

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

COLLEEN CHAWLA, Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

November 9, 2018

Mr. Andrew Mogensen
San Leandro Community Development Dept.
835 East 14th Street
San Leandro, CA 94577
(Sent via electronic mail to:
AMogensen@sanleandro.org)

Ms. Heather Coleman
San Leandro Community Development Dept.
835 East 14th Street
San Leandro, CA 94577
(Sent via electronic mail to:
HColeman@sanleandro.org)

Subject: Potential Occupation of 2125 Williams Street by Cozy Nest Adult Day Health Care; SLIC Case RO0002468 and Geotracker Global ID T06019771096, James River Corporation, 2101 Williams Street, San Leandro, CA 94577

Dear Mr. Mogensen and Ms. Coleman:

The Alameda County Department of Environmental Health (ACDEH) is actively overseeing the investigation of a portion of a large regional tetrachlorethene (PCE) groundwater plume on the parcel associated with the address. The building the subject of this redevelopment has not been assessed for the risk of vapor intrusion to indoor air yet; however, based on existing data there is a potential for the intrusion of subsurface PCE vapors into the interior air space. The adjacent building to the south has been assessed for the risk of vapor intrusions from PCE, and concentrations in indoor air at that building are above the Environmental Screening Levels (ESLs) for PCE for a commercial facility.

Because this appears to be a regional PCE plume and the property owner does not have control of the source of the contamination which remains at an unknown location further upgradient, the building to the south is currently installing a vapor barrier to prevent PCE vapor intrusion in portions of the building (and potentially eventually the whole building). The current work is being prioritized to allow a new tenant to occupy a portion of that building. Redevelopment of a building is an ideal time to address potential vapor intrusion. Similar actions may be warranted at the adult care facility. This would require investigation of PCE vapor concentrations in indoor air, and in subslab vapors, at the building to see if vapor mitigation is warranted. This has not been done.

As was discussed in the meeting at City Hall on October 30, 2018, current data can suggest that PCE vapor concentrations may decrease towards the north; however, this has not been demonstrated by the collection of data for the building to the north that is the subject of this letter.

If an investigation, and potentially vapor mitigation, is undertaken with ACDEH oversight, ACDEH would generally not object to the occupation of the building by an adult care facility. It is the understanding of ACDEH that services for approximately 4 hours have been proposed, and as such ACDEH would regard it commercial use of a space. If however, longer stays are contemplated in the future, a residential use scenario may be more appropriate. For chemical risk exposure analysis, this difference can make a potentially substantial difference in the concentration levels that are generally considered acceptable at a site.

ACDEH works with redevelopment situations in many communities in the East Bay places, and expedites work responses, with the intent of meeting redevelopment schedules. However, until an investigation or mitigation is undertaken, ACDEH does have a concern for potential unassessed health risks associated with PCE vapor contamination in indoor air at the subject building.

Should you have any questions, please contact me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, PG 4799, CEG 1788
Senior Geologist
Senior Hazardous Materials Specialist

Mr. Mogensen and Ms. Coleman
RO0002468
November 9, 2018, Page 2

cc: Ms. Carey Andre, 2101 Williams Associates LLC, 2228 Livingston Street, Oakland, CA 94606
(Sent via electronic mail to: carey@jonesdevelopers.com)

Tom Graff, GrafCon, P.O. Box 1105, Tiburon, CA 94920, (Sent via electronic mail to: Tom@grafcon.us)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)

Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)

Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)

Electronic File; GeoTracker