

Advanced GeoEnvironmental, Inc.



28 March 2014



RECEIVED

By Alameda County Environmental Health at 2:10 pm, Mar 31, 2014

Dr. Eddie Haw
Attn: Ms. Kim Haw
Estudillo Plaza Optometry
1377 MacArthur Boulevard
San Leandro, California, 94577

Dear Mr. Haw:

As you may be aware, *Advanced GeoEnvironmental Inc.* (AGE) has been retained by the property owners, ESC Partners, to investigate volatile organic compound (VOC), namely tetrachlorethene (PCE), impact to subsurface soils and soil-vapor at the facility located at 1395 MacArthur Boulevard, San Leandro, California (former Swiss Valley Cleaners; herein referred to as "site"). The investigation is being conducted to evaluate VOC/PCE impact to the subsurface and indoor air quality as a result of historic dry cleaning operations at the subject site.

As part of the investigation, the Alameda County Health Care Services Agency (oversight agency), has directed the property owner to evaluate indoor air within the subject site and the two adjacent suites located at 1377 (Estudillo Plaza Optometry) and 1383 (Sothea Salon and Beauty Supply) MacArthur Boulevard, San Leandro, California. Historically, releases of VOC constituent PCE have been known to occur at the subject site and have been released to subsurface soils beneath the building foundation. These VOC's may be entering the subject site and potentially adjacent suites like the one you occupy.

With your consent, AGE will arrange for the collection of the required indoor air samples. Please be assured that if VOCs are found within your facility that they can be relatively simply mitigated to lessen the problem. Also, all proposed activities related to the proposed air sampling will be done at no cost to you and will be done in a manner that will not to disrupt your daily business activities. AGE's staff will meet with you at a minimum of one week prior to sampling to arrange access to the facility, to conduct a building survey that reviews onsite use of consumer products that use chemicals that can affect or confuse the results of the indoor air sampling, and to go over the procedures.

In order to provide you with additional information and resources, please find the following enclosures for your review:

837 Shaw Road
Stockton, California, 95215
Telephone (209) 467-1006 • Fax (209) 467-1118

- VOCs in Household Products Fact Sheet – provides information about VOC chemicals common in household products; and
- Sample Collection Procedures – please review these prior to sample collection.

If you have any questions or require further information, please contact our office at 800-511-9300.

Sincerely,

Advanced GeoEnvironmental, Inc.



Daniel J. Villanueva
Project Geologist
(800)-511-9300
dvillanueva@advgeoenv.com

cc: William Mathews Brooks
ESC Partners LP

Advanced

GeoEnvironmental, Inc



28 March 2014

Ms. Sothea Yi
Sothea Salon & Beauty Supply
1383 MacArthur Boulevard
San Leandro, California, 94577

Dear Ms. Yi:

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Daniel J. Villanueva
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cc: William Mathews Brooks
ESC Partners LP

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Fact Sheet, March 2014

VOLATILE ORGANIC COMPOUNDS (VOCs) IN COMMONLY-USED PRODUCTS

Many of the products that we use in our households and businesses contain certain target chemicals that are known to enter the air as gases very readily. These chemicals are more commonly known as volatile organic compounds or VOCs. These VOCs are very common ingredients that are found in household chemicals and be found in the air in just about any indoor setting. Below are some common examples of products and the possible VOCs that the products could contain.

Example of Products	Possible VOC In Example Product
Personal care products such as nail polish, nail polish remover, perfumes, hair spray	Acetone, ethyl alcohol, isopropyl alcohol, methacrylates, ethyl acetate
Dry cleaned clothes, spot removers, fabric cleaners, leather cleaners	Tetrachloroethylene and Trichloroethylene (PCE and TCE).
Aerosol spray products	Heptane, butane, pentane
Deodorizers, air fresheners	Naphthalene, 1,4-dichlorobenzene
Upholstered furniture, carpets, plywood, pressed wood products	Formaldehyde
Refrigerant from air conditioners, freezers, refrigerators, dehumidifiers	Freons,(trichlorofluoromethane, dichlorofluoromethane)
Moth Balls, moth flakes	Naphthalene, 1,4-dichlorobenzene
Fuels and products containing fuel and petroleum distillates. Examples include kerosene, gasoline, furniture polish, oil-based paints, paint thinner, insect or pest products	Benzene, toluene, ethylbenzene, xylene, hexane, cyclohexane, 1,2,4-trimethylbenzene
Paint stripper and adhesive removers	Methylene chloride, toluene, carbon tetrachloride
PVC cement and primer, adhesives, contact cement, model cement	Tetrahydrofuran, cyclohexane, methyl ethyl ketone, toluene, acetone, hexane, 1,1,1-trichloroethane, methyl-iso-butyl ketone
Degreasers, brake cleaners, carburetor cleaners, gun cleaners, electronics cleaners, spray lubricants, commercial solvents	Methylene chloride, PCE, TCE, toluene, xylenes, methyl ethyl ketone, 1,1,1-trichloroethane

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Fact Sheet, March 2014

SAMPLE COLLECTION INSTRUCTIONS – INDOOR AIR SAMPLING EVENT

In the near future, a representative from *Advanced GeoEnvironmental Inc.* (AGE) will be collecting indoor air samples within your business facility. In order to make sure that we get the most accurate and representative data possible, we ask you to follow these instructions.

Prior to Sampling: Facility Preparation

AGE asks that you try, to the best of your ability, to remove any sources of volatile organic compounds (VOCs) from within your facility before the indoor air sampling begins. We understand that part of your business relies on some of these chemicals, but we encourage them to be used at a minimum during the sampling date. The following is selected list of things that we ask you to remove or tightly store during the sampling:

- Cleaning products
- Glues and solvents
- Lighter fluid
- Pesticides
- Paints and Varnishes
- Fuel or gasoline
- Items with a pressurized spray bottle
- Freshly dry-cleaned clothes
- Products with fragrance or an odor

In general, any of these named products should be removed prior to sampling. Also with your approval we can use a special field instrument (Figure 1) to check for products or areas that can contribute to VOCs in indoor air. It should be known that many of the common items found in household cleaning product storage areas contribute to VOC's in indoor air, but most are not harmful in any way.

Items removed from the business facility should be safely stored until the indoor air sampling is completed. You can store these outside or in a large container (less preferred method).



Figure 1: Special instrument to check for VOCs in household cleaning products prior to indoor air sample collection.

During Sample Collection:

On the day of the sampling, AGE staff will arrive to drop off the indoor air sampling canister (Figure 2) at a pre-arranged time. The indoor air sampling canister will be calibrated to take a continuous air sample over the course of 24 hours. The canister does not require a power source or batteries. Once the canister is open and the sampling begins, it is important to not disturb or touch the canister. We recommend that try to forget that the sample is even there and to inform anyone that may come across the container of what it is and what it is doing.

The goal of the indoor air sampling is to measure the concentration of VOCs in your facility under normal conditions. Therefore, during sampling, you should continue with your regular business routine. However,

it is important that you do not use your central heating or air conditioning during the sampling. We understand that the doors to your facility will be opening and closing as customers enter the facility but we recommend that the doors remain shut, unless customers are coming or going. Also we discourage any smoking or burning of candles during the sampling.



Figure 2: Example of Summa Canister

LEGEND

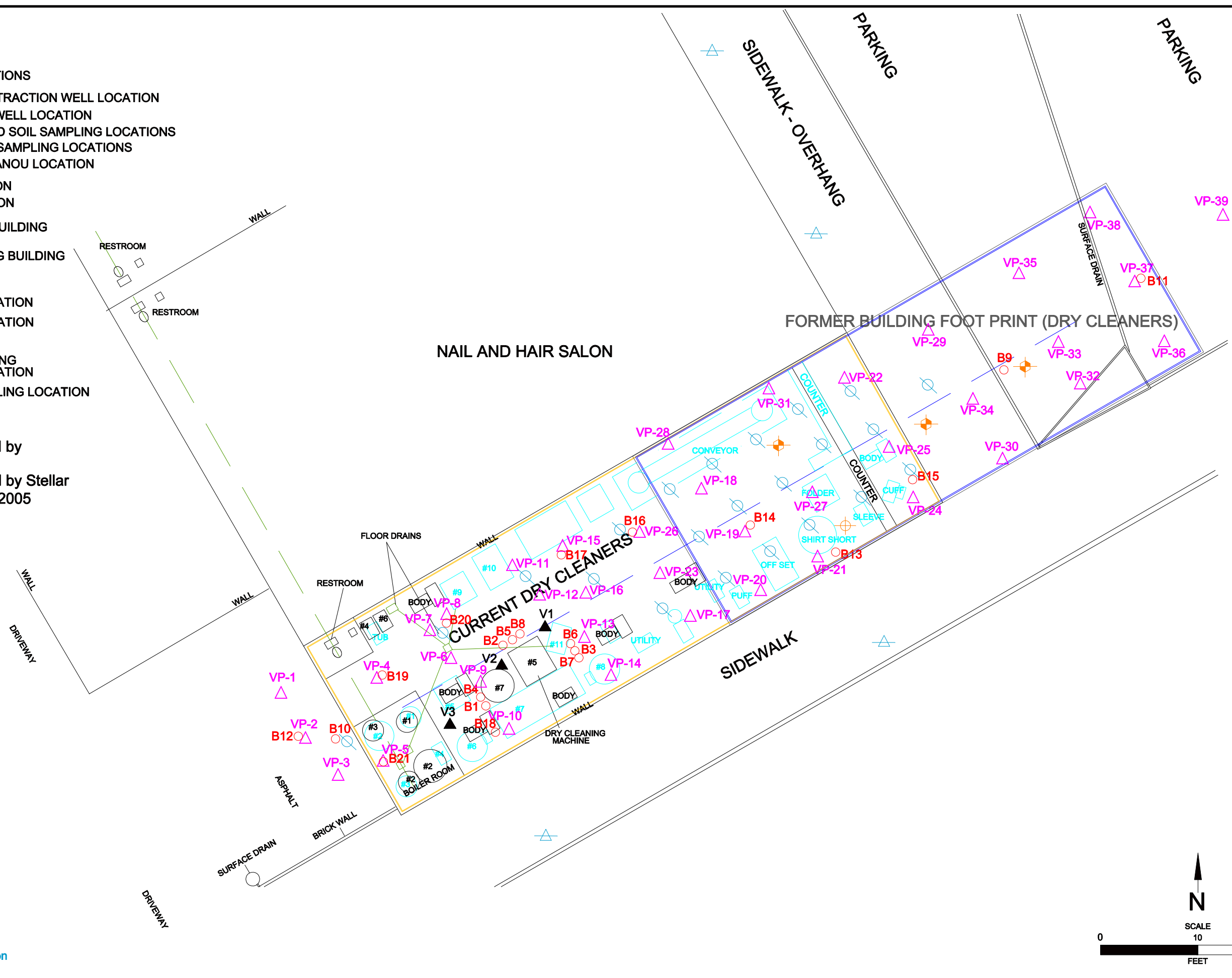
- B9 ○ SOIL BORING LOCATION
- V1 ▲ SOIL VAPOR LOCATIONS
- △ SOIL VAPOR SURVEY LOCATIONS
- ⊕ PROPOSED SOIL VAPOR EXTRACTION WELL LOCATION
- ⊙ PROPOSED OBSERVATION WELL LOCATION
- ⊗ PROPOSED SOIL-VAPOR AND SOIL SAMPLING LOCATIONS
- ⊘ PROPOSED SHALLOW SOIL SAMPLING LOCATIONS
- ◇ SURFACE DRAIN/SEWER CLEANOUT LOCATION
- SEWER LINE LOCATION
- WATER LINE LOCATION
- CURRENT DRY CLEANING BUILDING
- HISTORICAL DRY CLEANING BUILDING
- #8 GARMET CLEANING CHEMICAL RECOVERY LOCATION
- CUFF GARMET HANDELING LOCATION
- #8 FORMER GARMET CLEANING CHEMICAL RECOVERY LOCATION
- CUFF FORMER GARMET HANDELING LOCATION

Notes:

Borings B1 through B3 advanced by Hageman-Aguiar in August 1998
 Borings B4 through B6 advanced by Stellar Environmental Solutions in April 2005

- #1 - HOT WATER HEATER
- #2 - BOILER
- #3 - COMPRESSOR
- #4 - COMPT.
- #5 - RECLAIMER
- #6 - FILTER
- #7 - CLEANING UNIT
- #8 - SNIFF-O-MISER (RECOVERY)
- #9 - WX
- #10 - TUMBLER
- #11 - SPOT CLEANER
- #1 - HOT WATER HEATER
- #2 - BOILER
- #3 - COMPRESSOR
- #4 - SMALL DRY CLEANING UNIT
- #5 - LARGE DRY CLEANING UNIT
- #6 - SMALL DRYING UNIT
- #7 - RECLAIMER

VP-40
 △ ⊕ soil sampling only in this location



Advanced GeoEnvironmental, Inc.
 www.advgeoenv.com

PROJECT NO. AGE-12-2461
 DATE: OCTOBER 2013

FILE:
 DRAWN BY: MAC

FIGURE: 2

SITE PLAN
 SWISS VALLEY CLEANERS
 1395 MACARTHUR BOULEVARD
 SAN LEANDRO, CALIFORNIA

