

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

March 7, 2005

Joe Zawidski
Signature Properties
4670 Willow Rd., Ste. 200
Pleasanton, CA 94588

Subject: Property at 1950 Railroad Avenue, Livermore, California - Request for Additional Technical Data (Ref. No. RO0002670)

Dear Mr. Zawidski:

In response to your April 2, 2004, request for input, Alameda County Environmental Health (ACEH) has reviewed the environmental reports on the attached list, obtained additional information from Zone 7 Water Agency, and reviewed site history information for two dry cleaning facilities upgradient of your site. In order for us to evaluate the likelihood of your site contributing to the detected groundwater contamination, additional information is necessary. To further assist us in our review of your site, we request that you 1) revise your proposed offsite groundwater sampling plan, 2) submit a report presenting the results of your additional soil and groundwater investigation, and 3) address the technical comments below.

TECHNICAL COMMENTS

1. PCE and TCE in Groundwater

On February 11, 2004, your consultant, Treadwell & Rollo, Inc., sampled groundwater at your site and detected chlorinated hydrocarbons, including tetrachloroethene (PCE), trichloroethene (TCE), and/or 1,2-dichloroethene (1,2-DCE), in 9 out of 10 collected groundwater samples. The analytical laboratory reported concentrations up to 30 ug/L PCE, 3.8 ug/L TCE and 3.8 ug/L 1,2-DCE. The grab samples were depth-discrete, collected from 42 ft bgs using a hydropunch tool. In April 2004, depth to water in monitoring wells at the adjacent Arrow Rentals site was approximately 30 ft bgs. No groundwater samples were collected between 30 and 42 ft bgs, and the onsite depth to first encountered groundwater was not evaluated by Treadwell & Rollo. Of note, depth to water in Livermore has fluctuated significantly in the past; groundwater elevation in Zone 7 well 3S/2E 8K 2 (total depth 74 ft) rose approximately 50 ft between 1992 and 1998. No rationale for collecting groundwater samples from 42 ft bgs was provided.

In your April 2, 2004, *Phase II Environmental Site Assessment Report*, Treadwell & Rollo states that the chlorinated hydrocarbon results indicate that there may be a regional PCE contamination issue. In their subsequent May 14, 2004, *Proposed Additional Soil and Groundwater Sampling Workplan*, Treadwell & Rollo recommend groundwater sampling upgradient of the site to evaluate potential offsite source(s) of PCE. Figure 3 of the workplan identifies J Cleaners within 400 ft upgradient of the site. Dry cleaning facilities which use PCE onsite, and in particular facilities which operated over an extended period of time and prior to implementation of most modern environmental regulation (i.e. pre-1970s), are typically considered potential sources of chlorinated hydrocarbons.

The site overlies a sensitive drinking water aquifer, and active drinking water wells are located downgradient of the site. Further, PCE and TCE are known to volatilize from groundwater and have the potential to impact indoor air. In 2001, a study performed by Lawrence Livermore National Laboratory (LLNL) as part of the Ambient Groundwater Monitoring and Assessment (GAMA) Program, sponsored by the California State Water Resources Control Board (SWRCB), identified PCE contamination in nearby public water supply wells. LLNL detected PCE in all four sampled supply wells located west of and within approximately 3/4 mile of your site. A copy of the data from that study is attached.

To further assess potential source(s) of PCE and evaluate the potential for a regional PCE contamination issue, ACEH requested site history information from the owners and/or operators of two dry cleaning facilities upgradient of your site. J Cleaners is located at 2093 Railroad Avenue, uses PCE onsite, and has been in operation for an unknown period of time. Purity Cleaners has operated at 183 N. Livermore Avenue since approximately 1963 and also uses PCE in its operations. Also, from reports provided by Zone 7 Water Agency, we learned that a site assessment performed for All Rents of Livermore detected up to 430 ug/L PCE and 250 ug/L TCE in groundwater at a former dry cleaning facility (former Bien's or Bennett's Cleaners) at 2247 2nd Street, Livermore. Two other dry cleaners were also reported: Quality Cleaners at 2048 First Street and Sunshine Center Wash n' Dry Clean at 148 South L Street. The potential for any of these reported sites to be the source of or to be contributing to a regional plume is currently undefined.

Through the course of our inquiry, ACEH was informed that a carpet, drapery and furniture cleaning business (Sadler-Turner and Co.) was formerly located at your site, at 1900 Railroad Avenue, Livermore. A copy of the 1975 Livermore Chamber of Commerce street map and guide provided to ACEH is attached to this letter. According to the December 27, 1988, *Phase I Environmental Assessment* for your site, Scheeringa Bros. Meat Processing was formerly located at 1900 Railroad Avenue. The Phase I report was prepared by Woodward-Clyde, Inc., and did not evaluate the historical occupants of this commercial space.

Though the Woodward-Clyde 1988 Phase I did not identify Sadler-Turner and Co., the report does state that solvents use was suspected at several business formerly located at your site. Solvents use was documented at Accelerated Printing located at 1908 Railroad Avenue, adjacent to 1900 Railroad Avenue. Woodward-Clyde observed solvent storage, empty solvent cans, and a tank for washing equipment at Accelerated Printing. In addition, Quality Painting Company was located nearby at 1934 Railroad Avenue, and Woodward-Clyde observed acrylic paint storage and evidence of a UST at this facility. However, they were not able to inspect Quality Painting, so it is not clear whether or not a complete evaluation of this facility was performed. In their Phase I conclusions and recommendations, Woodward-Clyde recommends analyzing samples from Quality Painting for solvents. Woodward-Clyde's subsequent *Phase II Site Exploration* dated April 1989, appears to have included one boring (boring B-6) at Quality Painting and sample analysis for chlorinated hydrocarbons; however, a figure showing sampling locations (Figure 2) was omitted from the report copy sent to ACEH.

Based on our review summarized above, ACEH finds that:

- 1) Insufficient data is currently available for ACEH to attribute the detected PCE and TCE concentrations solely to offsite source(s);
- 2) No focused soil, soil vapor or groundwater sampling appears to have been performed at your site in the vicinity of Accelerated Printing;

- 3) Quality Painting, formerly located at your site, does not appear to be a primary concern; however, the submitted documentation is insufficient to rule out this former facility as a contributing source of the detected chlorinated solvents in groundwater; and
- 4) No evaluation of the potential for historical chlorinated hydrocarbon use or storage at Sadler-Turner has been presented.

Additional groundwater data is necessary to evaluate the likelihood of an offsite groundwater contamination source for the detected concentrations. Your May 14, 2004, *Proposed Additional Soil and Groundwater Sampling Workplan*, prepared by Treadwell & Rollo recommended additional offsite groundwater sampling. The boring location downgradient of J Cleaners appears appropriate; however, we recommend that you relocate the other borings proposed for North L Street to locations that would assist in evaluating the potential sources discussed above. We also recommend that you sample groundwater in the former location of Accelerated Printing, and that you evaluate the potential for the former Sadler-Turner facility to be a source of PCE and TCE contamination. Please submit your results in the report requested below.

2. Soil Management Plan

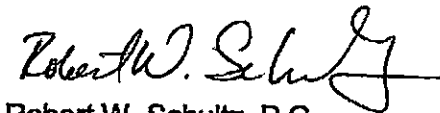
We concur with the additional soil sampling proposed in your June 10, 2004 *Soil Management Plan*. Please submit your results in the report requested below.

REPORT REQUEST

Please submit your *Soil and Groundwater Investigation Report*, which addresses the comments above by **June 7, 2005**. Any extension in the above deadline must be confirmed in writing by ACEH staff.

If you have any questions regarding this request, please call me at (510) 567-6719.

Sincerely,



Robert W. Schultz, P.G.
Hazardous Materials Specialist

- cc:
- Stephen B. Bley, 555 Montgomery St., Ste. 605, San Francisco, CA 94111-2543
 - Roger De Sousa, 167 N. Livermore Ave., Livermore, CA 94550
 - All Rents, 2350 1st Street, Livermore, CA 94550
 - Betty Graham, 1515 Clay St., Ste. 1400, Oakland, CA 94612
 - o Daniel Stefani, Livermore-Pleasanton Fire Dept., 3560 Nevada St., Pleasanton, CA 94566
 - o Matt Katen, Zone 7 Water Agency, QIC 80201
 - o Chris Davidson, City of Livermore, 1052 S. Livermore Ave., Livermore, CA 94550
 - o Eric Uranga, City of Livermore, 1052 S. Livermore Ave., Livermore, CA 94550
 - Glenn Young, Fugro West, Inc., 1000 Broadway, Ste. 200, Oakland, CA 94607
 - David Kleefattel, Treadwell & Rollo, 501 14th St., 3rd Floor, Oakland, CA 94612
 - Donna Drogos, ACEH
 - Bob Schultz, ACEH

Report List

Fuel Leak Case RO0002670

Railroad Ave. Redevelopment Area, Livermore, California

Woodward Clyde Consultants. *Phase I Site Environmental Assessment*, Railroad Avenue Property, Livermore, California. December 27, 1988.

Woodward Clyde Consultants. *Phase II Site Exploration*, Railroad Avenue Property, Livermore, California. April 1989.

Woodward-Clyde Consultants. *Observations and Laboratory Analyses Results, Underground Tank Removal*, Fabtronics Site, 1934 Railroad Avenue, Livermore, California. October 10, 1989.

Light, Air & Space Construction. *Modified Phase I and Limited Phase II Environmental Assessment*, Proposed Theater Building Parcel Site, "Railroad Avenue Property," Livermore, California. June 28, 2003.

STL. STLC, RCI, and TCLP Analysis of August 19, 2003 samples. August 26, 2003.

Light, Air & Space Construction. Table 4. Cam 17 Metals Soil Results. August 28, 2003.

Terrasearch, Inc. *Phase I Environmental Site Assessment* on Proposed Movie Theater 5.2-Acre Parcel, 1950 Railroad Avenue, Livermore, California. March 12, 2003.

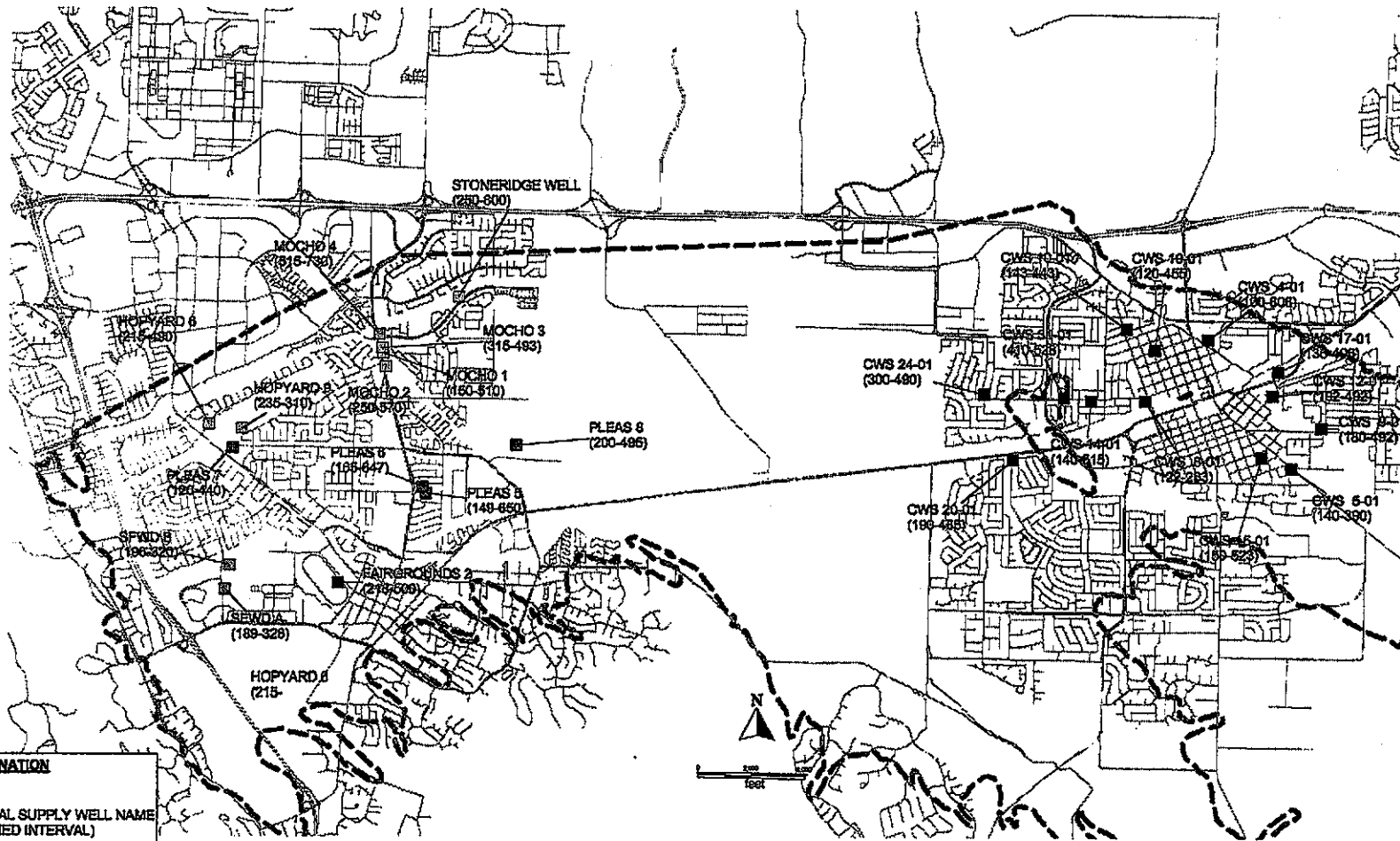
Treadwell & Rollo, Inc. *Phase II Environmental Site Assessment Report*, Railroad Avenue – Livermore Redevelopment Agency Site. April 2, 2004.

Treadwell & Rollo, Inc. *Proposed Additional Soil and Groundwater Sampling Workplan*, Railroad Avenue Property, Livermore, California. May 14, 2004.

Treadwell & Rollo, Inc. *Soil Management Plan*, Railroad Avenue – Livermore RDA. June 10, 2004.

Table 2a: Analytical data for VOC's from wells sampled in the Alameda Watershed.

WELL OWNER	LLNL ID	STATE WELL ID	WELL NAME	SAMPLE DATE	Concentrations in parts per million (ppt)											
					MTBE	CHCl ₃	Benzene	TCE	BDCM	Toluene	PCE	DBCM	Ethylbenzene	p,m-Xylene	o-Xylene	DBCP
(units)					(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)	(ppt)
Zone 7 Public Supply Wells	100791	3S/1E-18A01	HOPYARD 1	20010216	270	8400	<5	<5	150	<5	<5	110	<5	<5	<5	<5
	100792	3S/1E-18A06	HOPYARD 6	20010216	250	10000	<5	<5	3300	<5	<5	1200	<5	<5	<5	<5
	100799	3S/1E-17D12	HOPYARD 9	20010307	<5	510	<5	<5	23	<100	<5	5.0	9.4	41	17	<5
	100793	3S/1E-09M02	MOCHO 1	20010216	<5	380	<5	<5	19	<5	<5	6.0	<5	<5	<5	<5
	100794	3S/1E-09M03	MOCHO 2	20010216	<5	6.6	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
	100790	3S/1E-09M04	MOCHO 3	20010208	<5	7800	<5	<5	420	<100	<5	180	<5	<5	<5	<5
	100800	3S/1E-08H18	MOCHO 4	20010314	<5	19000	<5	<5	680	<100	<5	250	<5	<5	<5	<5
	100795	3S/1E-09B01	STONERIDGE 1	20010216	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
City of Pleas.	100797	3S/1E-16L05	CP W-5	20010223	<8	230	<5	<5	140	<5	<5	92	<5	<5	<5	<5
	100798	3S/1E-16L07	CP W-6	20010223	<5	89	<5	<5	22	<5	<5	11	<5	<5	<5	<5
	100796	3S/1E-16A02	CP W-8	20010223	23	860	<5	<5	1000	<5	<5	790	<5	<5	<5	<5
California Water Service	100806	3S/2E-16B01	CWS 5-01	20010620	<5	300	<5	<5	59	200	6.8	55	<5	<5	<5	<5
	100908	3S/2E-08P01	CWS 8-01	20010620	9.8	160	<5	84	46	<5	550	28	<5	<5	<5	<5
	100868	3S/2E-08F01	CWS 10-1	20010503	23	75	<5	<5	11	<100	8700	7.1	<5	<5	<5	<5
	100867	3S/2E-08N02	CWS 14-1	20010503	<8	67	<5	12	11	<100	650	5.1	<5	<5	<5	<5
	100869	3S/2E-16C01	CWS 15-1	20010503	<5	21	<5	<5	9.9	<100	<5	21	<5	<5	<5	<5
	100905	3S/2E-09L01	CWS 17-01	20010620	89	190	15	220	12	24	9.4	<5	7.6	28	15	<5
	100907	3S/2E-08G01	CWS 19-01	20010620	33	190	<5	<5	20	6.4	3300	9.4	<5	<5	<5	<5
	100865	3S/2E-18B01	CWS 20-1	20010503	<5	39	<5	<5	9.0	<100	<5	6.6	<5	<5	<5	<5
	100866	3S/2E-07P03	CWS 24-1	20010503	<5	18	<5	<5	9.4	<100	<5	<5	<5	<5	<5	<5
SFWD	100977	3S/1E-19A03	SFWD-06	20010808	<5	10	<5	<5	<5	<15	<5	<5	<5	<5	<5	<5
	100978	3S/1E-19A02	SFWD-09	20010808	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
Zone 7 Monitoring Wells	101191	3S/2E-19D07	19D7	20011018	<10	11	<10	<5	5.3	<110	5.9	19	<23	<110	<30	<5
	101192	3S/2E-19D09	19D8	20011018	<10	46	<10	<5	<5	<110	<5	<5	<23	<110	<30	<5
	101193	3S/2E-19D08	19D9	20011018	<10	210	<10	<5	23	<110	<5	<5	<23	<110	<30	<5
	101195	3S/1E-12H05	12H5	20011018	<10	55	<5	<5	<5	<100	95	<5	<10	<45	<20	<5
	101194	3S/1E-12H04	12H4	20011018	<10	16	<5	<5	<5	<100	5.3	<5	<10	<45	<20	<5
	101196	3S/2E-16A03	16A3	20011018	27	447	<5	<5	10	<5	<5	<5	<5	<45	<5	<5



EXPLANATION	
	MUNICIPAL SUPPLY WELL NAME (SCREENED INTERVAL)
	MAIN GROUNDWATER BASIN BOUNDARY



ZONE 7 WATER AGENCY
5997 PARKSIDE DRIVE PLEASANTON CA 94588

OWNER	Gerald Gates
DESIGNED	
CHECKED	
APPROVED	

WATER RESOURCES ENGINEERING
Municipal Well Locations

SCALE	1" = 1,000'
DATE	20 June 2002
REVISION	Zone 7 Groundwater Well Locations

1" = 6621'

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(510) 567-6700
FAX (510) 337-9335

November 2, 2004

Mr. Stephen B. Bley
Ms. Sandra H Bley
Mr. Robert Bisio
555 Montgomery St., #605
San Francisco, CA 94111-2543

Subject: Property at 2093 Railroad Avenue, Livermore, Alameda County, California -
Request for Technical Report on Site History (Ref. No. RO0002632)

Dear Mr. & Ms. Bley and Mr. Bisio:

This letter requests that you submit site-history information for the subject property. As explained below, this information will assist Alameda County Environmental Health (ACEH) with its investigation of groundwater pollution in the vicinity.

A recent subsurface investigation performed between approximately 400 and 1,100 ft downgradient of your property found tetrachloroethene (PCE) and/or trichloroethene (TCE) in groundwater in nine out of ten sampled locations. The highest detected PCE concentration was 30 ug/L in groundwater within 500 ft of your property. Your property overlies a sensitive drinking water aquifer, and an active drinking water supply well is located approximately 1/2-mile downgradient. The source of the detected PCE and TCE has not been identified. PCE and TCE are commonly used in dry cleaning operations. Based on the location of your property in relation to the detected concentrations, the concentration trends relative to distance from your site, local groundwater flow direction, and the common use of PCE and/or TCE in dry cleaning operations, ACEH considers your property a potential source of groundwater pollution. ACEH is sending this request to you because Alameda County assessor's office records identify you as the current owner of the subject property.

Please submit a technical report containing the following information by the date specified below:

1. The period of time that you have owned the property.
2. For each lessee that has operated at the site during this period, a description of: (a) the period of time that they operated at the property, (b) the lessee's name and current mailing address, (c) a contact person and their current phone number, and (d) the nature of the lessee's business.
3. The name, current mailing address, contact person, and current phone number for the prior property owner.
4. The name, current mailing address, contact person, and current phone number for any other prior property owners or operators, to the extent that this information is known or reasonable available.
5. The location of utilities lines on the property (e.g. sanitary sewer, storm drain), to the extent that this information is known or reasonably available.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

November 2, 2004

J Cleaners
Ki Sun Choi
2093 Railroad Ave.
Livermore, CA 94550

Subject: Property at 2093 Railroad Avenue, Livermore, Alameda County, California -
Request for Technical Report on Site History (Ref. No. RO0002632)

Dear Mr. Choi:

This letter requests that you submit site-history information for the subject property. As explained below, this information will assist Alameda County Environmental Health (ACEH) with its investigation of groundwater pollution in the vicinity.

A recent subsurface investigation performed between approximately 400 and 1,100 ft downgradient of your property found tetrachloroethene (PCE) and/or trichloroethene (TCE) in groundwater in nine out of ten sampled locations. The highest detected PCE concentration was 30 ug/L in groundwater within 500 ft of your property. Your property overlies a sensitive drinking water aquifer, and an active drinking water supply well is located approximately 1/2-mile downgradient. The source of the detected PCE and TCE has not been identified. PCE and TCE are commonly used in dry cleaning operations. Based on the location of your property in relation to the detected concentrations, the concentration trends relative to distance from your site, local groundwater flow direction, and the common use of PCE and/or TCE in dry cleaning operations, ACEH considers your property a potential source of groundwater pollution. ACEH is sending this request to you because you are the current owner/operator of J Cleaners.

Please submit a technical report containing the following information by the date specified below:

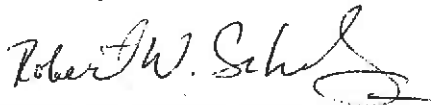
1. A description of: (a) the period of time that J Cleaners (the lessee) operated at the property, (b) the lessee's name and current mailing address, (c) a contact person and their current phone number, and (d) the nature of the lessee's business.
2. A detailed description of your operations at the property during this period.
3. A list of chemicals stored, used, handled, produced, recycled, or disposed at the property during this period. The list should indicate any chemicals that were stored, used, or disposed as hazardous waste. This list should also indicate the maximum quantity of each chemical used on the property per year.
4. A detailed description of the nature and location of chemical storage, chemical handling, chemical treatment, or chemical disposal at the property. Key information should be shown on a facility map.
5. Information on any past chemical spills or releases at the property during this period, including chemical type, release location, and any remedial action taken.

6. The location of utilities lines on the property (e.g. sanitary sewer, storm drain), to the extent that this information is known or reasonably available.
7. A description of the sources consulted to respond to the above items (e.g. written records, former employees, local agency files).
8. A statement that the information provided in response to the above items is full, true, and correct, under penalty of perjury.

Under authority of Health and Safety Code Sections 25185.6 and 25401.3, we request that you submit a **Site History Report** by **January 2, 2005**. You may be subject to civil penalties of up to \$25,000 per violation per day pursuant to Health and Safety Code Section 25189.2 if you fail to respond, respond late, or submit an inadequate response. Any extension in the above deadline must be confirmed in writing by ACEH staff.

If you have any questions, please call me at (510) 567-6719 or contact me via e-mail at robert.schultz@acgov.org.

Sincerely,



Robert W. Schultz, R.G.
Hazardous Materials Specialist

cc: Betty Graham, RWQCB-SFBR, 1515 Clay St., Ste. 1400, Oakland, CA 94612
✓ Danielle Stefani, LPFD, 3560 Nevada St., Pleasanton, CA 94566
Matt Katen, Zone 7 Water District, QIC 80201
Donna Drogos, ACEH
Robert Schultz, ACEH

Schultz, Robert, Env. Health

From: Schultz, Robert, Env. Health
Sent: Thursday, June 17, 2004 3:18 PM
To: 'Hamid Foolad'
Subject: 2093 Railroad Ave., Livermore

Contacts: Hamid Foolad

Hamid:

I left you a v-mail a few minutes ago: ACEH mistakenly submitted an unauthroized release form for the subject site. Would you please remove the submittal and confirm for me?

Thank you and sorry for the inconvenience,

Bob

Robert W. Schultz, R.G.
Alameda County Environmental Health
510-567-6719 (office)
510-337-9335 (facsimile)

RS

6/17/04 @ 4 pm

- Hamid returned my call and he showed me how to delete submittals. URF deleted.