



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

OAKLAND
 CA 946
 05 APR '17
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 UNABLE TO FORWARD
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Walther & Finestone
 Alys Garcia
 10920 Wilshire Blvd.
 Los Angeles, CA 90024

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March 31, 2017

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 Request; 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 *Indoor Air Sampling Report*, dated January 10, 2017 (received February 10, 2017). The document was prepared and submitted on your behalf by Advanced GeoEnvironmental, Inc. (AGE). Thank you for submitting the report.

The referenced report documented the collection of two indoor air samples, and an outdoor air sample to characterize background air concentrations, at the restaurant north and adjacent to the subject dry cleaner site. Both indoor air samples were significantly above the commercial indoor air Environmental Screening Level (ESL) promulgated by the San Francisco Bay Regional Water Quality Control District (RWQCB). The report, using the highest concentration of Tetrachloroethene (PCE) also calculated a preliminary Human Health Risk Assessment (HHRA) to determine if the health risk was imminent. Based on the preliminary calculated values, imminent health risks may be limited; however, concentrations require immediate reduction to acceptable health based goals.

Based on ACDEH staff review of the case file, we request that you address the following technical comments and send us the reports described below.

TECHNICAL COMMENTS

- 1. Work Plan** – The referenced report contained a set of recommendation with which ACDEH is in general agreement with. This included modification of the HVAC system of the restaurant with subsequent indoor air sampling to evaluate the effect of the modification on indoor air, preparation of a fact sheet, and preparation of a work plan for the installation of sub-slab and shallow soil vapor wells, and the performance of a limited soil-vapor extraction pilot test. Please submit documentation of the HVAC system alterations, a draft public fact sheet with known interested parties identified, and a work plan for the installation of the sub-slab and vapor well points. Please additionally include within the scope of work the lateral definition of elevated soil and soil vapor concentrations in order to define the area of extent that may require remediation. Please ensure other adjacent businesses are included in the evaluation.
- 2. GeoTracker Compliance** – A review of the State Water Resources Control Board's (SWRCB) GeoTracker website indicates the site has not been claimed. Because this is a state requirement, ACDEH requests that the site be claimed in GeoTracker by the date identified below.

Pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the UST or LUST program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Also, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy using NAD 83. A California licensed surveyor may be required to perform this work. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs,