



County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION

RICHARD HAAS
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www.sdcountry.ca.gov/deh/lwq

May 17, 2005

Mr. Tae-Woo Song
Distinctive Cleaners
4049 Governor Drive
San Diego, CA 92122

Dear Mr. Song:

VOLUNTARY ASSISTANCE PROGRAM, FILE H10985-001
DISTINCTIVE CLEANERS
4049 GOVERNOR DRIVE, SAN DIEGO, CA 92122

The Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM), has reviewed the environmental investigation report related to the above-referenced property, prepared by Gerald I Shiller, Professional Geologist, on April 11, 2005. The report summarizes the site investigation and mitigation activities performed at the above-referenced location. Provided that the information presented to DEH/SAM was complete, accurate, and representative of existing site conditions, **this agency concurs that the cleanup goals established for the subject site have been met.**

Please be advised that this letter does not relieve the responsible party of any liability under the California Health and Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified contamination is discovered which may affect public health, safety and/or water quality, additional site assessment and cleanup may be necessary. Changes in the present use of the above site as *Dry Cleaners* may require reevaluation to determine if the change will pose a risk to public health.

Thank you for selecting the Department of Environmental Health as your lead agency to assist you with the progress of your environmental project. Please contact Danny Martinez of the Site Assessment and Mitigation Program, at (619) 338-2456, if you require additional assistance.

Sincerely,


GEORGE McCANDLESS, Program Manager
Supervising Environmental Health Specialist
Site Assessment and Mitigation Program

GM:DM:kd

Enclosure

cc: John Anderson, Regional Water Quality Control Board
Gerald Shiller, Professional Geologist
Ms. Jennifer Utesch, Asset Management Group (property owner)

WP/H10985-001-505VAPCLO

"Environmental and public health through leadership, partnership and science"

Case Closure Summary
Non-LOP or Voluntary Assistance Program

I. AGENCY INFORMATION

DATE: May 17, 2005

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: DANNY MARTINEZ	Title: ENVIRONMENTAL HEALTH SPECIALIST

II. CASE INFORMATION

Case No. H10985-001	RWQCB Case No.	
Site Name: DISTINCTIVE CLEANERS	Site Address: 4049 GOVERNOR DR, SAN DIEGO, CA 92122	
Property Owner JENNIFER UTESCH ASSET MANAGEMENT GROUP	Address 11750 SORRENTO VALLEY RD. SAN DIEGO, CA 92121	Phone Number (858)481-7767
Responsible/Requesting Parties TAE-WOO SONG DISTINCTIVE CLEANERS	Address 4049 GOVERNOR DR. SAN DIEGO, CA 92122	Phone Number (619) 200-8768
Type of Case: NON-TANK CASE		
Agency notification of DEH Oversight: DTSC: 10/28/2004 RWQCB: 10/25/2004		

III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: OTHER CAUSE, OTHER TYPE OF RELEASE	Substances Investigated: CHLORINATED HYDROCARBONS		
Site Characterization complete? YES			
Monitoring Wells Installed? YES	Total Number: 1	Proper Screened Interval? NA	Number of decommissioned wells: *
Range of groundwater levels on the site: 26 - 78 (ESTIMATED FROM NEARBY CASES)		Groundwater Flow Direction: NORTH (ESTIMATED FROM NEARBY CASES)	
Most Sensitive Current Use: Potential Beneficial Groundwater Use: IND Existing Beneficial Surface Water Use: REC1, REC2 and Potential: IND			
Are Drinking Water Wells Affected? NO		RWQCB Basin Number: 906.40-Miramar Hydrologic Area	
Is Surface Water Affected? NO		Nearest Surface Water name: ROSE CANYON 1/2 MILE NORTH	
Off-Site Beneficial Use Impacts (addresses/locations): NONE			
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal)	Date
DRUMS (SOIL)	14.75 TONS	TREAT OFF-SITE TO WESTERN ENVIRONMENTAL, MECCA, CA	3/7/2005

Non-LOP - Underground Storage Tank Oversight handled outside the LOP
 Non-Tank - Voluntary Assistance Program

Case Closure Summary
Non-LOP or Voluntary Assistance Program

III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

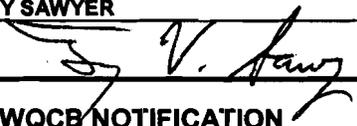
H10985-001

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS	MAXIMUM	REMAINING
SOIL		
1,1,2-Trichloroethane (1,1,2-TCA)	< 0.006 mg/kg	< 0.006 mg/kg
1,2,4-Trimethylbenzene	< 0.027 mg/kg	< 0.027 mg/kg
1,2-Dichlorobenzene (o-DCB)	< 0.006 mg/kg	< 0.006 mg/kg
1,3,5-Trimethylbenzene	< 0.011 mg/kg	< 0.011 mg/kg
n-Butylbenzene (1-Butylpropane)	< 0.007 mg/kg	< 0.007 mg/kg
Tetrachloroethene (PCE)	= 288 mg/kg	= 140 mg/kg
Trichloroethene (TCE)	< 0.006 mg/kg	< 0.006 mg/kg
<p>Comments: This case was opened under the Voluntary Assistance Program by the facility operator to oversee the cleanup of chlorinated hydrocarbon contaminated soil beneath one of the dry cleaning machines.</p> <p>Soil borings advanced during the assessment indicate that the soil contamination is concentrated around a crack in the building slab adjacent to where the dry cleaning machine was located. Contaminated soil was excavated to 7 feet below ground level. Confirmation soil samples were collected from the bottom of the excavation to ensure that target cleanup goals were reached. Approximately 14.75 tons of contaminated soil was excavated and disposed offsite. The consultant estimates that approximately 1-2 cubic yard of chlorinated hydrocarbon soil remains onsite with concentrations exceeding 100 mg/kg.</p> <p>A passive vapor venting system was installed within the excavation to mitigate any potential chlorinated hydrocarbon vapors that may migrate through the soil. Additionally, as extra precaution, a vapor barrier was installed over the excavation, to further reduce any potential upward vapor migration.</p> <p>A groundwater monitoring well was installed to a depth of 25 feet but groundwater was not encountered. Soil samples collected during the drilling of the well did not detect significant soil contamination above laboratory detection limits.</p> <p>The consultant states that any potential risk was eliminated by the engineering control methods installed at this facility; and that residual soil contamination does not pose a significant treat to human health or the environment. This Department concurs with the consultant conclusions.</p>		

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? YES
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? YES
Does corrective action protect public health for current land use? YES Case review based on current/proposed use as: DRY CLEANERS
Are there other issues DEH needs to follow up on: NO
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with legal requirements at that time.
Should corrective action be reviewed if land use changes? YES
List Enforcement Actions Taken: NONE
List Enforcement Actions Rescinded: NONE
Is this account up to date and current? YES

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: TONY SAWYER	Title: HYDROGEOLOGIST
Signature: 	Date: 17 May 2005

VI. RWQCB NOTIFICATION

Date Submitted to RWQCB: NA	RWQCB Response: SOILS ONLY CASE
RWQCB Staff Name: NA	Title: _____ Date: _____

VII. ADDITIONAL COMMENTS, DATA, ETC.

<p>A permit application has been received for the destruction of the existing monitoring wells on-site. The permit number is LMON 102809. This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.</p>
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