357 Shaw Rd	95215 800 511 9300		WLITTLE@slipstream.com
G. TUNG		228 Sweet Rd Alameda, CA 94501	(510) 205-2283		SIMONT2283@gmail.com
Joe Jusich	Wm. Mathews	2450 Washington Ave E150 San Leandro, Ca 94577	510.378.1098		jjusich@wmmathews.com

## AGENDA

### SWISS VALLEY CLEANERS

August 20, 2013 / 10:00 AM – 12:00 PM / ACEH

#### ATTENDEES

<u>Name</u>	<u>Organization</u>	<u>Email</u>
Dilan Roe, PE	ACEH, LOP Program Manager	<a href="mailto:dilan.roe@acgov.org">dilan.roe@acgov.org</a>
Mark Detterman, PG	ACEH, Senior Hazardous Materials Specialist	<a href="mailto:Mark.detterman@acgov.org">Mark.detterman@acgov.org</a>
Robert Marty	President; AGE	<a href="mailto:rmarty@advgeoenv.com">rmarty@advgeoenv.com</a>
William Little, PG	Senior Project Geologist/AGE	<a href="mailto:wlittle@advgeoenv.com">wlittle@advgeoenv.com</a>
Matt Brooks	Property Owner/Responsible Party	<a href="mailto:rewmb@aol.com">rewmb@aol.com</a>
Joe Gusich	Wm. Mathews Co.	<a href="mailto:jgusich@wmmathews.com">jgusich@wmmathews.com</a>
Simon Tung	Prospective Tentant	N/A

#### PURPOSE

The purpose of the proposed meeting is to discuss data associated with the release of chlorinated hydrocarbons to the subsurface at the Swiss Valley Cleaners site located at 1395 MacArthur Boulevard, San Leandro, California.

#### DESIRED OUTCOME

Approval of AGE prepared, Vapor Mitigation and Remedial Well Installation Work, which proposes the installation of remedial wells and soil vapor extraction system to mitigate residual vapor impact from previous dry cleaning operations at the Swiss Valley Cleaners site.

#### DISCUSSION TOPICS

- Introduction to site;
- Review of site conceptual model and historical data and adjacent UST site (Haber Oil);
- Review of AGE prepared, Vapor Mitigation and Remedial Well Installation Work Plan, proposing installation of sub-slab vapor mitigation system and remedial wells;
- Reoccupation of facility during course of proposed work scope; and
- Future Assessment.

#### CONCLUSION (Meeting Summary; Action items; Follow up)

To be determined.

8/20/2013 DL's Mtg Note

Owner -

Reports saying it was a clean site

Dry cleaning/laundry op back also op

2001 - Shifted

→  
Dry cleaner before <sup>current</sup> building

Building built in early to mid '60s

another building on site

→ demolished & reconfigured

always been a dry cleaner laundry

@ corner unit

Mat - early '70's → 80's changed

into limited partnership

2 families

unless

20-year old report

internal →

1998 B1 thru B3

tenant changed

Phase I → ensure

site was cleaned

ensure tenant

would pay

Phase I →

Phase II →

cleanup & clearance

no active remediation

-cleaning

Adjacent - Nacl  
Parcels

Haber Site - wells  
intermittent PCE detections



*Advanced*  
GeoEnvironmental, Inc.

**Robert E. Marty**  
President  
rmarty@advgeoenv.com

837 Shaw Road • Stockton, California 95215  
(209) 467-1006 • FAX (209) 467-1118 • Mobile/Voice (209) 969-3239

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**WM.  
MATHEWS & CO.**

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**JOE GUSICH**

4725 THORNTON AVENUE  
FREMONT, CALIFORNIA 94536  
EMAIL: jgusich@wmmathews.com

TEL: (510) 797-7980  
CELL: (510) 378-1098  
FAX: (510) 483-4730



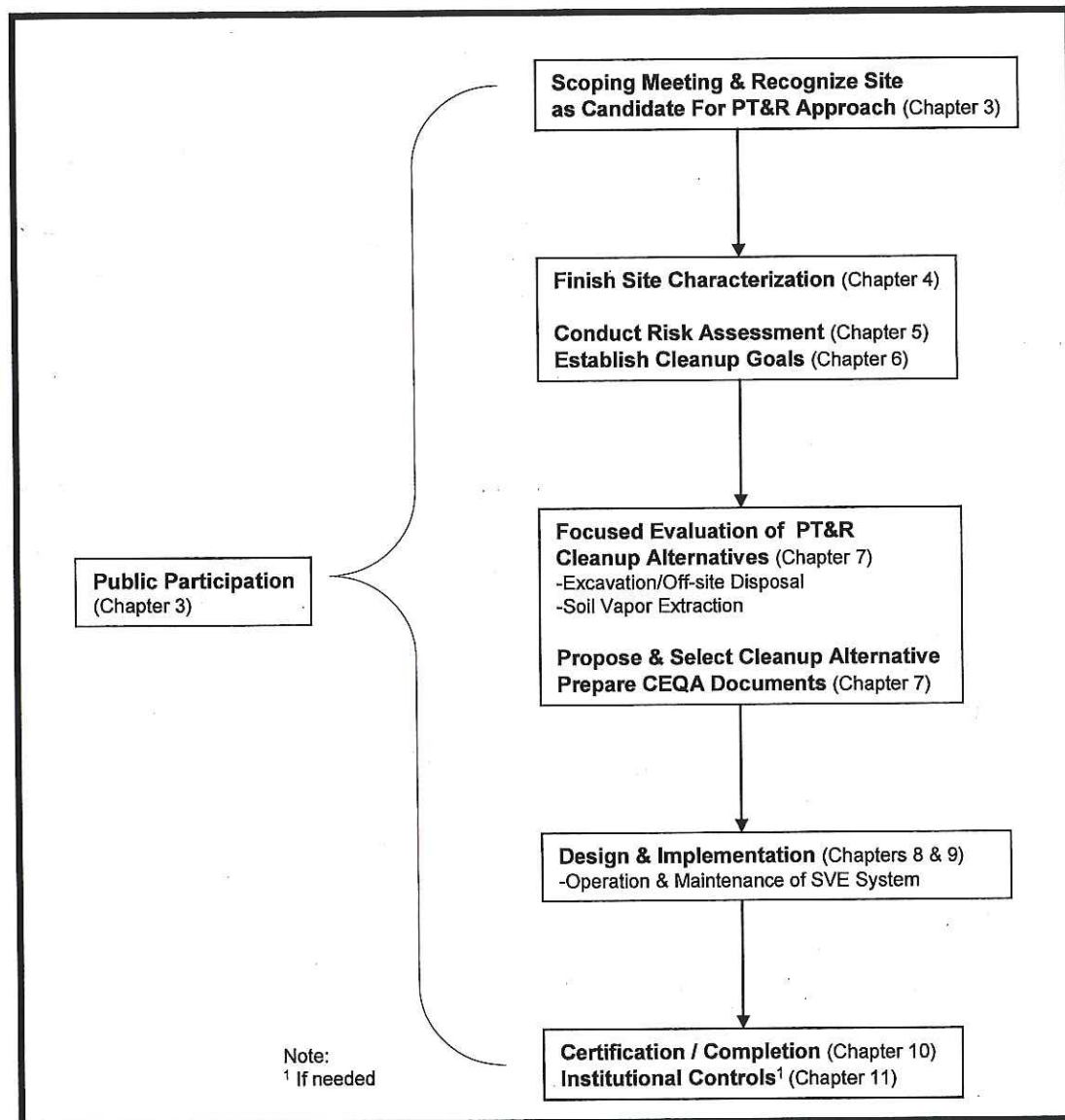
*Advanced*  
GeoEnvironmental, Inc.

**William R. Little, P.G.**  
Senior Geologist  
California Professional Geologist No. 7473  
wlittle@advgeoenv.com

837 Shaw Road • Stockton, California 95215  
(209) 467-1006 • FAX (209) 467-1118 • Mobile/Voice (209) 969-4707

**PROVEN TECHNOLOGIES AND REMEDIES GUIDANCE –  
REMEDICATION OF CHLORINATED VOCs IN VADOSE ZONE SOIL**

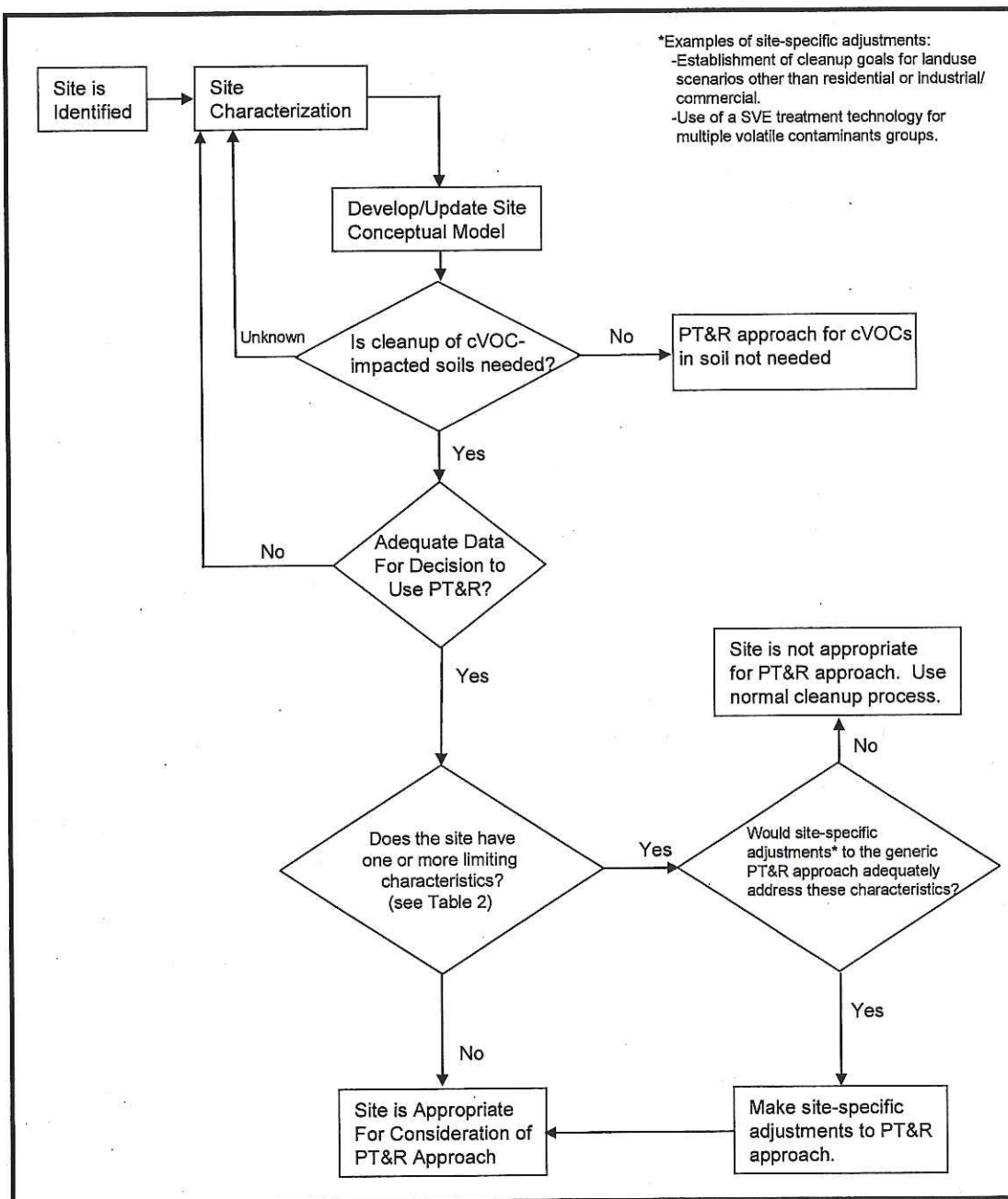
**Figure ES-1. General Overview of PT&R Approach for Sites with Vadose Zone Soils Impacted by Chlorinated VOCs.**



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A CSM should be developed to assist with the determination of suitability for the PT&R approach. The CSM is intended to summarize all currently available information about the site, develop a preliminary understanding of the site, and identify data gaps. Appendix A provides the CSM for cVOCs in the subsurface. The identified data gaps should be used to determine whether sufficient information is available to make a decision that a site is suitable for the PT&R approach.

**Figure 2. Process for Determining if the PT&R Approach for Chlorinated VOCs in Vadose Zone Soil is Appropriate for a Given Site**



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Threshold Criteria

- 1) overall protection of human health and the environment,
- 2) compliance with federal/State/local requirements,

Balancing Criteria

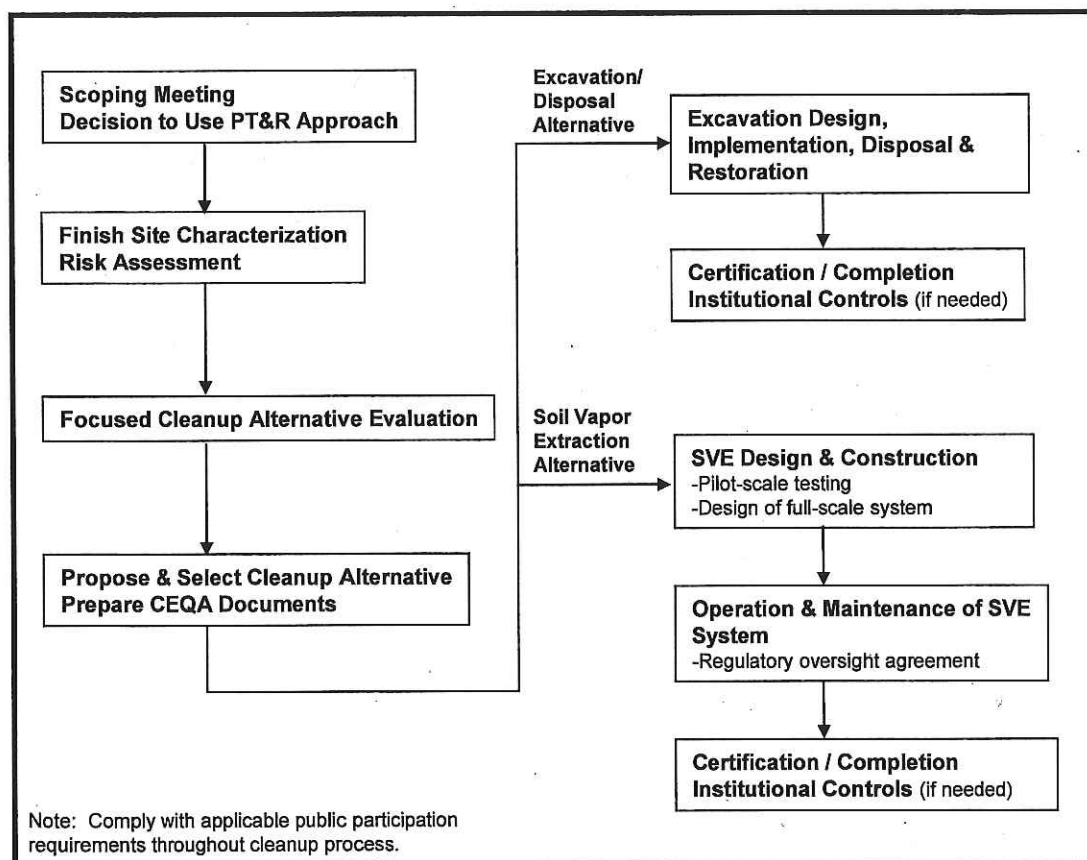
- 3) long-term effectiveness and permanence,
- 4) reduction of toxicity, mobility or volume through treatment,
- 5) short-term effectiveness,
- 6) implementability based on technical and administrative feasibility,
- 7) cost,

Modifying Criteria

- 8) State and local agency acceptance,
- 9) community acceptance.

Additional criteria may also be considered in the remedial alternative evaluation process for a given site. For example, an evaluation of the sustainability of each remedial alternative could be used to identify potential environmental stressors (e.g., resource depletion, physical disturbances) and their associated impacts. The *Interim Advisory for Green Remediation* (DTSC, 2009d) provides additional discussion regarding sustainability as a criterion in the remedy selection process.

**Figure 3. Summary of PT&R Cleanup Alternatives**





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**Potential Ecological Risk.** Sites located in areas that are designated as environmentally sensitive (e.g., wetland areas, wildlife refuges, endangered species habitat), or that have other characteristics that suggest potential ecological impacts, are not candidates for the PT&R approach. Ecological risks may be present at sites where potential habitat, ecological receptors, surface water drainages, and/or surface water features are present. Because the cleanup process may be more complex (including the development of appropriate cleanup goals and potential ecological impacts by implementation of the remedy), these types of sites may not be suitable for the PT&R approach.

**Surface Water Features.** Sites with surface water may not be suitable for the PT&R approach. Surface water and associated zones of water saturation introduce variability and uncertainty in the distribution, migration, and concentration of cVOCs in soil and soil gas, and complicate the design and implementation of remedies. Also, surface water potentially impacted by runoff or subsurface migration of cVOCs from contaminated soil may be linked to ecological risk or have other risk considerations. The cleanup goals and alternatives recommended by this guidance document do not consider these risks.

*Jordan  
Dawick*

**Complex Sites.** The PT&R approach may not be appropriate for complex sites that require a more elaborate cleanup strategy than is offered by this approach. Large sites may require integration of multiple cleanup approaches and may need to consider ecological risk when selecting the cleanup alternative. Sites with off-site contamination or potential off-site receptors require an evaluation beyond the scope of the PT&R approach.

**Table 1. Site Characteristics that Favor the PT&R Approach**

Applicable PT&R Alternative(s)	Favorable Characteristic	Primary Rationale for Favorable Characteristic
<ul style="list-style-type: none"> <li>Excavation/disposal</li> <li>SVE</li> </ul>	cVOC contamination	<ul style="list-style-type: none"> <li>PT&amp;R alternatives are most common remedies used to address cVOCs in vadose zone.</li> </ul>
	No emergency actions required	<ul style="list-style-type: none"> <li>PT&amp;R approach requires a planning period of at least six months.</li> </ul>
	Industrial/commercial or residential land use scenario	<ul style="list-style-type: none"> <li>Residential and industrial/commercial exposure scenarios are the most common scenarios evaluated. Standard default assumptions are available.</li> </ul>
	Human receptors only	<ul style="list-style-type: none"> <li>This guidance addresses health risk cleanup goals for human receptors.</li> </ul>
	Groundwater impacts addressed by a separate remedy	<ul style="list-style-type: none"> <li>The PT&amp;R alternatives do not directly address groundwater.</li> </ul>
<ul style="list-style-type: none"> <li>Excavation/disposal</li> </ul>	Readily accessible contamination	<ul style="list-style-type: none"> <li>Can be the most efficient means of removing impacts to shallow soils. Feasible depth for excavation is a site-specific decision.</li> </ul>
	Co-located contaminants	<ul style="list-style-type: none"> <li>Likely more feasible if the same excavation activities would remove cVOCs as well as other contaminant types.</li> </ul>
<ul style="list-style-type: none"> <li>SVE</li> </ul>	Conditions conducive to effective SVE	<ul style="list-style-type: none"> <li>Conditions for effective SVE: homogeneous, permeable soils; adequate vadose zone thickness; volatile contaminants.</li> </ul>

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**Table 2. Site Characteristics that Limit the PT&R Approach**

Applicable PT&R Alternative(s)	Limiting Characteristic	Primary Rationale for Limiting Characteristic
<ul style="list-style-type: none"> <li>• Excavation/disposal</li> <li>• SVE</li> </ul>	Multiple contaminant groups	<ul style="list-style-type: none"> <li>• Multiple contaminant groups may be more efficiently cleaned up by alternate approaches.</li> </ul>
	Emergency action required	<ul style="list-style-type: none"> <li>• These actions have different regulatory requirements and require a faster response than can be achieved under the PT&amp;R approach.</li> </ul>
	Ecological habitat or sensitive receptors	<ul style="list-style-type: none"> <li>• If the scoping-level ecological investigation identifies potentially complete exposure pathways, further assessment is necessary and is beyond the scope of this PT&amp;R guidance.</li> </ul>
	Potential for surface water impact	<ul style="list-style-type: none"> <li>• Impacts to surface water may have associated ecological risks. The risk assessment approach recommended by this guidance addresses human health risk only.</li> </ul>
	Land use or exposure scenario other than residential or industrial/commercial	<ul style="list-style-type: none"> <li>• Other land use or exposure scenarios require site-specific evaluation and an adjustment to the PT&amp;R approach. Default exposure assumptions generally are not available.</li> </ul>
	Off-site contamination and potential receptors	<ul style="list-style-type: none"> <li>• Adds complexity to the cleanup process and the evaluation of receptors. Requires an evaluation beyond the scope of this guidance.</li> </ul>
<ul style="list-style-type: none"> <li>• Excavation/disposal</li> </ul>	cVOC impacted soil cannot be excavated	<ul style="list-style-type: none"> <li>• Excavation is only feasible up to certain depths (based on site-specific considerations).</li> <li>• Site infrastructure or conditions may preclude excavation.</li> </ul>
	Multiple contaminant groups	<ul style="list-style-type: none"> <li>• Multiple contaminant groups may limit disposal options. Multiple excavations required if contaminants are not co-located.</li> </ul>
<ul style="list-style-type: none"> <li>• SVE</li> </ul>	Soils with low air permeability	<ul style="list-style-type: none"> <li>• Fine-grained or high moisture content soils require a higher vacuum and typically require a longer remediation time, which increase the cost of SVE. SVE is not technically feasible in soil with very low permeability where sufficient air flow rates (pore gas velocity) cannot be created.</li> </ul>
	Shallow groundwater	<ul style="list-style-type: none"> <li>• Sites with shallow groundwater may be better addressed via the groundwater remedy.</li> </ul>
	cVOC contamination near capillary fringe	<ul style="list-style-type: none"> <li>• High moisture conditions near the capillary fringe decrease mass removal via SVE.</li> </ul>
	Saturated soil	<ul style="list-style-type: none"> <li>• SVE is not effective under saturated conditions.</li> </ul>
	Heterogeneous soil	<ul style="list-style-type: none"> <li>• Heterogeneity results in lower mass removal rates and prolongs operation time for the SVE system.</li> </ul>
	Bedrock	<ul style="list-style-type: none"> <li>• This guidance does not address SVE in bedrock.</li> </ul>
	High soil organic matter content	<ul style="list-style-type: none"> <li>• cVOCs sorb to soil organic matter, decreasing the mass removal rates and prolonging the operation time for the SVE system.</li> </ul>
	Multiple volatile contaminant groups	<ul style="list-style-type: none"> <li>• Other treatment options may be needed for multiple types of volatile contaminants.</li> </ul>
	Non-volatile contaminants	<ul style="list-style-type: none"> <li>• SVE is more effective for volatile compounds.</li> </ul>