

1101 7th Street
Modesto, CA 95354
209.522.4119
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geologicaltechnics@sbcglobal.net

April 23, 2007

TO: Friends and Neighbors of Rita and Tony Sullins, Arrow Rentals Service
FROM: Geological Technics Inc. on behalf of Rita and Tony Sullins, Arrow Rentals
RE: Corrective Action Plan (CAP) 187 N. L Street, Livermore, California
Assessor's Parcel Number: 98-408-01

Geological Technics Inc. (GTI), on behalf of Rita and Tony Sullins would like to invite you to review a *Draft Corrective Action Plan (CAP)* that is prepared to identify the activities that will be completed to eliminate the potential risks from contaminants in the soil and groundwater at the above referenced site. The *CAP* documents a proposed remedy that is protective of public health and safety as well as the environment. A copy of the proposed Draft CAP is available for public review at the following locations:

Livermore Public Library
1188 South Livermore Avenue
Livermore, CA 94550

Livermore City Hall
City Clerk's Office
1052 South Livermore Avenue
Livermore, CA 94550

Please submit written comments to:


Raynold I. Kablanow, II.
Geological Technics Inc.
1101 7th Street
Modesto, CA 95380
(209) 522-4119
Email: gti@geologicaltechnics.com

Comments should be received no later than May 27, 2007

All comments will be forwarded to the Owner and County & City Staff.

Upon completion of the public participation process, Alameda County Environmental Health will issue a final determination on the Draft CAP. All comments received on or before May 27, 2007 will be considered and responded to prior to preparation of the final CAP.

Sincerely,


Raynold I. Kablanow II, PH.D.
CA Professional Geologist #5234
Certified Hydrogeologist #442
Registered Environmental Assessor II

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ENVIRONMENTAL HEALTH SERVICES

cc: Chris Davidson, City of Livermore Redevelopment Agency
Jerry Wickham, Alameda County
Rita and Tony Sullins, Arrow Rentals Service



Public Participation Plan-April 2007

1. Introduction

This Public Participation Plan was prepared to comply with Health and Safety Codes. Its purpose is to inform members of the community on the proposed environmental clean up activities at the Arrow Rentals facility. Included in these documents are: a brief history of the proposed cleanup plan - Draft Corrective Action Plan (CAP), instructions to the public as to how they can participate in the process, and where to obtain additional information.

2. Site Background/History

The Arrow Rentals property is located at 187 N. L Street in Livermore, California and currently serves as a rental facility. Between 1951 and 1968, a Mobil service station operated at the site. In 1972, Arrow Rentals purchased the property and removed three 1,500 gallon underground storage tanks (UST) after they failed integrity tests. In 1984 two remaining UST were removed and one 1,000 gallon gasoline UST with a vapor monitoring well was installed in the southeastern corner of the site. In June 1985, a petroleum supplier pumped approximately 600 gallons of gasoline into vapor monitoring well (Pitcock release).

Over the years, various firms have conducted assessment activities on the site including Woodward Clyde Consultants Inc. (WCC) retained in 1988 by Livermore Redevelopment Agency (Agency), and Aquifer Sciences retained by Arrow Rents beginning in 1997. As approved by Alameda County Environmental Health (ACEH), these firms have completed several soil borings and installed monitoring wells, confirming impacts to the site from the release of petroleum hydrocarbons. The sources of petroleum hydrocarbons were reported to be from the UST systems at the site and the 1985 Pitcock release.

From 1989 to present various activities were conducted in order to identify the actions that needed to eliminate the potential risks from contaminants in the soil and groundwater at the site. These activities included additional monitoring wells, soil borings, and a soil gas survey.

2.1 Discovery of Contamination and Agency Involvement

The Agency retained WCC to perform site assessment activities in 1988. A report dated June 12, 1991 from WCC, confirmed that an unauthorized release(s) of petroleum hydrocarbon had occurred at the site. In 2005, Arrow Rentals was one of 550 property owners that received notice regarding upcoming environmental assessments in the Agency's Project Area.

2.2 Current Site Activities – Proposed Mitigation

The Corrective Action Plan (CAP) as developed by Geological Technics Inc. (GTI) proposes to implement Dual Phase Extraction (DPE) to restore the quality of the groundwater. DPE involves the use of soil vapor extraction and groundwater extraction simultaneously from one well - extracting groundwater induces a cone of depression that exposes more impacted soil to vapor extraction. This process

removes contaminants from the soil. The CAP document is a proposed remedy that is protective of public health and safety as well as the environment.

This CAP plan is the result of successful pilot DPE test completed in September 2006. At that time, ACEH directed that a CAP be developed for public comment and subsequent implementation.

3. Community Profile

Livermore is located in Alameda County in the Tri-Valley region of California approximately 40 miles southeast of San Francisco. Established in 1869 and incorporated in 1876, the population in 2005 was approximately 80,800 within an area of 23.92 square miles. The ethnic make up consists of 65% European-American, 23% Latino, 7% Asian, Pacific Islander, 3% other, 2% African American, and 1% American Indian. The city has a diverse economic base. A significant amount of land is devoted to wine production and other agricultural uses. Livermore also has a vibrant scientific community.

The primary language spoken in Livermore is English; however, 15.5 % of the population speaks a language other than English at home. Other demographics include:

- Approximate median household income: \$75,026
- Approximate per capita income: \$31,067
- Percentage of population holding Bachelor degrees or higher: 31.8%

Elected City Council Members and Mayor govern Livermore; who also serve as the City's Redevelopment Agency Board.

3.1 History of Community Involvement

Community involvement regarding rezoning and reuse of the greater downtown area has been ongoing since 2002. To-date, the following meetings have been held:

- Five Community Workshops were held between 2002 and 2003. According to the city of Livermore, between 100 and 150 people attended each of the five Community Workshops.
- Six City Council meetings were held between 2003 and 2004.
- Five Planning Commission meetings were held in 2003.
- One Redevelopment Project Area Committee was held on July 16, 2003
- One Historic Preservation Committee was held on July 24, 2003.

In September and October of 2004, the Agency notified 550 parcels in the redevelopment area regarding the use of Environmental Protection Agency Brownfield Grant funds to complete assessments within the Agency's Project Area. One comment was received in response to this notification. Three people attended a public meeting held regarding environmental assessment activities.

4. Objectives for the Community Relations Program

The goal of the public participation plan is to provide notification to the public, access to the technical information in the CAP and receive comments from the public.

5. Community Relations Activities and Techniques

The Community relations program for the Site is designed to address the concerns of community members. The specific components of this program are specifically designed to be flexible to changing site conditions and community concerns, and to accommodate any fluctuations in the community's level of interest during site remedial activities. Community relation activities and techniques that the responsible parties may implement are described below. All community relation activities will be overseen by the Agency.

5.1 Press Releases

If there are any new significant findings during the implementation of the CAP, Arrow Rents will notify the public by way of a press release.

5.2 Written Public Notice

Arrow Rental Services will publish a public notice in the local newspaper, *The Independent* on Friday, April 27, 2007.

5.3 Public Meetings

The proposed CAP presents activities for cleanup of the site. During the comment period, if more than 5 comments are received on this CAP, a public meeting will be held to provide an opportunity for community members to further comment on the CAP. Once reviewed by the public, the final CAP will incorporate all comments received. If significantly different remedial alternatives are proposed during the comment period, the public will have another opportunity to submit comments on the proposed revisions. Once the CAP is finalized it will be implemented on the site.

5.4 Public Comment Period

The public is invited to comment on the proposed CAP during the period from April 27, 2007 to May 27, 2007. Please submit written comments no later than May 27, 2007 to:

Raynold I. Kablanow II.
Geological Technics Inc.
1101 7th Street
Modesto, CA 95354
(209) 522-4119

(Note: Comments will be forwarded to Owner and County & City Staff)

All comments received will be considered and responded to prior to preparation of the final CAP.

5.5 Analysis of Public Comments

An Analysis of Public Comments ("the Analysis"), also known as a Response to Comments or a Responsiveness Summary, summarizes and responds to the comments received during the public comment period on the draft CAP. Comments may be obtained from transcripts of public meetings, letters to agencies or parties responsible for sites, or verbal comments to project staff. The Analysis records the level and nature of public comments on site remediation activities.

An analysis of public comments will be prepared following the public comment period on the draft CAP. Once finalized, the Analysis will be included in the Final CAP.

5.6 Mailing List

Appendix A is the map of the area of property owners that received notice in regards to environmental actions. A list of the noticed properties is available upon request. Please contact staff at (209) 522-4119 if you would like to be added to the list. Fact sheets included in this plan are available at City Hall and the Public Library.

5.7 Information Repositories

The CAP for Arrow Rentals Service is available for public review at the following locations:

Livermore Public library
1188 South Livermore Avenue
Livermore, California 94550
Monday-Thursday 10:00am to 9:00pm
Friday: 10:00am to 6:00pm
Saturday: 10:00am to 5:00pm
Sunday: Noon to 6:00pm

City Clerk's Office
Livermore City Hall
1052 South Livermore Avenue
Livermore, California 94550
Monday-Friday 8am to 5pm

Appendix A

City of Livermore, CA

