

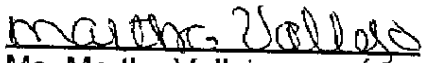
RECEIVED

By Alameda County Environmental Health 3:11 pm, Nov 10, 2016

PERJURY STATEMENT

**Subject: 223 East 4th Street, San Leandro, California
Site Assessment Report**

I certify, under penalty of law, that I have personally examined and am familiar with the information submitted in this document and all attachments, and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.



Ms. Martha Vallejo
201 East 14th Street
Oakland, California, 94577

Advanced GeoEnvironmental, Inc.



05 October 2016
AGE-NC Project No. 16-3802

Ms. Martha Vallejo
201 East 14th Street
San Leandro, CA 94577

Mr. Valentin Reynoso
1252 101st Avenue
Oakland, California 94603

**Subject: Site Assessment Report
Sunshine CLEANERS
223 East 14th Street, San Leandro, California**

Dear Ms. Vallejo and Mr. Reynoso:

Advanced GeoEnvironmental, Inc. has prepared the enclosed, *Site Assessment Report*, for the above-referenced site. The report documents the performance of a soil-vapor survey to evaluate the lateral distribution of chlorinated hydrocarbon impact to soil-vapor as a result of former dry cleaning operation conducted at site. A total of eight (8) borings were advanced for collection of soil-vapor samples during the September 2016 investigation. A copy of this report will be transmitted to Mr. Mark Detterman of the Alameda County Environmental Health Department.

The opportunity to provide this service is greatly appreciated. If you have any questions or require further information, please contact our office at (209) 467-1006.

Sincerely,

***Advanced* GeoEnvironmental, Inc.**

Daniel J. Villanueva
Senior Project Geologist

Enclosure

cc: Mr. Mark Detterman; Alameda County Environmental Health Department

**Site Assessment Report
SUNSHINE CLEANERS
223 East 14th Street, San Leandro, California**

05 October 2016
AGE-Project No. 16 - 3802

PREPARED FOR:

Mr. Valentin Reynoso & Ms. Marth Vallejo

PREPARED BY:



Advanced GeoEnvironmental, Inc.

Environmental • Industrial Hygiene • Geotechnical • Contracting

(800) 511-9300

www.advgeoenv.com

Site Assessment Report
SUNSHINE CLEANERS
223 East 14th Street, San Leandro, California

05 October 2016
AGE-Project No. 16-3802



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PREPARED BY:

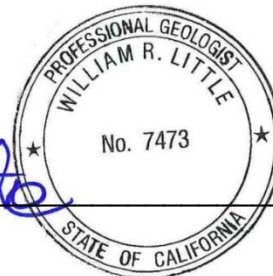
Daniel J. Villanueva
Senior Project Geologist

PROJECT MANAGER:

Daniel J. Villanueva
Senior Project Geologist

REVIEWED BY:

William R. Little
Senior Project Geologist
California Professional Geologist No. 7473



Site Assessment Report
SUNSHINE CLEANERS
223 East 14th Street, San Leandro, California

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Site Assessment Report
SUNSHINE CLEANERS
223 East 14th Street, San Leandro, California

1.0. INTRODUCTION

Advanced GeoEnvironmental, Inc. (AGE) has prepared this, *Site Assessment Report*, for the site located at 223 East 14th Street, San Leandro, California (site). The scope of work included the advancement of eight (8) soil-vapor survey testing borings to assess chlorinated hydrocarbon impact resulting from historic dry-cleaning operations conducted at the site. A detailed map of the site is included as Figure 1. The site consists of two stand-alone buildings. A driveway and canopy separates the two, single story structures. The southern structure is a current dry cleaning operation (Sunshine) and a northern building is located at the corner of the property; utilized as a restaurant. A residential structure is located east of the site and commercial/ residential structure is located south of the site.

2.0. PROCEDURES

Soil boring advancement and sampling procedures were outlined in the AGE-prepared, *Site Assessment Work Plan*, dated 01 July 2016. All borings were advanced at the site under Alameda County Public Works (ACPW) drilling permit, which has been included in Appendix A.

2.1. SOIL PROBE BORING ADVANCEMENT: SOIL-VAPOR AND SOIL BORINGS

On 21 September 2016 AGE advanced eight (8) soil probe borings (VP-1 through VP-8) for collection of soil-vapor samples at the site. Borings were advanced with a 2-inch hand auger. All borings were advanced to a depth of five feet below surface grade (bsg).

The locations of the soil-vapor borings advanced during the September 2016 investigation are illustrated in Figure 1.

2.2 SOIL-VAPOR SAMPLE COLLECTION

Soil-vapor samples were collected from borings VP-1 through VP-8 at depths of five feet bsg utilizing a hand auger and temporary vapor implants. Once total depth was reached vapor implants with seven feet of ¼-inch Teflon tubing were used to create a temporary sampling point. Following placement of the implant and tubing, clean #2/12 sand was used to fill the void of the area surrounding the implant to a depth of approximately 4 feet bsg. Above the sand, dry granular bentonite was placed to a depth of 3 feet bsg.

The rest of the void space between 3 feet bsg and ground surface was then filled with granular bentonite and hydrated in order to prevent ambient air and tracer gas from intruding into the subsurface sampling points.

All samples were collected following a minimum of 48-hours (equilibration time). Soil-vapor samples were collected following three purge volumes for boring VP-1 through VP-8.

All samples were collected by a representative of TEG Northern California (TEG) and analyzed on-site in a mobile laboratory to provide real time results of subsurface conditions at the site. All vapor samples collected were analyzed for volatile organic compounds by EPA method 8260B and leak check compound 1,1-difluoroethane (1,1-DFA).

2.3. EQUIPMENT DECONTAMINATION

Prior to use, all subsurface tools for sample collection were thoroughly rinsed with clean tap water after being washed with a solution of Alconox. Soil cuttings were placed into a 55-gallon steel drum for storage on-site.

2.4. BOREHOLE ABANDONMENT

Following vapor-sampling activities at soil probe borings VP-1 through VP-8, each borehole was permanently sealed to prevent the vertical migration of contaminants. Under ACPW oversight all boreholes for soil-vapor sampling were backfilled with Portland type II cement slurry from the total depth to surface grade. The surface at each location was sealed with rapid setting concrete and then dyed black to match the asphalt surface.

3.0. FINDINGS

A total of eight soil-vapor and one duplicate sample were collected from borings advanced during the September 2016 survey. All soil-vapor samples were analyzed for volatile organic compounds by EPA method 8260B and leak check compound 1,1-DFA. The following is a summary of results from the February 2016 vapor survey:

- Tetrachloroethene (PCE) was detected in all eight soil vapor samples at concentrations ranging from 290 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to 100,000 $\mu\text{g}/\text{m}^3$ (VP-8); and
- Trichloroethene (TCE) was detected in one of the eight soil-vapor samples (VP-8) at a concentration of 250 $\mu\text{g}/\text{m}^3$.

No other analytes were reported in the analyzed soil-vapor samples; however some detection reporting limits were required to be elevated due to sample dilution. The leak check compound was not detected above the method detection limit.

Analytical results of soil-vapor samples are summarized in Table 1. A map showing the current extent of PCE concentrations in soil-vapor at five feet bsg is included as Figure 2. The laboratory report (TEG Project# 60923E), QA/QC reports and chain of custody forms are included in Appendix B. Laboratory results will be uploaded to the State Geotracker database upon approval for access to the website.

4.0. SUMMARY/CONCLUSIONS

Based upon the findings of this investigation, AGE concludes:

- A total of eight soil-vapor borings were advanced at the site for the installation of temporary soil-vapor sampling points and performance of a soil-vapor survey. All borings were advanced to a total depth of five feet bsg and soil-vapor samples were collected in all eight locations;
- Dry cleaning solvent constituent PCE was detected in all eight soil-vapor samples collected during the September 2016. Significant impact was detected adjacent to back door of the cleaners facility and near the area where the sewer line was broken and repaired (Table 1 and Figure 2) and
- Based on current and historic analytical data collected at the site to date, both the dissolved groundwater and shallow soil-vapor plumes are largely undefined in all directions from the subject dry cleaners. To date indoor-air nor sub-slab sampling has not been performed in either of the facilities.

5.0. RECOMMENDATIONS

Based on the results of this investigation, AGE recommends that a work plan be prepared for additional soil-vapor sampling site to evaluate the lateral limits of the shallow chlorinated hydrocarbon plume. Additionally, the work plan should provide procedures for the installation of sub-slab sampling points within both buildings. Lastly, the work plan should include procedures for the collection of indoor air samples from both buildings.

6.0. LIMITATIONS

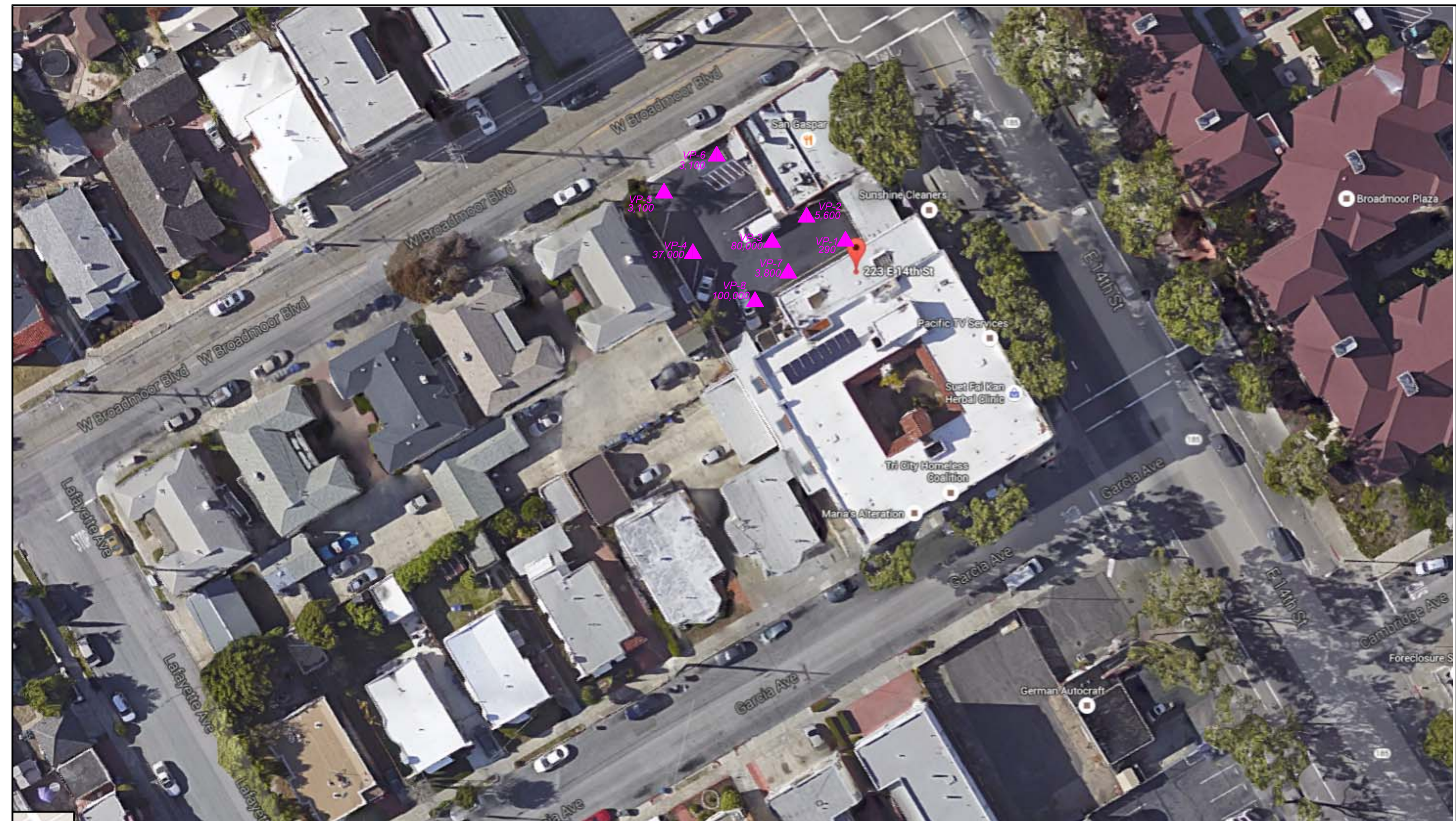
Our professional services were performed using the degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar localities. The findings were based mainly upon analytical results provided by an independent

laboratory. Evaluations of the geologic/ hydrogeologic conditions at the site for the purpose of this investigation are made from a limited number of available data points (i.e. soil borings and soil-vapor samples) and subsurface conditions may vary away from these data points. No other warranty, expressed or implied, is made as to the professional recommendations contained in this report.

FIGURES



LEGEND	
MW-11	SUNSHINE CLEANERS GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION (approximated)
MW-1	GERMAN AUTOCRAFT GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION (approximated)
Green Square	DOMESTIC WELL LOCATION (approximated)
B1	SOIL BORING LOCATIONS AND DESIGNATIONS (approximated)
VP-1	SOIL-VAPOR SAMPLING LOCATION
Red Triangle	CONTINGENT SOIL-VAPOR SAMPLING LOCATION



PCE IMPACT TO SOIL-VAPOR: 5 FEET BSG
SUNSHINE CLEANERS
223 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA

LEGEND

 VP-1
 SOIL-VAPOR SAMPLING LOCATION & PCE SOIL-VAPOR CONCENTRATION (micrograms per cubic meter)

Notes:
 PCE: Tetrachloroethene

TABLES

TABLE 1
ANALYTICAL RESULTS OF SOIL-VAPOR SAMPLES
SUNSHINE CLEANERS
223 East 14th Street, San Leandro, California
(micrograms per cubic meter)

Sample ID	Date	Depth (feet bsg)	EPA Method 8260B													
			PCE	TCE	1,1-DCE	Trans 1,2-DCE	Cis 1,2-DCE	VC	Chloroform	Benzene	Toluene	Ethylbenzene	m,p-xylene	o-xylene	1,1-DFA	
VP-1	09-23-2016	5	290	<100	<100	<100	<100	<100	<100	<100	<80	<200	<100	<200	<100	<10,000
VP-2	09-23-2016	5	5,600	<100	<100	<100	<100	<100	<100	<100	<80	<200	<100	<200	<100	<10,000
VP-3	09-23-2016	5	80,000	<100	<100	<100	<100	<100	<100	<100	<80	<200	<100	<200	<100	<10,000
VP-4	09-23-2016	5	37,000	<100	<100	<100	<100	<100	<100	<100	<80	<200	<100	<200	<100	<10,000
VP-5	09-23-2016	5	3,100	<100	<100	<100	<100	<100	<100	<100	<80	<200	<100	<200	<100	<10,000
VP-6	09-23-2016	5	3,100	<100	<100	<100	<100	<100	<100	<100	<80	<200	<100	<200	<100	<10,000
VP-7	09-23-2016	5	3,800	<100	<100	<100	<100	<100	<100	<100	<80	<200	<100	<200	<100	<10,000
VP-8	09-23-2016	5	100,000	250	<100	<100	<100	<100	<100	<100	<80	<200	<100	<200	<100	<10,000
CHHSLs (Commercial)			1,600	4,400	-	240,000	120,000	95	-	280	89,000	3,600	2,400,000	240,000	-	
SFBRWCB ESL Shallow Soil Gas (Commercial)			2,100	3,000	310,000	260,000	35,000	160	530	420	1,300,000	4,900	440,000	440,000	-	
SFBRWCB ESL Shallow Soil Gas (Residential)			210	340	37,000	31,000	4,200	18	61	48	160,000	560	52,000	52,000	-	

Notes:

SFBRWCB ESL: San Francisco Bay Regional Water Quality Control Board Environmental Screening Level for shallow soil gas
 <: Indicates constituents were not detected at a concentration greater than the reporting limit shown.
 CHHSLs: California Human Health Screening Levels
 PCE: Tetrachloroethene
 TCE: Trichloroethene
 1,1-DCE: 1,1-Dichloroethene
 Trans 1,2-DCE: Trans 1,2-Dichloroethene
 Cis 1,2-DCE: Cis 1,2-Dichloroethene
 VC: Vinyl Chloride
 1,1-DFA: 1,1-difluoroethane
 bsg: below surface grade
 *: notation for estimated value; detection above the liner range of calibration

APPENDIX A

Alameda County Public Works Agency - Water Resources Well Permit



Public Works Agency
— Alameda County —

399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 09/14/2016 By jamesy

Permit Numbers: W2016-0677
Permits Valid from 09/21/2016 to 09/23/2016

Application Id: 1472829679924	City of Project Site: San Leandro
Site Location: 223 E. 14th Street	Completion Date: 09/23/2016
Project Start Date: 09/21/2016	Assigned Inspector: Contact Marcelino Vialpando at (510) 670-5760 or Marcelino@acpwa.org

Applicant:	Advanced GeoEnvironmental Inc. - Daniel Villanueva 837 Shaw Road, Stockton, CA 95215	Phone: 209-467-1006
Property Owner:	Martha Vellejo 201 East 14th Street, Oakland, CA 94577	Phone: --
Client:	Martha Vellejo 201 East 14th Street, Oakland, CA 94577	Phone: --
Contact:	Daniel Villanueva	Phone: 209-467-1006 Cell: 209-601-3541

Receipt Number: WR2016-0452	Total Due:	\$265.00
Payer Name : Robert Marty	Total Amount Paid:	\$265.00
	Paid By: VISA	PAID IN FULL

Works Requesting Permits:

Borehole(s) for Investigation-Environmental/Monitoring Study - 10 Boreholes
Driller: Advanced GeoEnvironmental Inc. - Lic #: 680227 - Method: Hand **Work Total: \$265.00**

Specifications

Permit Number	Issued Dt	Expire Dt	# Boreholes	Hole Diam	Max Depth
W2016-0677	09/14/2016	12/20/2016	10	2.00 in.	5.00 ft

Specific Work Permit Conditions

1. Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings. All cuttings remaining or unused shall be containerized and hauled off site. The containers shall be clearly labeled to the ownership of the container and labeled hazardous or non-hazardous.
2. Boreholes shall not be left open for a period of more than 24 hours. All boreholes left open more than 24 hours will need approval from Alameda County Public Works Agency, Water Resources Section. All boreholes shall be backfilled according to permit destruction requirements and all concrete material and asphalt material shall be to Caltrans Spec or County/City Codes. No borehole(s) shall be left in a manner to act as a conduit at any time.
3. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost, liability in connection with or resulting from the exercise of this Permit including, but not limited to, properly damage, personal injury and wrongful death.
4. Applicant shall contact assigned inspector listed on the top of the permit at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.
5. Copy of approved drilling permit must be on site at all times. Failure to present or show proof of the approved permit application on site shall result in a fine of \$500.00.

Alameda County Public Works Agency - Water Resources Well Permit

6. Electronic Reporting Regulations (Chapter 30, Division 3 of Title 23 & Division 3 of Title 27, CCR) require electronic submission of any report or data required by a regulatory agency from a cleanup site. Submission dates are set by a Regional Water Board or by a regulatory agency. Once a report/data is successfully uploaded, as required, you have met the reporting requirement (i.e. the compliance measure for electronic submittals is the actual upload itself). The upload date should be on or prior to the regulatory due date.

7. NOTE:

Under California laws, the owner/operator are responsible for reporting the contamination to the governmental regulatory agencies under Section 25295(a). The owner/operator is liable for civil penalties under Section 25299(a)(4) and criminal penalties under Section 25299(d) for failure to report a leak. The owner/operator is liable for civil penalties under Section 25299(b)(4) for knowing failure to ensure compliance with the law by the operator. These penalty provisions do not apply to a potential buyer.

8. Prior to any drilling activities onto any public right-of-ways, it shall be the applicants responsibilities to contact and coordinate a Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits required for that City or to the County and follow all City or County Ordinances. It shall also be the applicants responsibilities to provide to the Cities or to Alameda County a Traffic Safety Plan for any lane closures or detours planned. No work shall begin until all the permits and requirements have been approved or obtained.

9. Permit is valid only for the purpose specified herein. No changes in construction procedures, as described on this permit application. Boreholes shall not be converted to monitoring wells, without a permit application process.

APPENDIX B



6 October 2016

Mr. Daniel Villanueva
Advanced GeoEnvironmental, Inc.
837 Shaw Road
Stockton, CA 95215

**SUBJECT: DATA REPORT - Advanced GeoEnvironmental, Inc. Project
Sunshine Cleaners / 223 East 14th Street, San Leandro, California**

TEG Project # 60923E

Mr. Villanueva:

Please find enclosed a data report for the samples analyzed from the above referenced project for Advanced GeoEnvironmental, Inc. The samples were analyzed on site in TEG's mobile laboratory. TEG conducted a total of 9 analyses on 9 soil vapor samples.

-- 9 analyses on soil vapors for volatile organic hydrocarbons by EPA method 8260B.

The results of the analyses are summarized in the enclosed tables. Applicable detection limits and calibration data are included in the tables.

TEG appreciates the opportunity to have provided analytical services to Advanced GeoEnvironmental, Inc. on this project. If you have any further questions relating to these data or report, please do not hesitate to contact us.

Sincerely,

Mark Jerpbak
Director, TEG-Northern California



Advanced GeoEnvironmental, Inc.
 Sunshine Cleaners
 223 East 14th Street
 San Leandro, California

TEG Project #60923E

EPA Method 8260B VOC Analyses of SOIL VAPOR in micrograms per cubic meter of Vapor

SAMPLE NUMBER:		Syringe Blank	VP-1	VP-2	VP-3	VP-3 dup
SAMPLE DEPTH (feet):			5.0	5.0	5.0	5.0
PURGE VOLUME:			3	3	3	3
COLLECTION DATE:		9/23/16	9/23/16	9/23/16	9/23/16	9/23/16
COLLECTION TIME:		10:23	10:44	11:09	11:31	11:31
DILUTION FACTOR:		1	1	1	5	5
	RL					
Dichlorodifluoromethane	100	nd	nd	nd	nd	nd
Vinyl Chloride	100	nd	nd	nd	nd	nd
Chloroethane	100	nd	nd	nd	nd	nd
Trichlorofluoromethane	100	nd	nd	nd	nd	nd
1,1-Dichloroethene	100	nd	nd	nd	nd	nd
1,1,2-Trichloro-trifluoroethane	100	nd	nd	nd	nd	nd
Methylene Chloride	100	nd	nd	nd	nd	nd
trans-1,2-Dichloroethene	100	nd	nd	nd	nd	nd
1,1-Dichloroethane	100	nd	nd	nd	nd	nd
cis-1,2-Dichloroethene	100	nd	nd	nd	nd	nd
Chloroform	100	nd	nd	nd	nd	nd
1,1,1-Trichloroethane	100	nd	nd	nd	nd	nd
Carbon Tetrachloride	100	nd	nd	nd	nd	nd
1,2-Dichloroethane	100	nd	nd	nd	nd	nd
Benzene	80	nd	nd	nd	nd	nd
Trichloroethene	100	nd	nd	nd	nd	nd
Toluene	200	nd	nd	nd	nd	nd
1,1,2-Trichloroethane	100	nd	nd	nd	nd	nd
Tetrachloroethene	100	nd	290	5600	80000	77000
Ethylbenzene	100	nd	nd	nd	nd	nd
1,1,1,2-Tetrachloroethane	100	nd	nd	nd	nd	nd
m,p-Xylene	200	nd	nd	nd	nd	nd
o-Xylene	100	nd	nd	nd	nd	nd
1,1,2,2-Tetrachloroethane	100	nd	nd	nd	nd	nd
1,1 Difluoroethane (leak check)	10000	nd	nd	nd	nd	nd
Surrogate Recovery (DBFM)		83%	83%	82%	84%	83%
Surrogate Recovery (Toluene-d8)		89%	89%	88%	90%	88%
Surrogate Recovery (1,4-BFB)		83%	84%	84%	84%	85%

'RL' Indicates reporting limit at a dilution factor of 1
 'nd' Indicates not detected at listed reporting limits

Analyses performed in TEG-Northern California's lab
 Analyses performed by: Mr. Leif Jonsson



Advanced GeoEnvironmental, Inc.
 Sunshine Cleaners
 223 East 14th Street
 San Leandro, California

TEG Project #60923E

EPA Method 8260B VOC Analyses of SOIL VAPOR in micrograms per cubic meter of Vapor

SAMPLE NUMBER:		VP-4	VP-5	VP-6	VP-7	VP-8
SAMPLE DEPTH (feet):		5.0	5.0	5.0	5.0	5.0
PURGE VOLUME:		3	3	3	3	3
COLLECTION DATE:		9/23/16	9/23/16	9/23/16	9/23/16	9/23/16
COLLECTION TIME:		12:15	12:44	13:08	14:33	13:21
DILUTION FACTOR:		5	2.5	1	1	1
	RL					
Dichlorodifluoromethane	100	nd	nd	nd	nd	nd
Vinyl Chloride	100	nd	nd	nd	nd	nd
Chloroethane	100	nd	nd	nd	nd	nd
Trichlorofluoromethane	100	nd	nd	nd	nd	nd
1,1-Dichloroethene	100	nd	nd	nd	nd	nd
1,1,2-Trichloro-trifluoroethane	100	nd	nd	nd	nd	nd
Methylene Chloride	100	nd	nd	nd	nd	nd
trans-1,2-Dichloroethene	100	nd	nd	nd	nd	nd
1,1-Dichloroethane	100	nd	nd	nd	nd	nd
cis-1,2-Dichloroethene	100	nd	nd	nd	nd	nd
Chloroform	100	nd	nd	nd	110	nd
1,1,1-Trichloroethane	100	nd	nd	nd	nd	nd
Carbon Tetrachloride	100	nd	nd	nd	nd	nd
1,2-Dichloroethane	100	nd	nd	nd	nd	nd
Benzene	80	nd	nd	nd	nd	nd
Trichloroethene	100	nd	nd	nd	nd	250
Toluene	200	nd	nd	nd	nd	nd
1,1,2-Trichloroethane	100	nd	nd	nd	nd	nd
Tetrachloroethene	100	37000	3100	3100	3800	100000
Ethylbenzene	100	nd	nd	nd	nd	nd
1,1,1,2-Tetrachloroethane	100	nd	nd	nd	nd	nd
m,p-Xylene	200	nd	nd	nd	nd	nd
o-Xylene	100	nd	nd	nd	nd	nd
1,1,2,2-Tetrachloroethane	100	nd	nd	nd	nd	nd
1,1 Difluoroethane (leak check)	10000	nd	nd	nd	nd	nd
Surrogate Recovery (DBFM)		82%	84%	84%	84%	85%
Surrogate Recovery (Toluene-d8)		89%	89%	89%	89%	90%
Surrogate Recovery (1,4-BFB)		85%	85%	86%	87%	88%

'RL' Indicates reporting limit at a dilution factor of 1
 'nd' Indicates not detected at listed reporting limits

Analyses performed in TEG-Northern California's lab
 Analyses performed by: Mr. Leif Jonsson



Advanced GeoEnvironmental, Inc.
Sunshine Cleaners
223 East 14th Street
San Leandro, California

TEG Project #60923E

CALIBRATION DATA - Calibration Check Compounds

	<i>Vinyl Chloride</i>	<i>1,1 DCE</i>	<i>Chloroform</i>	<i>1,2 DCP</i>	<i>Toluene</i>	<i>Ethylbenzene</i>
<i>Midpoint</i>	10.0	10.0	10.0	10.0	10.0	10.0

Continuing Calibration - Midpoint

9/23/16	10.0	10.7	10.3	10.0	11.7	11.3
	100%	107%	103%	100%	117%	113%