
San Francisco Bay Regional Water Quality Control Board

Date: May 26, 2017
File No. 07S0182 (BGS)

RMB Management Co., Inc.
Attn.: Ms. Miranda Evans
3336 J North Texas St, Ste 315
Fairfield, CA 94533
Sent via email:
Evans@RMBManagementco.com

Ranjan Bhasin and Surinder Singh
23C Orinda Way
Orinda, CA 94563

Thornhill Cleaners
Attn.: Chow Sam Yi and Young Sook Yi
5736 Thornhill Drive
Oakland, CA 94611

Gyu Chul Lee and Ju Youn Lee
LNL Enterprises, Inc.
Attn.: Ju Youn Lee
1274 Shepard Court
Walnut Creek, CA 94598

SUBJECT: Transmittal of Tentative Order (Rescission of Site Cleanup Requirements) for Five Star Cleaners, 2145 Rumrill Boulevard, San Pablo, Contra Costa County

Dear Mses. and Messrs:

Attached is a Tentative Order that would rescind Site Cleanup Requirements (Order No. R2-2011-0040) for the subject Site. Tasks in that Order have been completed and risk management measures have been implemented at the Site.

Any written comments by you or interested persons must be submitted to the Regional Water Board offices by **June 16, 2017**. Comments submitted after this date will not be considered by the Regional Water Board. This order will be administratively issued by the Executive Officer, unless it is contested. If it is contested it will be heard by the Regional Water Board at a subsequent Board meeting.

Pursuant to section 2050(c) of Title 23 of the California Code of Regulations, any party that challenges the Regional Water Board's action on this matter through a petition to the State Water Board under Water Code section 13320 will be limited to raising only those substantive issues or objections that were raised before the Regional Water Board at the public hearing or in timely submitted written correspondence delivered to the Regional Water Board (see above).

If you have any questions, please contact Ms. Barbara Sieminski of my staff at (510) 622-2423 [e-mail Barbara.Sieminski@waterboards.ca.gov].

Sincerely,

Bruce H. Wolfe
Executive Officer

Attachment: Tentative Order

Copy sent via U.S. mail with attachment:

Ms. Ruth Reeves, Trustee
Reeves Trust and Marital and Marital and
Exemption Trusts
The Estate of Herbert H. Reeves
1716 Comstock Drive
Walnut Creek, CA 94595

Property Owner of APN 4110220012
215 Foote Avenue
San Francisco, CA 94112

Property Owner of APN 411020031
2031 Rumrill Boulevard, #11
San Pablo, CA 94806

Copy sent via email with attachment:

RMB Management Co., Inc.
Attn.: Ms. JoAnn Reeves
Email: JoJo485@comcast.net

Farella Broun + Martel LLP
Attn.: Mr. Robert L. Hines
Email: RHines@fbn.com

Brookside Neighborhood Association
Attn.: Mr. Robert Gutierrez
Email: Gdtoes@yahoo.com

Rumrill Properties LLC
Attn.: Ms. Olivia Liou
Email: Olivia@SanPabloAutoBody.com

The Source Group, Inc.
Attn.: Mr. Khaled Rahman
Email: KRahman@thesourcegroup.net

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

TENTATIVE ORDER

RESCISSION OF SITE CLEANUP REQUIREMENTS (ORDER NO. R2-2011-0040) for:

**RMB MANAGEMENT COMPANY, INC.
CHOW SAM YI
YOUNG SOOK YI
RANJAN BASHIN
SURINDER SINGH
RANJAN BASHIN AND SURINDER SINGH, A CALIFORNIA PARTNERSHIP
LNL ENTERPRISES, INC.
JU YOUN LEE
GYU CHUL LEE**

For the property located at:

2145 RUMRILL BOULEVARD
SAN PABLO
CONTRA COSTA COUNTY

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter the Regional Water Board), finds that:

1. **Regional Water Board Orders:** The Regional Water Board adopted site cleanup requirements for this site on June 17, 2011 (Order No. R2-2011-0040). This Order names dischargers for the Site cleanup, requires the dischargers to complete a Site investigation, sets cleanup levels, and requires implementation of the dischargers' proposed cleanup plan.
2. **Compliance with Board Orders:** The dischargers completed key tasks in the Order:
Tasks 1 and 2. Proposal and Implementation of Institutional Constrains
Task 3. Work Plan for Indoor Air Sampling
Task 4. Indoor Air Sampling Report (for pre-remediation indoor air sampling)
Task 5. Implementation of Soil Vapor Extraction Remediation System
Task 8. Five-Year Status Report
Task 10. Implementation of Curtailment (remediation system closure and monitoring well destruction)
3. **Basis for Rescission:** This case qualifies for low-threat closure according to the 2009 Regional Water Board's *Assessment Tool for Closure of Low Threat Chlorinated Solvent Sites*.¹ The case meets all nine low-threat closure criteria in the *Assessment Tool*:

¹ See Regional Water Board webpage:

http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/sitecleanup/Low_Threat_Closure_Assessment_Tool.pdf

Pollutant sources have been identified and evaluated. The primary pollutant, tetrachloroethene (PCE), was used in dry cleaning operations at the Site. PCE spilled on the floor and migrated through cracks in the slab foundation, and along downgradient storm drain line. The highest PCE concentrations in soil, soil gas and groundwater were detected near the former dry cleaning equipment and near the downgradient storm drain.

The site is adequately characterized. The extent of impact in the soil, soil vapor, and groundwater is delineated. Pollutant concentration trends were established. The site data indicates that the PCE plume is decreasing. However, the groundwater and soil vapor cleanup levels were not met at all locations at the Site. The current maximum PCE concentrations at the Site (up to 20 µg/l) exceed the drinking water maximum contaminant level of 5 µg/l. The current soil vapor concentrations in the area beneath the former dry cleaning equipment (up to 1,000 µg/m³) exceed the Order's cleanup level of 410 µg/m³. The Order's action levels are no longer exceeded at the Site.

Exposure pathways, receptors, and potential risks, threats, and other environmental concerns are identified and assessed. The primary exposure pathways at the Site are the inhalation of pollutants in indoor/outdoor air volatilizing from soil and groundwater by onsite and offsite commercial/industrial workers and offsite residents. Potential risks from these exposure pathways were evaluated through shallow vapor and indoor air sampling. PCE concentrations in indoor air in the onsite commercial/industrial and offsite residential buildings are below the Order's action levels.

Pollutant sources are remediated to the extent practicable. Site contamination was remediated using soil vapor extraction (SVE). In March 2013, after three weeks of continuous SVE operation, the estimated PCE mass removal rate declined to 0.016 pounds per day. SVE operations were shut down in February 2014 after PCE concentrations in monitoring well MW-3, located near the former dry cleaning equipment, decreased below the Order established groundwater action level. Following SVE shutdown, PCE concentrations in well MW-3 further declined to 20 µg/l. The comparison of pre-remediation and post-remediation soil vapor data indicate 95% to 99% reduction of PCE concentrations in shallow soil vapor near the former dry cleaning equipment. These findings indicate that the PCE contamination in the subsurface were remediated to the extent practicable.

Unacceptable risks to human health, ecological health, and sensitive receptors, considering current and future land and water uses, are mitigated. Through remediation of the subsurface using SVE and repair of the concrete slab, the conditions at the Site are below the action levels noted in the Order for groundwater, soil vapor, and indoor air, both onsite and offsite. The action levels were based on the May 2008 environmental screening levels, several of which were increased in later revisions. Under current and expected future land and water uses, the groundwater, shallow vapor and onsite, and offsite indoor air concentrations meet the action levels required in the Order, and do not pose an unacceptable risk to human health. No ecological or sensitive receptors were identified at the Site or near the attenuating PCE plume in the subsurface.

Unacceptable threats to groundwater and surface water resources, considering existing and potential beneficial uses, are mitigated. Pollution impacts are limited to shallow groundwater, which is not likely to be developed for beneficial use due to the presence of more productive water-bearing zones at depth. State regulations require sealing of the upper 50 feet of subsurface for public/industrial water supply wells.

Groundwater plumes are decreasing. Groundwater monitoring data indicate that the plume size is limited in extent, and the contaminant concentrations are decreasing.

Cleanup levels can be met within a reasonable timeframe. The maximum PCE concentrations observed during September 2015 were 20 µg/l in groundwater, which is 4 times the cleanup level of 5 µg/l required in the Order and 1,000 µg/m³ in shallow soil vapor, which is 2.4 times the cleanup level of 410 µg/m³ required in the Order. Based on these concentrations, natural attenuation is anticipated to decrease PCE concentrations across the Site to below cleanup levels in a reasonable timeframe.

Risk management measures are appropriate, documented, and do not require future Water Board oversight. On April 11, 2012, as required by the Order, a deed restriction was recorded for the Site with the Contra Costa County Recorder Office. The deed restriction prohibits construction of water wells at the Site, prohibits any excavation work on the contaminated portion of the property, and prohibits any sensitive land uses. The deed restriction requires all uses and development of the Site to be consistent with the Order or the RMP. The August 1, 2016, Risk Management Plan proposes annual inspection and repair/sealing of the building floor to prevent PCE vapor intrusion in the onsite commercial building. The Risk Management Plan also describes the activities required in the event of demolition of the existing dry cleaning building, consistent with requirements of Tasks 13 through 15 of the Order.

4. **California Safe Drinking Water Policy:** It is the policy of the State of California that every human being has the right to safe, clean, affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes. This order promotes that policy because maximum contaminant levels (designed to protect human health and ensure that water is safe for domestic use) are and will continue to be met in existing and future supply wells. The dissolved PCE plume is limited in extent and shrinking. Currently, there are no water supply wells in the plume's vicinity. A deed restriction prohibits future well installation at the Site and ensure no contact with the contaminated groundwater.
5. **CEQA:** This action rescinds an order to enforce the laws and regulations administered by the Regional Water Board. Rescission of the order is not a project as defined in the California Environmental Quality Act (CEQA). There is no possibility that the activity in question may have a significant effect on the environment, (Cal. Code Regs., tit. 14 §§ 15378 and 15061, subd. (b) (3).)
6. **Notification:** The Regional Water Board has notified the discharger and all interested agencies and persons of its intent under Water Code section 13304 to rescind site cleanup

requirements for the discharge, and has provided them with an opportunity to submit their written comments.

IT IS HEREBY ORDERED, pursuant to sections 13304 and 13267 of the Water Code, that Order No. R2-2011-0040 is rescinded.

I, Bruce H. Wolfe, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on _____

Bruce H. Wolfe
Executive Officer

=====
FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS ORDER MAY SUBJECT YOU TO ENFORCEMENT ACTION, INCLUDING BUT NOT LIMITED TO: IMPOSITION OF ADMINISTRATIVE CIVIL LIABILITY UNDER WATER CODE SECTIONS 13268 OR 13350, OR REFERRAL TO THE ATTORNEY GENERAL FOR INJUNCTIVE RELIEF OR CIVIL OR CRIMINAL LIABILITY
=====