



ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502-6577

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Mr. James Reed
 Dinosaur Development Inc.
 3 Altarinda Road, #201
 Orinda, CA 94567

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November 28, 2016

Mr. James Reed
Dinosaur Development Inc.
3 Altarinda Road, #201
Orinda, CA 94567

Walther & Finestone
Alys Garcia
10920 Wilshire Blvd.
Los Angeles, CA 90024

Valentin Reynoso and Martha Vallejo
201 E. 14th Street
San Leandro, CA 94577
(Sent via electronic mail to:
Nelsonreynoso1988@gmail.com)

Subject: Work Plan Approval; SCP Case File No. RO0002764 (Global ID # T06019795383),
Sunshine Cleaners, 223 E. 14th Street, San Leandro, CA 94577

Dear Ladies and Gentlemen:

Alameda County Environmental Health (ACDEH) has reviewed the *Site Assessment Report*, dated October 5, 2016 (received November 10, 2016), and the *Indoor Air Sampling Work Plan*, dated November 10, 2016. The documents were prepared and submitted on your behalf by Advanced GeoEnvironmental, Inc. (AGE). Thank you for submitting them.

The Site Assessment Report documented the installation of eight temporary soil vapor wells and documented tetrachlorethene (PCE) concentrations above commercial Environmental Screening Levels (ESLs) promulgated by the San Francisco Bay Regional Water Quality Control Board (RWQCB) at seven of the eight locations. Concentrations up to 100,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) were detected. The commercial ESL is 2,100 $\mu\text{g}/\text{m}^3$. Trichloroethene (TCE) concentrations were detected in one vapor sample below the residential TCE ESL.

The referenced work plan proposed the collection of two indoor air vapor samples, as well as an outdoor ambient air sample, at the building adjacent to, and to the north of the dry cleaner. The building is currently occupied by a Mexican restaurant. The contents of the building will be screened for chemical content that can complicate an indoor air vapor analysis, and the building construction will be surveyed using Department of Toxic Substances Control (DTSC) forms.

Based on ACDEH 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. Site Assessment Work Plan Modifications** – The referenced site assessment work plan proposes a series of actions with which ACDEH is in general agreement of undertaking. Please submit the results of the investigation in an indoor vapor investigation report by the date identified below.
- 2. Data Gap Work Plan** – The referenced soil vapor investigation recommended that an additional investigation be conducted in order to define the lateral extent of elevated soil, soil vapor, and groundwater at the site and vicinity. Please include a Data Gap Work Plan with the report requested above.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACDEH ftp site (Attention: Mark Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with Attachment 1 and the specified file naming convention below, according to the following schedule: