

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT
07-06-06

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

July 6, 2006

Mr. Lawrence Hancock
Country Club Cleaners
500 Bollinger Canyon Way #A4
San Ramon, CA 94582

Mr. Mark Ratto
Peter J. Ratto Trust
670 W. Fruit Cive Forest Road
Jacksonville, FL 32259

Mr. Robert Strong
Country Club Cleaners
500 Bollinger Canyon Way #A4
San Ramon, CA 94582

Subject: SLIC Case RO0002913, Perciva/Metro Valley Cleaners, 224 Rickenbacker Circle, Livermore, CA

Dear Mr. Hancock, Mr. Strong, and Mr. Ratto:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above referenced site including the report entitled, "Subsurface Investigation for Phase II Site Assessment," dated October 28, 2005, prepared by JMK Environmental Solutions, Inc. The "Subsurface Investigation for Phase II Site Assessment," summarizes the results from three soil borings advanced at the site on October 25, 2005. We have also reviewed correspondence from Mr. James R. Hawley entitled, "Request for Site/Case Closure," dated June 21, 2006 that requests a site closure letter.

Based on our review of the case file, the extent of contamination not been adequately defined. We do not concur with the Results and Conclusions stated in the "Subsurface Investigation for Phase II Site Assessment," dated October 28, 2005. Please see the technical comments below regarding the findings presented in the October 28, 2005 report. Tetrachloroethene (PCE) was detected in soil samples to the maximum depth sampled in two of the soil borings. Therefore, the vertical extent of soil contamination has not been defined. The site history and other potential sources of contamination have not been adequately described and the lateral extent of soil contamination beyond the two borings near the dry cleaning machine has not been investigated. No groundwater samples have been collected to assess whether groundwater beneath the site has been impacted. We request that you define the extent of soil contamination and assess whether groundwater has been affected.

Please submit a work plan detailing your proposal to characterize the extent of contamination by **September 28, 2006**. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **No Signature or Professional Certification.** The copy of the "Subsurface Investigation for Phase II Site Assessment," dated October 28, 2005 received by ACEH does not contain a signature page to identify the professional who prepared the report. Please note the

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Professional Certification requirements described in this letter for all reports submitted to ACEH.

2. **Potential Sources of Contamination.** The "Subsurface Investigation for Phase II Site Assessment," dated October 28, 2005, does not provide sufficient rationale for the location of the soil borings. The locations of all potential sources of contamination such as dry cleaning machinery, drains, sewer lines, and chemical storage areas are not discussed. Please provide information on all of the potential sources of contamination and site history in proposing sampling locations in the Work Plan requested below.
3. **Lateral and Vertical Extent of Soil Contamination.** PCE was detected in 10 of the 10 soil samples collected from the two soil borings near the dry cleaning machine. Soil contamination most likely extends below the maximum depth of the borings. In addition, the lateral extent of contamination beyond these two borings has not been defined (see technical comment 2 above regarding contamination from other potential sources). Please present plans to define the lateral and vertical extent of soil contamination in the Work Plan requested below.
4. **Groundwater Sampling.** No groundwater samples have been collected to assess whether groundwater quality beneath the site has been affected. Collection of groundwater samples is required for this site. We recommend that your investigation incorporate expedited site assessment techniques to collect soil samples and depth-discrete groundwater samples prior to the installation of groundwater monitoring wells. Other options for additional investigation may also be appropriate at your site. Please present plans in the Work Plan requested below to assess whether groundwater quality has been affected by chemical releases at the site.
5. **Screening Level Comparison.** A comparison of the PCE concentrations detected in soil only to the U.S. Environmental Protection Agency Preliminary Remediation Goal for direct exposure is inadequate. The concentration of PCE detected at 5 feet bgs in boring S2 (450 micrograms per kilogram [$\mu\text{g}/\text{kg}$]), exceeds the San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels for vapor intrusion for residential (87 $\mu\text{g}/\text{kg}$) and commercial/industrial (240 $\mu\text{g}/\text{kg}$) land use. Potential vapor intrusion to indoor air must be considered as a potential exposure pathway.
6. **Missing Items in Phase II Report.** The electronic copy of the "Subsurface Investigation for Phase II Site Assessment," received by ACEH, did not contain Appendices A through C but did contain Figure 2 labeled Site Plot Plan. The apparent building outline shown on Figure 2 appears as a dark area with no interior features. Please submit a copy of the "Subsurface Investigation for Phase II Site Assessment," report that includes Appendices A through C and figures on which interior features and labels are clear.

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TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **September 28, 2006 – Work Plan for Site Investigation**

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

Effective **January 31, 2006**, 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. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for 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 monitor wells, and other data to the Geotracker database over the internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

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.

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

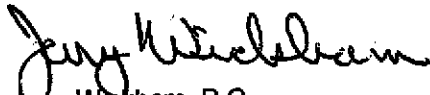
The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For 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.

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.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham, P.G.
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: James Hawley
Hoge, Fenton, Jones & Appel
60 South Market Street, Suite 1400
San Jose, CA 95113-2396

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

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May 12, 2006

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Subject: SLIC Case RO0002913, Perciva/Metro Valley Cleaners, 224 Rickenbacker Circle, Livermore, CA

Dear Mr. Hancock, Mr. Strong, and Mr. Ratto:

In order for ACEH to review reports for your site, we would require an oversight account for the above-referenced site. To set up your account, please send a check in the amount of \$6,000.00 payable to Alameda County Environmental Health. Please send your check to the attention of our Finance Department.

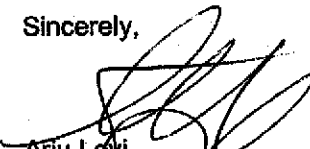
This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$166.00 per hour.

Please write "SLIC" (the type of project), the site address, and the AR# 316174 on your check.

If you have any questions, please contact Jerry Wickham at (510) 567-6791.

Sincerely,


Ariu Levi
Division Chief

cc: D. Drogos, J. Jacobs, Jerry Wickham