



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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April 16, 2015

Mr. Ernie Lee
Marina Faire, Shopping Center
3271 South Highland Drive, Suite 704
Las Vegas, NV 89109
(Sent via email to ernestlee@gmail.com)

Subject: Request for Public Notification Documents; Site Cleanup Program Case No. RO0003155 and Geotracker Global ID T10000006425, Four Seasons Cleaners, 13778 Doolittle Drive, San Leandro, CA 94577

Dear Ms. D'Hondt:

Alameda County Environmental Health (ACEH) staff has reviewed the case file including the *Soil and Water Investigation Report and Vapor Assessment Work Plan*, dated March 6, 2015. The report was prepared and submitted by Well Test, Inc (WTI). Thank you for submitting the report. The report documented the installation of eight direct push soil bores (DP-1 to DP-8) that were installed to initiate delineation of the downgradient extent of soil and groundwater contamination associated with the release of chlorinated or halogenated volatile organic compounds (HVOCs) at the referenced site. Concentrations up to 12,000 micrograms per liter ($\mu\text{g/l}$) tetrachloroethene (PCE), 2,100 $\mu\text{g/l}$ trichloroethene (TCE), 610 $\mu\text{g/l}$ cis-1,2-dichloroethene (cis-1,2-DCE), and 11 $\mu\text{g/l}$ trans-1,2-Dichloroethene (trans-1,2-DCE) were detected downgradient of the dry cleaner. These concentrations exceed the Commercial Environmental Screening Levels (ESLs) promulgated by the San Francisco Bay Regional Water Quality Control Board (RWQCB) issued in conjunction with the *User's Guide: Derivation and Application of Environmental Screening Levels*, as revised in December 2013. The respective ESLs are 5.0 $\mu\text{g/l}$ for PCE, 5.0 $\mu\text{g/l}$ for TCE, 6.0 $\mu\text{g/l}$ cis-1,2-DCE, and 10.0 $\mu\text{g/l}$ trans-1,2-DCE.

The requested work plan proposed the installation of two soil vapor well locations with nested soil vapor wells constructed at the depths of 4 and 8 feet below grade surface (bgs), four sub-slab vapor pin locations (two proximal to the proposed soil vapor wells), two indoor air sampling locations, and one outdoor ambient air sample.

ACEH is in general concurrence with undertaking the proposed scope of work; however, prior to approving the scope of work, public outreach is necessary in order to communicate activities with potential interested parties in the general vicinity, adjacent commercial suites, and with the occupants of the subject suite. Therefore ACEH requests that you address the following technical comments and send us the documents requested below.

TECHNICAL COMMENTS

- 1. Draft Public Fact Sheet Notice** - Based on a review of site data, 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 risks 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.

As part of the public participation process, you must notify potentially affected stakeholders who live or own property in the area around the release of the site conditions through a mailing of a fact sheet. Please establish an initial mailing list of property owners and tenants who are located within 350 feet of the suspected release location (sample location S3) at the property. The mailing list should also include other stakeholders who have interest in tenant improvements, have political jurisdiction within

or adjacent to the potential vapor intrusion area, represent community leadership or advocacy, or need to be aware of planned activities.

This will require the generation of two notices, one for offsite property owners and tenants and one for tenants at the commercial mall. Please submit a draft distribution list and draft informational fact sheet about the site and planned investigation and characterization activities (MS Word format) for agency review by the date specified below. Please see the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) Vapor Intrusion Public Participation Advisory (VIPPA), dated March 5, 2012 for examples.

2. **Draft Indoor Air Sampling Fact Sheet** – An additional level of communication must also be provided to all units in which indoor air samples are proposed to be collected at (currently one). The purpose is to inform occupants of the units of the importance of, and what will happen during, the indoor air sampling work that has been proposed. Examples of this type of communication are contained in the DTSC VIPPA document (especially pages 76 to 83). ACEH requests the submittal of a draft Indoor Air Sampling Fact Sheet (MW Word format) intended for indoor air sampling, by the date identified below.
3. **Indoor Air Fact Sheet Distribution** – After ACEH approval of the draft indoor air sampling fact sheet, please ensure that the fact sheet is distributed a minimum of 1 week prior to site interviews and observations. Please also ensure that the occupants of the unit have not used chemicals that contain or could confuse PCE vapor sampling results (for example that contain PCE, TCE, or other potential breakdown products etc.) are not used for a minimum of one week prior to the indoor air sampling effort. Finally, please ensure that the heating, ventilation, and air conditioning (HVAC) systems are not operating during the 24 hour sampling events in each unit (*EPA Region 9 Guidelines and Supplemental Information Needed for Vapor Intrusion Evaluations at the South Bay National Priorities List (NPL) Sites*, December 3, 2013, US EPA).
4. **Work Plan Modifications** – The referenced work plan proposes a series of actions with which ACEH is in general agreement of undertaking; however, ACEH will, upon approval and distribution of the public notification fact sheets, request several modifications to the approach. Please be aware that at this time ACEH has not provided approval to proceed with the scope of work, but is communicating the requested modifications. Please submit a report by the date specified below.
 - a. **Vapor Well Completions** – The referenced work plan proposes to install two dual completion vapor wells to the depths of 4 and 8 feet bgs. ACEH requests the two depths at each well be installed in a nested fashion (completed as separate wells offset by several feet) in order to eliminate data interpretation complications should the wells fail to seal as expected.
 - b. **Ambient Air Vapor Sample Location** – The outdoor ambient air sample location appears to be located in a downwind direction from the release. In order to determine background outdoor air vapor concentrations, please relocate the sample to an upgradient location based on the prevailing wind direction at the site.
 - c. **Utility Survey** – In addition to locating the sanitary sewer lines, please additionally locate and determine the depths of installation of other potential conduits such as underground electrical and storm water utility locations at the site. While the principal concern is the sanitary sewer location, the additional utilities can affect contaminant flow patterns.
 - d. **Previous Configurations of Dry Cleaner Suite** – In order to quickly determine additional potential PCE release locations ACEH requests the identification of previous configurations of the dry cleaning suite, especially during the period of PCE use. This should include the presence of other dry cleaning machines, use areas, including former use areas if known, spent solvent storage areas, solvent filter drain areas, the location of the former solvent delivery area (front or rear), former equipment outlines on the slab floor, the location of concrete patches or trenches, pavement changes, anchor bolts cut off at the concrete surface that indicate former machine locations, sumps, floor drains, and other features that will identify critical areas for investigation. The intent of this request is to quickly help focus future assessment locations and to help minimize expenses. An excellent resource in this effort is

the document entitled *Conducting Contamination Assessment Work at Drycleaning Sites*, published by the State Coalition for Remediation of Drycleaners, dated October 2010.

- e. **Soil Sample Selection Protocols** – The work plan does not mention the collection of soil samples from the proposed soil vapor wells. ACEH requests the collection and laboratory analysis of a sufficient number of soil samples from each soil bore in order to characterize the lateral and vertical extent of HVOC contamination relative to existing bore locations S1 to S3. ACEH requests the analysis of these soil samples based on indications of contamination such as photoionization detections, odor, discoloration, and significant changes in lithology.
5. **Work Plan Request** – Coincident with the submittal of the requested site report, and utilizing the results of the work, including the location of the sanitary sewer, ACEH additionally requests a work plan to assess the lateral and vertical extent of soil and groundwater contamination downgradient of the release. Please submit a work plan 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:

- **May 15, 2015** – Draft Public Fact Sheets (in MS Word format) with List of Fact Sheet Recipients (Please initially email to ACEH case worker only); file to be named: RO3155_PP_yyyy-mm-dd
- **15 Days After Fact Sheet Approval** – Certification of Fact Sheet Distribution
File to be named: RO3155_CORRES_L_yyyy-mm-dd
- **60 Days After Fact Sheet Approvals** – Site Investigation
File to be named: RO3155_SWI_R_yyyy-mm-dd
- **60 Days After Fact Sheet Approvals** – Vapor Assessment Work Plan (Combined with above report)
File to be named: RO3155_WP_R_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>.

If you have any questions, please do not hesitate to call me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

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

Mr. Ernie Lee
RO0003155
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cc: Ms. Julie D'Hondt, Marina Faire, LP, 3271 S. Highland Drive, Suite 704, Las Vegas, NV 89109
(Sent via email to highlandofficelv3@gmail.com)

Bill Dugan, Well Test, Inc; P.O. Box 8548, San Jose, CA 95115 (Sent via E-mail to:
dugan@welltest.biz)

Forrest Cook, Well Test, Inc; P.O. Box 8548, San Jose, CA 95115 (Sent via E-mail to:
Cook@welltest.biz)

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

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.