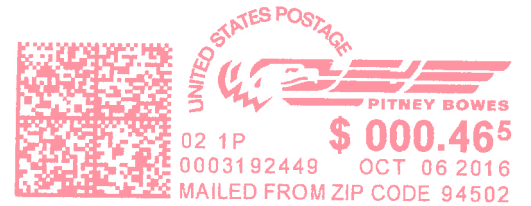




ALAMEDA COUNTY  
**HEALTH CARE SERVICES AGENCY**  
 DEPARTMENT OF ENVIRONMENTAL HEALTH  
 1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577

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Ready Family Partnership, LP  
 Mr. Major Brar  
 7104 Dublin Boulevard  
 Dublin, CA 94568

NSN  
 945026540  
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ALAMEDA COUNTY  
**HEALTH CARE SERVICES**

AGENCY  
REBECCA GEBHART, Interim Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
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October 5, 2016

Ready Family Partnership, LP  
Mr. Major Brar  
7104 Dublin Boulevard  
Dublin, CA 94568

Subject: Request for Groundwater and Soil Vapor Investigation Work Plan; Site Cleanup Program (SCP)  
Case No. RO0003113 and GeoTracker Global ID T10000004783, Dublin Crossroads Center & Park  
Ave Cleaners, 7100 - 7120 Dublin Boulevard, Dublin, CA 94568

Dear Mr. Brar:

Alameda County Department of Environmental Health (ACDEH) has reviewed the *Sub-Slab Soil Gas Investigation Report*, dated July 25, 2016, which was prepared and submitted on your behalf by RPS Iris Environmental, (IRIS). Depending on the location, the report documented the second or third post-interim remediation sub-slab vapor sampling event at the site. Thank you for undertaking the work and submitting the report.

Based on the review of the case file ACDEH requests that you address the following technical comments and send us the documents requested below.

**TECHNICAL COMMENTS**

- 1. Sub-Slab Vapor Sampling** – The referenced report recommends an additional sub-slab vapor sampling effort in order to verify continued post-interim remediation decreases in the sub-slab vapor concentrations at the site. ACDEH is in concurrence with this recommendation and requests the submittal of the report by the date indicated below. ACDEH additionally request the collection of shroud tracer concentrations in order to confirm sufficient tracer is present in the shroud, and to conform to Department of Toxic Substances Control (DTSC) guidance in the event of the detection of the tracer in the vapor samples.
- 2. Former Dry Cleaning Suite Layouts** – It appears reasonable to request the mapping of the layouts of the two former dry cleaning suites at the site. The intent of this effort is to identify former use areas beyond the location of the dry cleaning machines in order to help determine the proximity of existing soil bores or vapor wells to former use locations. This should include boiler or distillation rooms, storage rooms / areas, delivery locations, discharge piping on outside walls, cut-off lag bolts, use staining, other machine marks on the slab, etc. An initial review was conducted in the Basics Environmental *Phase 1 Environmental Site Assessment*, dated July 19, 2012, but the information was not plotted.
- 3. Work Plan for Groundwater Investigation** – In order to focus on vapor intrusion risks at the site and vicinity, an initial but limited investigation was conducted towards the delineation of the chlorinated volatile organic compound (VOCs) plume in groundwater currently documented beneath the site. ACDEH is concerned about the extent of plume delineation at the site. Depth to first water appears to vary significantly beneath the site. Specifically, ACDEH's concern is the detection of cis-1,2-Dichloroethene (cis-1,2-DCE) at B4 in shallow groundwater at a depth of approximately 11 feet below grade surface (bgs) at a concentration of 220 micrograms per liter ( $\mu\text{g/l}$ ). This concentration is above the San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Level (ESL) of 6.0  $\mu\text{g/l}$  for groundwater, but is below 950  $\mu\text{g/l}$ , the ESL for the risk of vapor intrusion to commercial establishments.