



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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January 15, 2015

Ms. Julie D'Hondt
Marina Faire, LP
3271 South Highland Drive, Suite 704
Las Vegas, NV 89109
(Sent via email to highlandofficelv3@gmail.com)

Subject: Modified Work Plan Approval; 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 *Report of Limited Phase II Soil, Water and Soil Vapor Investigation*, dated September 2, 2014 and the *Soil and Water Investigation Work Plan*, dated December 17, 2014. The Phase II report was prepared by PIERS Environmental Services, Inc. (PIERS) and the work plan was prepared by Well Test, Inc (WTI). Thank you for submitting the reports. The Phase II report documented the installation of three approximately 10.5 foot deep soil bores within the work place of an active dry cleaner facility. The bores collected soil, grab groundwater, and soil vapor from beneath the site. Analytical data document concentrations of tetrachloroethene (PCE) up to 20 milligrams per kilogram (mg/kg) in soil, up to 750 micrograms per liter ($\mu\text{g/l}$) in groundwater, and up to 4,500,000 $\mu\text{g/m}^3$ in soil vapor. Concentrations of trichloroethene (TCE) were documented up to 51 $\mu\text{g/l}$ in groundwater, and 92,000 $\mu\text{g/m}^3$ in soil vapor. A concentration of cis-1,2-Dichloroethene (cis-1,2-DCE) of 7.6 $\mu\text{g/l}$ was additionally detected in groundwater beneath the site. Each of these concentrations exceed regulatory levels of concern.

The work plan proposed the installation of up to eight soil bores to an estimated depth of 10 to 12 feet in order to characterize soil and groundwater in the presumed downgradient direction to the west, and to additionally characterize the presumed upgradient extent of contamination.

Based on ACEH staff review of the work plan, the proposed scope of work is conditionally approved for implementation provided that the technical comments below are incorporated during the proposed work. Submittal of a revised work plan or a work plan addendum is not required unless an alternate scope of work outside that described in the work plan or these technical comments is proposed. We request that you address the following technical comments, perform the proposed work, and send us the report described below. Please provide 72-hour advance written notification to this office (e-mail preferred to: mark.detterman@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Work Plan Modifications** – The referenced work plan proposes a series of actions with which ACEH is in general agreement of undertaking; however, ACEH requests several modifications to the approach. Please submit a report by the date specified below.
 - a. **Soil Sample Selection Protocols** – The work plan proposes to collect and retain for laboratory analysis one soil sample from each soil bore. To preclude miscommunications, ACEH requests the analysis of additional soil bores based on significant changes in lithology and indications of contamination such as photoionization detections, odor, discoloration, and etc. This is intended to quickly define the local vicinity site stratigraphy, soil characteristics, and water bearing zone.

- b. **Data Reporting** – ACEH is in general agreement with the items to be included in the final report; however, requests that tabulated non-detectable data list the actual detection limit achieved (for example <0.005 rather than “ND”). This allows quicker reviews of the data and easily communicates the level of concern to be placed on a particular data set.
 - c. **Dry Cleaner Site Plan** – Figure 3 of the PIERS Phase II report included some detail of the internal layout of the dry cleaner site. ACEH requests additional site layout details in future figures, including 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), the location of concrete patches or trenches, 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.
 - d. **Utility Conduit Locations** – An additional area of concern is the location and depth of subsurface utilities beneath the site, including utility lateral locations that service restrooms within the subject commercial suite (and immediately adjacent suites), the degree of interconnection between the restroom utilities, sinks, sumps, drains, etc. ACEH requests that preliminary layouts be included in site figures to be included in the requested report, but recognizes that additional effort is likely to be required to determine this information in detail and precision.
2. **GeoTracker Compliance** – The case has been recently entered on to the Geotracker website and in order to submit documents to Geotracker will require that the site be claimed by the Responsible Party. Because this is a state requirement, ACEH requests that the site be claimed and site reports be uploaded to the site by the date identified below.

Per California Code of Regulations, Title 23, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the UST or LUST program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Also, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy using NAD 83. A California licensed surveyor may be required to perform this work. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs, including SLIC programs. Additionally, pursuant to California Code of Regulations, Title 23, Division 3, Chapter 30, Articles 1 and 2, Sections 3893, 3894, and 3895, beginning July 1, 2005, the successful submittal of electronic information (i.e. report in PDF format) shall replace the requirement for the submittal of a paper copy. Please claim your site and upload all future submittals to GeoTracker and ACEH's ftp server by the date specified below. Electronic reporting is described below on the attachments.

Additional information regarding the SWRCB's GeoTracker website may be obtained online at http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/ and http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml) or by contacting the GeoTracker Help Desk at geotracker@waterboards.ca.gov or (866) 480-1028.

3. **Work Plan Request** – Concurrent with the proposed scope of work initiating the delineation of the downgradient extent of soil and groundwater contamination, ACEH additionally requests a work plan to assess soil vapor and indoor air at the subject site. Consistent with Department of Toxic Substance Control (DTSC) guidance, this must include permanent soil vapor wells, but may include temporary vapor points for contaminant delineation, and sub-slab vapor wells. Due to the detection of TCE in groundwater and soil vapor ACEH requests the collection of indoor air quality samples in conjunction with additional soil vapor sampling and sub-slab sampling, initially in the subject suite. Please ensure that the vapor intrusion assessment and work plan is in compliance with the DTSC *Active Soil Gas Investigation Advisory* (April 2012). Please also ensure the work plan is in

conformance with the Draft October 16, 2014 San Francisco Regional Water Quality Control Board's (RWQCB) *Interim Framework for Assessment of Vapor Intrusion at TCE-Contaminated Sites in the San Francisco Bay Region*. Finally, please be aware of DTSC Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note #5, dated August 21, 2014, that details DTSC concurrence with recent USEPA Region 9 Accelerated and Urgent Response action levels for TCE in indoor air in residential and commercial situations. 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:

- **February 6, 2015** – Claim Geotracker Site and Upload Documents (please notify by email)
- **March 6, 2015** – Vapor Assessment Work Plan
File to be named: RO3155_WP_R_yyyy-mm-dd
- **March 6, 2015** – Soil and Groundwater Investigation (can be combined with work plan above)
File to be named: RO3155_SWI_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

cc: Ernie Lee, Marina Faire Shopping Center, 3271 S. Highland Dr; Suite 704, Las Vegas, NV 89109
(Sent via E-mail to: ernestlee@gmail.com)

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