

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN FRANCISCO BAY REGION

ORDER No. 99-013

RESCINDING SITE CLEANUP REQUIREMENTS ORDER NO. 97-102 FOR:

GWAN-KYUN PARK & MEYNG-SUK PARK dba PEGASUS DRY CLEANERS

AND HSE-CHI PENG

for the property located at

34257 FREMONT BOULEVARD  
FREMONT  
ALAMEDA COUNTY

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

1. **Site Location:** The site is located at 34257 Fremont Boulevard, Fremont, Alameda County. It is within a shopping mall, and is currently occupied by Pegasus Dry Cleaners (Pegasus). Highway 880 is approximately 1,400 feet to the east of the site. Alameda Creek is approximately 3,800 feet to the northwest of the site.
2. **Site History:** Hse-chi Peng is the property owner since the inception of the dry cleaning business at the site. Gwan-Kyun Park and Meyng-Suk Park acquired Pegasus from Oleg Gurtovoy in 1987, and continued to operator the dry cleaning business to date. They have caused PCE to be released to groundwater during the operation of the dry cleaning business at the site.

Pegasus is one of the tenants at the shopping mall. Prior to developing the shopping mall in 1986, the site was part of a large farmland and later an auto-theater in the 1980s. Pegasus was, and continues to be a dry cleaning business using Tetrachloroethylene (PCE) since its inception in 1986. Pegasus now has secondary containment for the dry cleaning machine and the PCE storage area.

Volatile organic compounds (VOCs), mainly PCE were detected both in soil and groundwater at the site in 1997. These VOCs were first discovered when the property owner performed two phases of subsurface investigation. Pegasus further conducted site

assessment and remedial investigations in 1997. The study indicated the presence of a contaminant source near the dry cleaning machine area and the PCE storage area. Based on the analytical data, the VOCs detected at the site were released by Pegasus. The previous owner (Oleg Gurtovoy) of Pegasus could not be located. However, as current owners/operators, Gwan-Kyun Park and Meyng-Suk Park took over the responsibility to investigate and remediate the site.

3. **Regulatory Status:** The Board issued Site Cleanup Requirements Order No. 97-102 for the site on August 20, 1997. The order required Pegasus to conduct remedial investigation, to implement remedial measures for soil and groundwater, and to perform groundwater monitoring at the site.
4. **Site Hydrogeology:** The regional groundwater flow is to the west. Alameda Creek runs on the east, north and west side of the site at approximately 4,000 feet from the site. The geologic setting in the vicinity of the site consists of interbedded layers and lenses of clay, silt and sand. Deeper subsurface soils in the vicinity of the site are composed of alternating layers of sand and clay. A shallow aquifer was identified underneath the site. The shallow aquifer was encountered at a depth between 15 and 20 feet below ground surface (bgs). The Newark Aquifer occurs at a depth of approximately 55 feet bgs at the site. Groundwater from the shallow aquifer is not currently used for any beneficial purposes. The potable aquifer is separated from the overlying shallow aquifers by a thick clay aquitard.
5. **Remedial Investigation:** Pegasus performed soil and groundwater investigations at the site in 1997.

Soil: Pegasus conducted soil investigation at the site and in the vicinity of the PCE storage area and the dry cleaning machine area. Soil samples contained approximately 2,000 mg/kg of PCE. Concentrations of PCE decreases at deeper soil intervals. Pegasus conducted additional soil testing in August 1998, to assess the progress of soil remediation. At this time, laboratory analysis of soil confirmed non detect for soil samples.

Groundwater: Pegasus conducted groundwater investigation in 1997. Pegasus conducted two phases of subsurface investigation to determine the lateral and vertical extent of VOCs at the site between 1997 and 1998. It installed three monitoring wells located in the shallow aquifer. Several groundwater samples were also collected and analyzed. One of the wells was used as extraction well in the shallow aquifer. Groundwater data indicated presence of elevated concentrations of PCE up to 84,000 ppb near the chemical storage area. Based on the groundwater monitoring data obtained since 1997, VOC distributions were limited to the shallow aquifer within the site.

6. **Adjacent Sites:** No other site with similar pollution type has been identified within the shopping mall or across Fremont Boulevard.

7. **Remedial Actions:**

Soil Excavation: Soil remedial activities include excavating impacted soil to approximately 6.5 feet deep, 18 feet long and 12 feet wide. Excavated soil was screened using a photoionization detector (PID). Soil excavation was discontinued when PID indicated non detect for sidewall and floor soil samples. Laboratory analysis confirmed non detect for sidewall and floor soil samples.

Groundwater Extraction: Groundwater remedial activities include groundwater extraction and chemical oxidation of residual concentration of VOCs. Laboratory analytical results of groundwater samples collected after remediation indicated non detect for VOC concentrations. VOC concentrations in groundwater have dramatically declined to below MCLs and/or non detect in groundwater monitoring wells.

8. **Basis for No Further Action:** After active remediation of the soil and groundwater contamination by soil excavation, groundwater extraction and chemical oxidation of residual pollutants, monitoring well samples were consistently non-detect or below maximum contaminant levels (MCLs). The average VOC concentrations are below MCLs in all monitoring wells. Closure of the groundwater remediation system and monitoring program is appropriate for the following reasons:

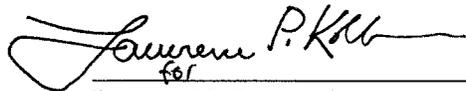
- The deeper Newark Aquifer has never been impacted by the contamination at the site.
- The shallow aquifer is not currently used as drinking water source, and it is unlikely that this aquifer will be used as drinking water source in the near future.
- Groundwater in the shallow aquifer does not immediately discharge into any creek or other surface water bodies in the vicinity.
- The source of the contamination was localised and limited to a chemical storage and a dry cleaning machine area that are now provided with secondary containments. Since then, there was no reported additional VOC release at the site.
- The site had been fully characterized, and the lateral and vertical extent of the groundwater plume was defined prior to undertaking cleanup operations in 1998.
- The soil excavation and groundwater extraction were effective in reducing VOC concentrations to below MCLs and preventing migration of the plume.

9. **CEQA:** This action, to rescind Site Cleanup Requirements, is categorically exempted from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 of the Resources Agency Guidelines.
10. **Notification:** The Board has notified the dischargers and all interested agencies and persons of its intent under California Water Code Section 13304 to rescind Site Cleanup Requirements for the site, and has provided them with an opportunity to submit their written comments.

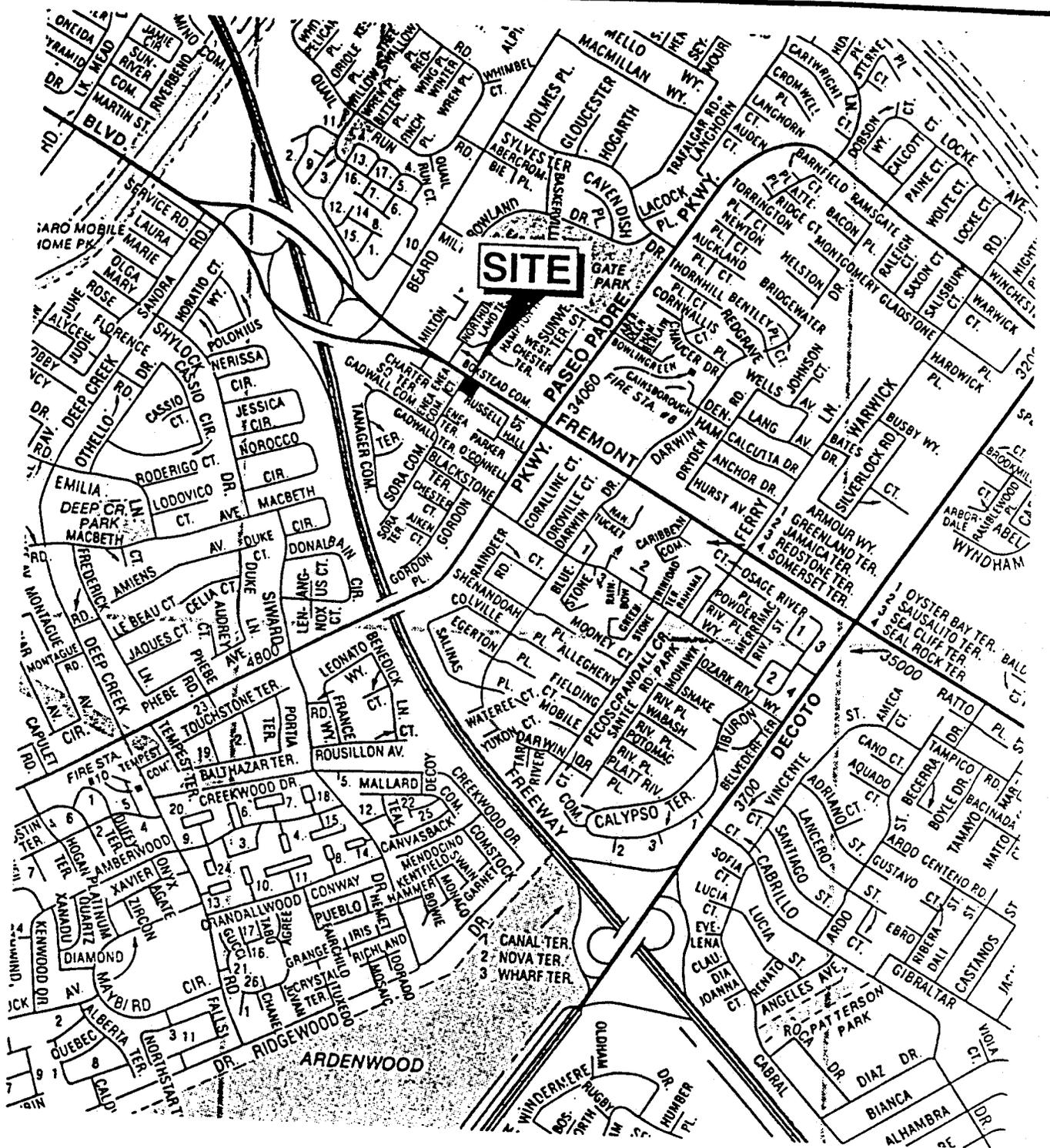
**IT IS HEREBY ORDERED**, pursuant to Section 13304 of the California Water Code, that Site Cleanup Requirements Order No. 97-102 is rescinded.

**IT IS FURTHER ORDERED**, that the dischargers are required to properly close all the existing extraction and monitoring wells at the site following methods and procedures consistent with the Alameda County Water District's guidelines. The dischargers are also required to dismantle and remove all remediation equipment and piping at the site within 120 days after this Order is adopted.

4/8/99  
Date

  
for  
Loretta K. Barsamian  
Executive Officer

Attachment: Site Map



Scale: 1" = ± 1300'  
 July 1998



# SITE LOCATION

## Pegasus Cleaners

Figure 1

Project 2219

MAP SOURCE  
 CSAA