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By Alameda County Environmental Health at 4:31 pm, Feb 07, 2014

PERJURY STATEMENT

Subject: 1395 MacArthur Boulevard, San Leandro, California
Indoor Air Quality Sampling Work Plan

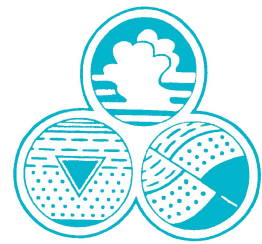
I certify, under penalty of law, that I have personally examined and am familiar with the information submitted in this document and all attachments, and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate,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



Ardenbrook Inc Agent.

Mr. William Mathews Brooks
4725 Thornton Avenue
Fremont, CA, 94536

Advanced GeoEnvironmental, Inc.



04 February 2014
AGE Project No. 12-2461

Mark Detterman
Alameda County Health Care Services Agency
1131 Harbor Parkway Suite 250
Alameda, California 94502-6577

**Subject: Indoor Air Quality Sampling Work Plan
SWISS VALLEY CLEANERS
1395 MacArthur Boulevard, San Leandro, California**

Dear Mr. Detterman:

At the request of Mr. William Mathews Brooks, *Advanced GeoEnvironmental, Inc. (AGE)* has prepared this *Indoor Air Quality Sampling Work Plan* for the site located at 1395 MacArthur Boulevard, San Leandro, California (site). The work plan details procedures for collection of indoor and ambient air samples at the site. A total of three indoor air samples and one ambient air sample are proposed for collection during this phase of the investigation, to determine the immediate threat to human health as a result of previous dry cleaning operations at the site. This work plan has been prepared in accordance with directives from the Alameda County Health Care Services Agency (ACHCSA) letter, dated 07 January 2014 (Appendix A). The location of the site is illustrated in Figure 1. A plan of the site is illustrated in Figure 2. Historical soil-vapor and soil analytical results are summarized in Tables 1 and 2.

SCOPE OF WORK & FIELD PROCEDURES

Based on historical soil-vapor and soil samples collected at the site (Tables 1 and 2), AGE proposes to collect one indoor air sample from the subject site facility and one sample in each of the two adjacent operating businesses (Sothea Salon & Beauty Supply and Estudillo Plaza Optometry). Additionally, AGE proposes placing one ambient air sampling container on the roof of the facility to obtain background conditions at the site.

Prior to performance of the indoor air sampling (minimum of one week) meetings will be held with all current tenants of the adjacent suites to explain the soil vapor intrusion investigation and to scheduling the building screening and sampling. Each occupant will

be given a fact sheet documenting the findings of investigations performed at the site to date. A copy of the fact sheet is included in Appendix B.

At the time of indoor air sampling and prior to the start of sample collection all areas of the buildings proposed for sampling will be inspected and commercial and household products will be inventoried. Products that contain volatile chemicals or other chemicals that can potentially bias the results of the sampling will be listed on a Building Screening Form. The Building Screening Form presented in Appendix M of the DTSC-prepared, *Guidance For The Evaluation And Mitigation Of Subsurface Vapor Intrusion To Indoor Air - Final* (Vapor Intrusion Guidance) dated October 2011 will be utilized; a copy of the Building Screening Form is presented in Appendix B. Indoor contaminants sources and products that can potentially bias the sampling results will be located using an organic vapor meter (OVM) equipped with a photo-ionization detector (PID) calibrated to detection limit of parts per billion by volume (ppb MiniRae 3000). Any identified sources of indoor contamination will be removed from the building or sealed and the areas will be re-monitored with the PID.

Additionally, at the time of indoor air sampling a Building Survey Form will be completed. The Building Survey Form presented in Appendix L of the DTSC-prepared, *Guidance For The Evaluation And Mitigation Of Subsurface Vapor Intrusion To Indoor Air - Final* (Vapor Intrusion Guidance) dated October 2011 will be utilized; a copy of the Building Survey Form is presented in Appendix C.

All field procedures will be overseen by an AGE representative under the supervision of a California Professional Geologist.

COLLECTION AND ANALYSIS OF INDOOR AND AMBIENT AIR SAMPLES

AGE proposes to perform two seasonal (winter and summer) indoor air sampling events from the site building and two adjacent units (Sothea Salon & Beauty Supply and Estudillo Plaza Optometry) of the Estudillo Shopping Center complex. Additionally, one ambient air sample will be collected on the roof of the outside of the shopping center to establish background concentrations. Indoor air samples will be collected near the center of each facility building or in an area lacking public access. Detailed sampling procedures for the proposed seasonal indoor air sampling are included below.

REPORT PREPARATION

Following each of the two seasonal indoor air sampling events, a report will be prepared presenting the findings. The report will include a description of work performed and the results of the indoor air and ambient air samples. Conclusions and recommendations will

also be included in the reports, if applicable. The report will be in a format acceptable to regulating agencies and will be reviewed and signed by a California Professional Geologist.

FIELD PROCEDURES

All field procedures will be overseen by an AGE representative under the supervision of a California Registered Professional Geologist. Procedures indoor air sampling are detailed below.

INDOOR AND AMBIENT AIR MONITORING AND SAMPLING

AGE proposes to perform two seasonal (winter and summer) indoor air sampling events from the site facility and the adjacent suites (Sothea Salon & Beauty Supply and Estudillo Plaza Optometry) in the Estudillo Shopping Center.

All indoor air samples will be collected in six-liter Summa canisters using passive integrated sampling procedures. Each canister's initial vacuum will be measured and recorded to ensure the initial vacuum is greater than 25 inches of mercury (in hg). The sampling inlet on the canisters will be connected to a mass flow controller containing a particulate filter and calibrated to 3.8 milliliters/minute (ml/min). Air samples will be collected over a period of approximately 24 hours based on the calibrated flow of 3.8 ml/min.

Indoor air samples will be collected near the center of each facility building (or area lacking public access) and will be placed approximately 3-5 feet above the ground surface in the breathing zone. The Summa canister will then be opened to begin air sample collection. Following 24-hours of sample time, the containers will be retrieved, closed and sealed. The sample containers will then be labeled with the initial and final vacuum to ensure that the regulator was functioning properly.

Indoor air samples will be analyzed by a State of California Department of Public Health Services (CDPH)-certified laboratory for Volatile organic compounds (VOCs) in accordance with EPA Method TO-15.

Laboratory reports for air sample analyses, testing methods, laboratory quality assurance/quality control (QA/QC) reports and sample chain of custody documentation will be presented in a report with findings and recommendations. The lowest possible method detection limits will be achieved, which will allow comparison with established guidelines. Analytical data will be evaluated against the commercial Cal-EPA California Human Health Screening Levels (CHHSL) and the San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESLs) in all samples collected during the investigation.

REPORT PREPARATION

A initial report of findings will be prepared, summarizing the findings of the indoor and ambient air sampling. Reports will include a description of work performed and the results of the sampling analysis. Conclusions and recommendations will also be included in the reports, if applicable. A Tier II human health risk assessment may be required, based on the initial report of findings. Reports will be in a format acceptable to regulatory guidelines, and will be reviewed and signed by a California Professional Geologist.

If you have any questions or require further information, please contact our office at (209) 467-1006.

Sincerely,

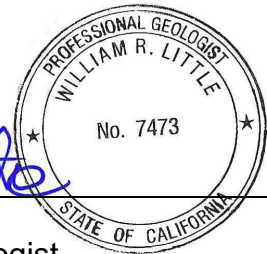
Advanced GeoEnvironmental, Inc.



Daniel Villanueva
Project Geologist

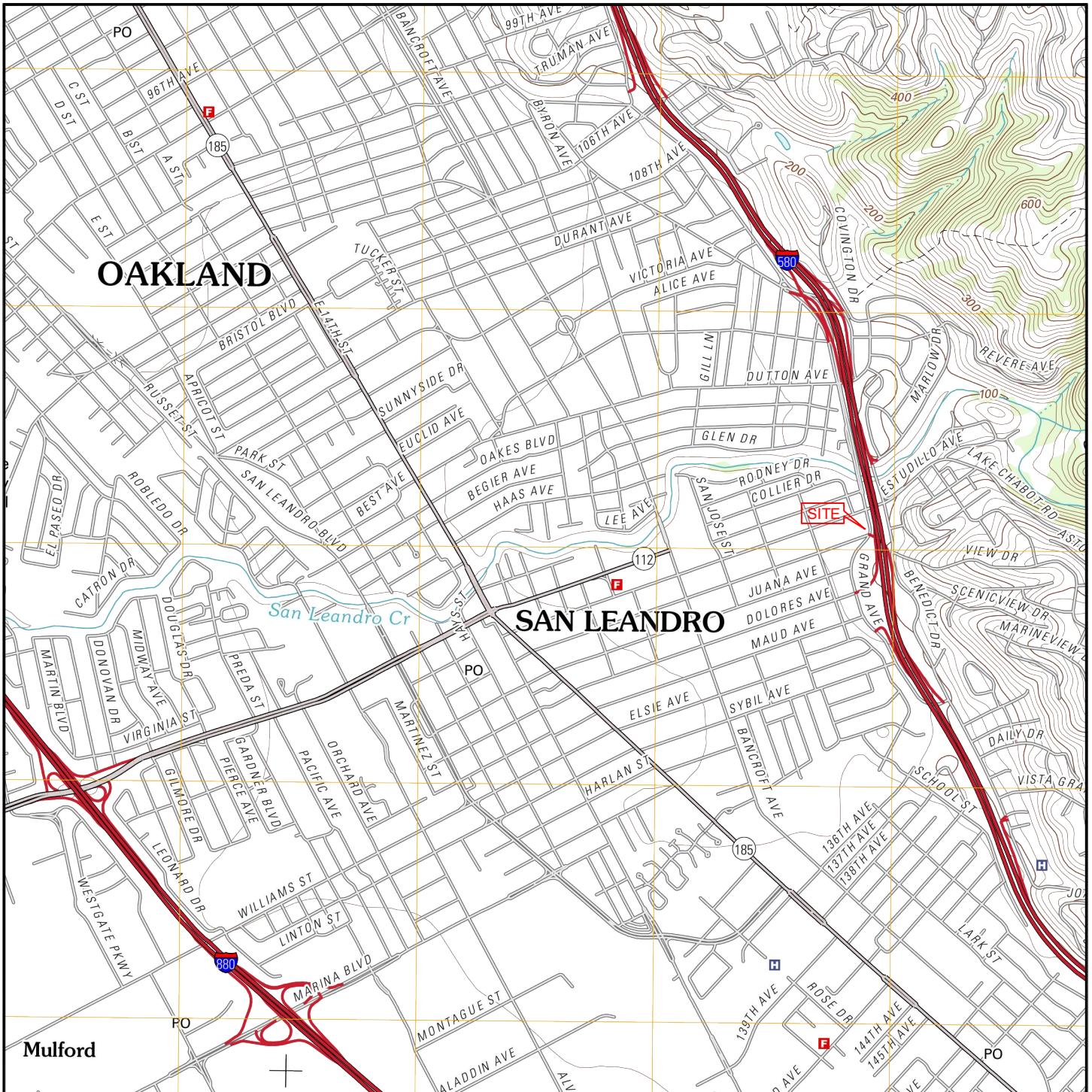


William R. Little
Senior Project Geologist
Registered Geologist No. 7473

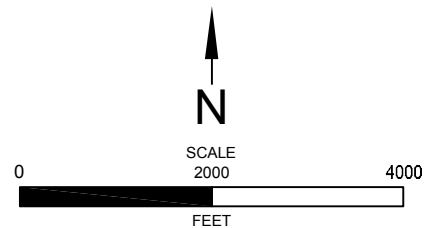


cc: Mr. William Mathews Brooks - Ardenbrook Inc.

FIGURES



SAN LEANDRO QUADRANGLE, CALIFORNIA
 7.5 MINUTE SERIES (U.S. GEOLOGICAL SURVEY)



LOCATION MAP
 SWISS VALLEY CLEANERS
 1395 MacArthur Boulevard
 SAN LEANDRO, CALIFORNIA



Advanced
GeoEnvironmental, Inc.
 www.advgeoenv.com

PROJECT NO. AGE-NC-12-2461	FILE: LOCATION	FIGURE:
DATE: 21 MAY, 2013	DRAWN BY: MAC	1

LEGEND

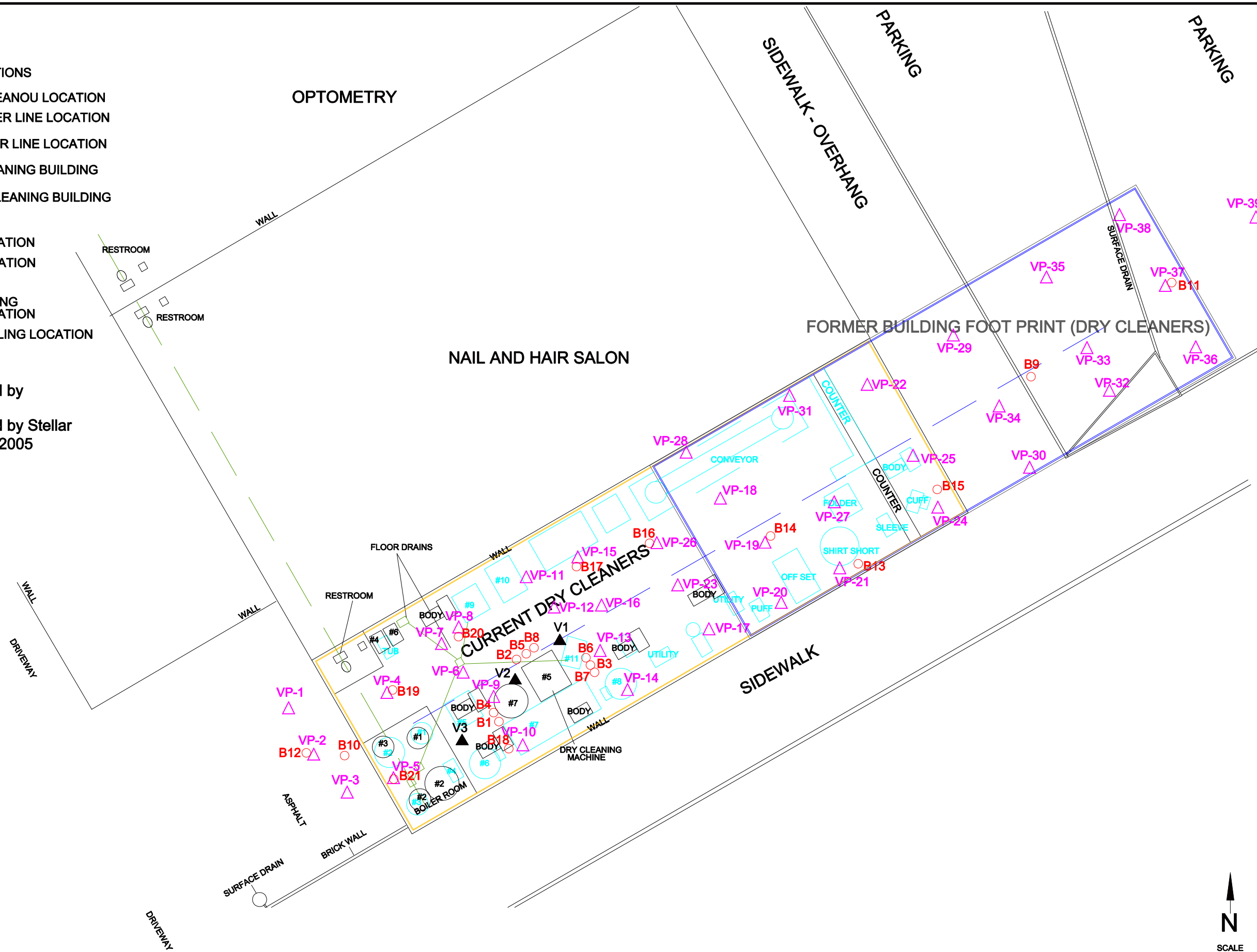
- B9 ○ SOIL BORING LOCATION
- V1 ▲ SOIL VAPOR LOCATIONS
- △ SOIL VAPOR SURVEY LOCATIONS
- ◇ SURFACE DRAIN/SEWER CLEANOUT LOCATION
- SEWER LINE LOCATION
- WATER LINE LOCATION
- CURRENT DRY CLEANING BUILDING
- HISTORICAL DRY CLEANING BUILDING
- #8 GARMET CLEANING CHEMICAL RECOVERY LOCATION
- CUFF GARMET 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
 FENCE LINE



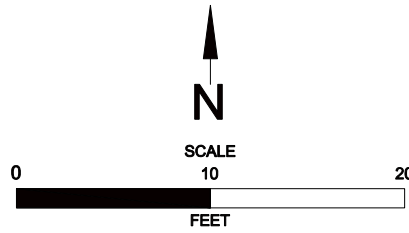
Advanced GeoEnvironmental, Inc.
 www.advgeoenv.com

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



TABLES

TABLE 1
ANALYTICAL RESULTS OF SOIL VAPOR SAMPLES
 Swiss Valley Cleaners
 1395 MacArthur Boulevard, 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	
V-1	05-08-2013	5	29,000	<2	<2	<2	<2	<2	<2	<1
V-2	05-08-2013	5	23,000	<2	<2	<2	<2	<2	<2	<1
V-3	05-08-2013	5	15,000	<2	<2	<2	<2	<2	<2	<1
VP-1 (1 purge volume)	10-15-2013	5	33,000	<100	<100	<100	<100	<100	<100	<100
VP-1 (3 purge volumes)	10-15-2013	5	33,000	<100	<100	<100	<100	<100	<100	<100
VP-1 (10 purge volumes)	10-15-2013	5	33,000	<100	<100	<100	<100	<100	<100	<100
VP-2	10-15-2013	5	27,000	<100	<100	<100	<100	<100	<100	<100
VP-3	10-15-2013	3	13,000	<100	<100	<100	<100	<100	<100	<100
VP-4	10-15-2013	5	43,000	<100	<100	<100	<100	<100	<100	<100
VP-5	10-15-2013	5	4,400	<100	<100	<100	<100	<100	<100	240
VP-6	10-15-2013	5	36,000	<100	<100	<100	<100	<100	<100	<100
VP-7	10-15-2013	5	39,000	<100	<100	<100	<100	<100	<100	<100

TABLE 1
ANALYTICAL RESULTS OF SOIL VAPOR SAMPLES
 Swiss Valley Cleaners
 1395 MacArthur Boulevard, San Leandro, California
 (micrograms per cubic meter)

VP-7 (dup)	10-15-2013	5	37,000	<100	<100	<100	<100	<100	<100
VP-8	10-15-2013	5	67,000*	<100	<100	<100	<100	<100	<100
VP-9	10-16-2013	5	42,000	<100	<100	<100	<100	<100	<100
VP-10	10-16-2013	5	54,000*	<100	<100	<100	<100	<100	<100
VP-11	10-16-2013	5	110,000	<100	<100	<100	<100	<100	<100
VP-12	10-16-2013	5	95,000	<100	<100	<100	<100	<100	<100
VP-13	10-16-2013	5	80,000	<100	<100	<100	<100	<100	<100
VP-14	10-16-2013	5	55,000	<100	<100	<100	<100	<100	<100
VP-14 (dup)	10-16-2013	5	57,000	<100	<100	<100	<100	<100	<100
VP-15	10-16-2013	5	83,000	<100	<100	<100	<100	<100	<100
VP-16	10-16-2013	5	110,000	<100	<100	<100	<100	<100	<100
VP-17	10-16-2013	5	80,000	<100	<100	<100	<100	<100	<100
VP-18	10-16-2013	5	95,000	<100	<100	<100	<100	<100	<100
VP-19	10-16-2013	5	76,000	<100	<100	<100	<100	<100	<100
VP-20	not completed								

TABLE 1
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 1395 MacArthur Boulevard, San Leandro, California
 (micrograms per cubic meter)

VP-21	10-17-2013	5	100,000	<100	<100	<100	<100	<100	<100
VP-22	10-17-2013	5	110,000	<100	<100	<100	<100	<100	<100
VP-23	10-17-2013	5	77,000	<100	<100	<100	<100	<100	<100
VP-24	10-17-2013	3	400,000	<100	<100	<100	<100	<100	<100
VP-25	10-17-2013	5	190,000	<100	<100	<100	<100	<100	<100
VP-26	10-17-2013	5	84,000	<100	<100	<100	<100	<100	<100
VP-27	10-17-2013	5	100,000	<100	<100	<100	<100	<100	<100
VP-28	10-17-2013	5	110,000	<100	<100	<100	<100	<100	<100
VP-29	10-17-2013	5	50,000	<100	<100	<100	<100	<100	<100
VP-30	10-17-2013	5	1,200	<100	<100	<100	<100	<100	<100
VP-31	10-18-2013	5	100,000	<100	<100	<100	<100	<100	<100
VP-32	10-18-2013	5	2,500	<100	<100	<100	<100	<100	<100
VP-32 (dup)	10-18-2013	5	2,100	<100	<100	<100	<100	<100	<100
VP-33	10-18-2013	5	18,000	<100	<100	<100	<100	<100	<100
VP-34	10-18-2013	5	20,000	<100	<100	<100	<100	<100	<100

TABLE 1
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 (micrograms per cubic meter)

VP-35	10-18-2013	5	14,000	<100	<100	<100	<100	<100	<100
VP-36	10-18-2013	5	5,900	<100	<100	<100	<100	<100	<100
VP-37	10-18-2013	5	14,000	<100	<100	<100	<100	<100	<100
VP-38	10-18-2013	5	37,000	<100	<100	<100	<100	<100	<100
VP-39	10-18-2013	5	24,000	<100	<100	<100	<100	<100	<100
VP-40	10-18-2013	5	17,000	220	<100	<100	<100	<100	<100
CHHSLs (Residential)			180	528	-	31,900	15,900	13.3	-
SFBRWCB ESL Shallow Soil Gas (Commercial)			2,100	3,000	100,000	260,000	-	16	230
SFBRWCB ESL Shallow Soil Gas (Residential)			210	300	880,000	31,000	-	160	2,300

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

bsg: below surface grade

* : notation for detection above the liner range of calibration

TABLE 2
ANALYTICAL RESULTS OF SOIL SAMPLES
 Swiss Valley Cleaners
 1395 MacArthur Boulevard, San Leandro, California
 (mg/kg)

Sample ID	Depth (feet bsg)	Date	EPA SW 846/8260B					
			Tetrachloroethene (PCE)	Trichloroethene (TCE)	1,1- Dichloroethene (1,1-DCE)	Trans 1,2- Dichloroethene (Trans 1,2-DCE)	Cis 1,2- Dichloroethene (Cis 1,2-DCE)	Vinyl Chloride (VC)
B-1@3'	3	08-19-1998	<0.005	<0.005	<0.005	-	-	<0.005
B-1@5'	5	08-19-1998	<0.005	<0.005	<0.005	-	-	<0.005
B-2@3'	3	08-19-1998	<0.005	<0.005	<0.005	-	-	<0.005
B-2@5'	5	08-19-1998	<0.005	<0.005	<0.005	-	-	<0.005
B-3@3'	3	08-19-1998	<0.005	<0.005	<0.005	-	-	<0.005
B-3@5'	5	08-19-1998	<0.005	<0.005	<0.005	-	-	<0.005
B-4	1.75	04-06-2005	0.0057	<0.0049	<0.0049	<0.0049	<0.0049	<0.0098
B-5	1.83	04-06-2005	0.0074	<0.0047	<0.0047	<0.0047	<0.0047	<0.0094
B-6	1.67	04-06-2005	0.022	<0.0046	<0.0046	<0.0046	<0.0046	<0.0093
B-7	2	07-08-2008	<0.005	<0.0047	<0.0047	<0.0047	<0.0047	<0.0094
B-8	2	07-08-2008	0.060	<0.0047	<0.0047	<0.0047	<0.0047	<0.0094
B9-5	5	05-07-2013	0.028	<0.005	<0.005	<0.005	<0.005	<0.005
B9-10	10	05-07-2013	0.012	<0.005	<0.005	<0.005	<0.005	<0.005
B9-15	15	05-07-2013	0.022	<0.005	<0.005	<0.005	<0.005	<0.005
B10-5	5	05-07-2013	0.010	<0.005	<0.005	<0.005	<0.005	<0.005
B10-10	10	05-07-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B10-15	15	05-07-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B11-5	5	10-22-2013	0.009	<0.005	<0.005	<0.005	<0.005	<0.005
B11-10	10	10-22-2013	0.011	<0.005	<0.005	<0.005	<0.005	<0.005
B11-15	15	10-22-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B12-5	5	10-22-2013	0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B12-10	10	10-22-2013	0.011	<0.005	<0.005	<0.005	<0.005	<0.005
B12-15	15	10-22-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B13-5	5	10-22-2013	0.008	<0.005	<0.005	<0.005	<0.005	<0.005
B13-10	10	10-22-2013	0.006	<0.005	<0.005	<0.005	<0.005	<0.005

TABLE 2
ANALYTICAL RESULTS OF SOIL SAMPLES
 Swiss Valley Cleaners
 1395 MacArthur Boulevard, San Leandro, California
 (mg/kg)

Sample ID	Depth (feet bsg)	Date	EPA SW 846/8260B					
			Tetrachloroethene (PCE)	Trichloroethene (TCE)	1,1- Dichloroethene (1,1-DCE)	Trans 1,2- Dichloroethene (Trans 1,2-DCE)	Cis 1,2- Dichloroethene (Cis 1,2-DCE)	Vinyl Chloride (VC)
B13-15	15	10-22-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B14-5	5	10-22-2013	0.015	<0.005	<0.005	<0.005	<0.005	<0.005
B14-10	10	10-22-2013	0.008	<0.005	<0.005	<0.005	<0.005	<0.005
B14-15	15	10-22-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B15-5	5	10-22-2013	0.030	<0.005	<0.005	<0.005	<0.005	<0.005
B15-10	10	10-22-2013	0.018	<0.005	<0.005	<0.005	<0.005	<0.005
B15-15	15	10-22-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B16-5	5	10-23-2013	0.020	<0.005	<0.005	<0.005	<0.005	<0.005
B16-10	10	10-23-2013	0.010	<0.005	<0.005	<0.005	<0.005	<0.005
B16-15	15	10-23-2013	0.006	<0.005	<0.005	<0.005	<0.005	<0.005
B17-5	5	10-23-2013	0.018	<0.005	<0.005	<0.005	<0.005	<0.005
B17-10	10	10-23-2013	0.010	<0.005	<0.005	<0.005	<0.005	<0.005
B17-15	15	10-23-2013	0.011	<0.005	<0.005	<0.005	<0.005	<0.005
B18-5	5	10-23-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B18-10	10	10-23-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B19-5	5	10-23-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005

TABLE 2
ANALYTICAL RESULTS OF SOIL SAMPLES
 Swiss Valley Cleaners
 1395 MacArthur Boulevard, San Leandro, California
 (mg/kg)

Sample ID	Depth (feet bsg)	Date	EPA SW 846/8260B					
			Tetrachloroethene (PCE)	Trichloroethene (TCE)	1,1- Dichloroethene (1,1-DCE)	Trans 1,2- Dichloroethene (Trans 1,2-DCE)	Cis 1,2- Dichloroethene (Cis 1,2-DCE)	Vinyl Chloride (VC)
B19-10	10	10-23-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B20-5	5	10-23-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B20-10	10	10-23-2013	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B21-5	5	10-24-2013	0.010	<0.005	<0.005	<0.005	<0.005	<0.005
B21-10	10	10-24-2013	0.009	<0.005	<0.005	<0.005	<0.005	<0.005

Notes:

mg/kg: milligrams per kilogram

bsg: below surface grade

<: Indicates constituents were not detected at a concentration greater than the reporting limit shown.

APPENDIX A



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

January 7, 2014

Mr. William Mathews Brooks
4725 Thornton Avenue
Fremont, CA 94536
(Sent via electronic mail to REWMB@aol.com)

Subject: Request for Interim Remediation Work Plan Addendum; Site Cleanup Program (SCP) Case No. RO0003120 and GeoTracker Global ID T10000005063, Swiss Valley Cleaners, 1395 MacArthur Blvd, Oakland, CA 94577

Dear Mr. Brooks:

Alameda County environmental health (ACEH) has reviewed the December 10, 2013 report entitled *Site Assessment Report*, that documents the installation of 40 approximately five foot deep soil bores for the collection of shallow soil vapor at the site, and 11 soil bores to a depth of approximately 15 feet below surface grade (bgs), to collect soil samples, to characterize soil at the site for potential chlorinated volatile organic compound (VOC) contamination, in particular tetrachlorethene (PCE) contamination. Only one vapor sample detected a concentration below the commercial PCE Environmental Screening Level (ESL) for soil gas (and the evaluation of potential vapor intrusion) set by the San Francisco Regional Water Quality Control Board (RWQCB). The commercial ESL for soil gas is 2,100 $\mu\text{g}/\text{m}^3$. Concentrations of PCE beneath the site ranged between 1,200 and 400,000 $\mu\text{g}/\text{m}^3$. ACEH notes that some of the highest concentrations of PCE are along the northern edge of the commercial unit, within feet of the adjacent commercial unit. This data indicates the lateral extent is undefined and the potential for vapor intrusion at adjacent units is a potential concern. The report also documented the collection of soil samples at 5, 10, and 15 feet below grade surface to characterize soil VOC concentrations. All concentrations of PCE were below the commercial PCE ESL for soil. Thank you for submitting the report.

The referenced report recommended a phased approach to additional future actions at the site. The first proposed step is the submittal of a work plan addendum to the previously submitted July 8, 2013 *Vapor Mitigation and Remedial Well Installation Work Plan* for the subject site. The intent of the work plan addendum is to document locations of proposed additional vapor extraction wells and to provide revised well construction details. The second step would be startup of the soil vapor extraction (SVE) system upon receipt of regulatory approval. The third proposed step is generation of a work plan for subslab vapor sampling, collection of indoor air quality samples, and additional assessment of the lateral extent of the vapor and soil (adsorbed-phase) plumes at the site.

ACEH concurs that interim remedial actions are required at the site. However, ACEH notes that the vapor concentrations detected warrant concurrent determination of the potential for an imminent vapor intrusion health risk to be present at the subject unit and at adjacent units at the site. Therefore, based on ACEH 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. Request for Interim Remediation Work Plan Addendum with Site Investigation Work Plan** – In order to expedite actions at the site and determine the potential for imminent health risk to occupants of this and adjacent commercial units, ACEH requests the collection of indoor air quality vapor samples at the subject site (subject commercial unit), and for adjacent commercial units, generation of a work plan providing additional details of the SVE system, the construction of subslab vapor points, proposed pilot tests to

determine the radius of influence of SVE wells, revised well construction details, and potentially the locations of additional wells, as discussed above.

To minimize review time and expedite actions at the site, ACEH requests that the work plan also include the tasks associated with additional site investigation, including but not limited to, additional sampling locations to delineate the lateral extent of the vapor-phase and soil plumes. The collection of additional shallow soil samples beneath the site at critical locations, such as elevated PCE vapor sample results would likely assist in understanding the source and distribution of contamination beneath the site and in well design.

Please include Standard Operating Protocols (SOPs) for all proposed actions, such as subslab vapor point installation.

- 2. Draft Public Fact Sheet Notice** - Based on a review of site data, public participation activities are required at this site. The purpose of public participation is to facilitate communication and coordination with stakeholders potentially affected by, or concerned with, soil and groundwater contamination and potential vapor intrusion risks associated with chlorinated solvents in soil, groundwater, and soil vapor at the site at concentrations that exceed applicable regulatory screening levels used to judge the necessity of conducting corrective actions at the site.

As part of the public participation process, you must notify potentially affected stakeholders who live or own property in the surrounding area of the site conditions through a mailing of a fact sheet. Please establish an initial mailing list of property owners and tenants who are located within 200 feet of the parcel boundaries for the property. The mailing list should also include other stakeholders who have interest in tenant improvements, have political jurisdiction within or adjacent to the potential vapor intrusion area, represent community leadership or advocacy, or need to be aware of planned activities.

Please submit a draft distribution list and draft informational fact sheet about the site and planned investigation and characterization activities (MS Word format) for agency review by the date specified below. Please see the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) Vapor Intrusion Public Participation Advisory, dated March 2012 for examples.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH 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:

- **January 31, 2014** – Draft Public Fact Sheet (in MS Word format) with List of Fact Sheet Recipients (Please initially email to ACEH case worker only); file to be named: RO3120_PP_yyyy-mm-dd
- **February 21, 2014 (January 10, 2014)** – Site Investigation Work Plan
File to be named: RO3120_WP_R_yyyy-mm-dd

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Should you have any questions, please contact me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,



Digitally signed by Mark E. Detterman
DN: cn=Mark E. Detterman, o, ou,
email, c=US
Date: 2014.01.07 15:04:33 -08'00'

Mark E. Detterman, P.G., C.E.G.
Senior Hazardous Materials Specialist

Mr. William Mathews Brooks
RO0003120
January 7, 2014, Page 3

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements / Obligations
Electronic Report Upload (ftp) Instructions

cc: Daniel Villanueva, Advanced GeoEnvironmental, Inc, 837 Shaw Road, Stockton, CA 95215
(sent via electronic mail to DVillanueva@advgeoenv.com)

William Little, Advanced GeoEnvironmental, Inc, 837 Shaw Road, Stockton, CA 95215
(sent via electronic mail to WLittle@advgeoenv.com)

Dilan Roe (sent via electronic mail to dilan.roe@acgov.org)

Mark Detterman, ACEH, (sent via electronic mail to mark.detterman@acgov.org)
Geotracker, Electronic File

Attachment 1

Responsible Party(ies) Legal Requirements/Obligations

REPORT/DATA REQUESTS

These reports/data are being requested pursuant to Division 7 of the California Water Code (Water Quality), Chapter 6.7 of Division 20 of the California Health and Safety Code (Underground Storage of Hazardous Substances), and Chapter 16 of Division 3 of Title 23 of the California Code of Regulations (Underground Storage Tank Regulations).

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (Local Oversight Program [LOP] for unauthorized releases from petroleum Underground Storage Tanks [USTs], and Site Cleanup Program [SCP] for unauthorized releases of non-petroleum hazardous substances) require submission of reports in electronic format pursuant to Chapter 3 of Division 7, Sections 13195 and 13197.5 of the California Water Code, and Chapter 30, Articles 1 and 2, Sections 3890 to 3895 of Division 3 of Title 23 of the California Code of Regulations (23 CCR). Instructions for submission of electronic documents to the ACEH FTP site are provided on the attached "Electronic Report Upload Instructions."

Submission of reports to the ACEH FTP site is in addition to requirements for electronic submittal of information (ESI) to the State Water Resources Control Board's (SWRCB) Geotracker website. In April 2001, the SWRCB adopted 23 CCR, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1 (Electronic Submission of Laboratory Data for UST Reports). Article 12 required electronic submittal of analytical laboratory data submitted in a report to a regulatory agency (effective September 1, 2001), and surveyed locations (latitude, longitude and elevation) of groundwater monitoring wells (effective January 1, 2002) in Electronic Deliverable Format (EDF) to Geotracker. Article 12 was subsequently repealed in 2004 and replaced with Article 30 (Electronic Submittal of Information) which expanded the ESI requirements to include electronic submittal of any report or data required by a regulatory agency from a cleanup site. The expanded ESI submittal requirements for petroleum UST sites subject to the requirements of 23 CCR, Division, 3, Chapter 16, Article 11, became effective December 16, 2004. All other electronic submittals required pursuant to Chapter 30 became effective January 1, 2005. Please visit the SWRCB website for more information on these requirements: (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 7835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: July 25, 2012
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (petroleum UST and SCP) require submission of all reports in electronic form to the county's FTP site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as a **single Portable Document Format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to deh.loptoxic@acgov.org
 - b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to deh.loptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload.** (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.

APPENDIX B

Fact Sheet on Environmental Assessment

Swiss Valley Cleaners Site
1395 MacArthur Boulevard, San Leandro
Alameda County
ACEH File No. RO0003120
February 2014

This fact sheet is being provided to describe site background, past work to investigate site contamination, next steps, the oversight process for the site, and how you can obtain more information.

Winter, 2014

Summary

The Alameda County Environmental Health Department (ACEH) has requested this fact sheet be issued to inform you of ongoing investigation work at the Swiss Valley Cleaners property (site), located at 1395 MacArthur Boulevard in San Leandro, California (Figure 1).

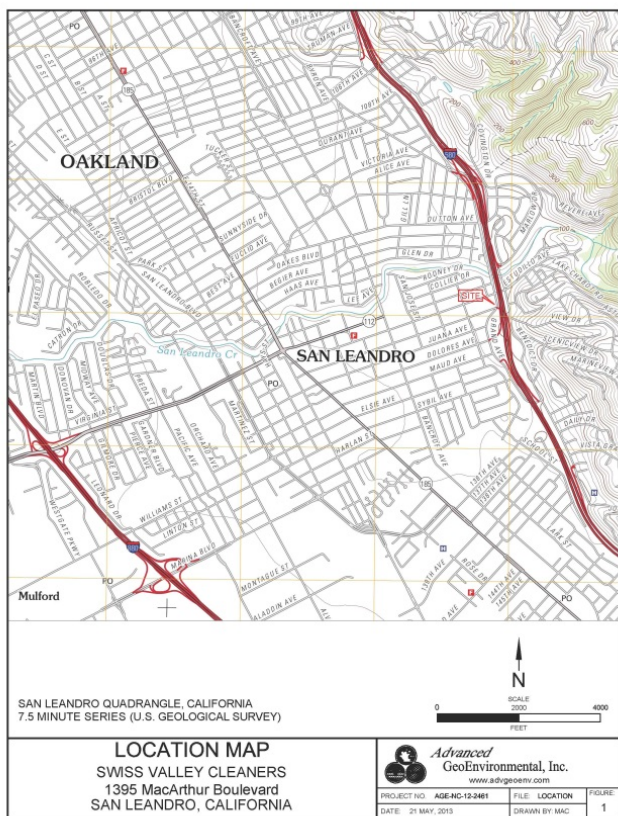


Figure 1

The purpose of the investigation work is to gather more information on the nature and extent of contamination onsite as well as offsite and in adjacent units next to the site building. This fact sheet contains information concerning site background, results of recent investigations, planned investigation activities, and information contacts. A glossary of certain terms also is included.

Background

The Swiss Valley Cleaners site currently is situated within a commercial area of the Estudillo Shopping Center just west of interstate 580 on the corner of MacArthur Boulevard and Joaquin Avenue. The subject site is located in a strip mall on a 1.76-acre lot with several operating businesses within suites of facility. The subject site has been a small retail dry-cleaner for 30 years or more. The site currently houses a 55-gallon chemical capacity closed-loop dry cleaning machine, which is bolted to the floor. Prior to 2001, the dry cleaning operation utilized tetrachloroethylene (PCE) as the chlorinated solvent cleaning agent, until the machine was replaced with the current machine.

Environmental Investigation Activities

Environmental investigations have been performed at the site from 1998 through 2013; these investigations have included soil, soil vapor, and groundwater sampling to assess the type and extent of contamination at the site.

These investigations identified that volatile organic compounds (VOCs), primarily PCE, has been released to the environment in the vicinity of the site as a result of former dry cleaning operations at the site.

VOCs, primarily PCE, have been detected in shallow groundwater and soil vapor in areas surrounding the facility and throughout the dry cleaning suite. The data indicate that the highest concentrations of PCE in soil-vapor are located beneath the dry cleaning operation suite. Concentrations of PCE in soil-vapor have also been detected in the parking lot and in the rear of the facility to the east and west sides of the subject building.

Fact Sheet on Environmental Assessment

Swiss Valley Cleaners site

Page 2

Winter, 2014

Concentrations reported in samples were found at concentrations greater than applicable regulatory agency screening levels. The presence of these chemicals at concentrations exceeding regulatory screening levels does not indicate that adverse impacts to human health or the environment are necessarily occurring, but rather indicates that a potential for adverse risk may exist and that additional evaluation is warranted.

Additional investigations are needed to determine the extent of the contamination at the site. Of particular interest is the potential for movement of VOCs into the inside of buildings where people could be exposed to contaminated indoor air. This process is called vapor intrusion into indoor air.

Next Steps

Because more information is needed about VOCs throughout the subject suite, adjacent suites and areas surrounding the site, additional investigation is currently being planned to further delineate the extent of VOCs in soil and soil-vapor. This investigation will include advancing soil borings and collecting samples in the vicinity of the subject site and in areas surrounding the site to the west, east and south of the facility. Additionally, indoor air quality samples are proposed to be collected within the subject facility and two units (Sothea Salon & Beauty Supply and Estudillo Plaza Optometry) to evaluate risk to building occupants.

Timeline

As noted above, additional investigation is currently being planned. Fieldwork is planned for January through March 2014, and a report documenting the results will be completed in Spring 2014. The site will be evaluated to assess whether remediation or mitigation are required to protect human health and the environment.

How to Get More Information

There are several ways that interested parties will be informed of future work. First, information repositories are being established where reports, data, workplans, and other materials can be viewed. One is the Alameda County Environmental Health Department's website at <http://www.acgov.org/aceh/index.htm>, where the electronic files for the case are available on-line.

A second way interested parties can obtain information is to contact the site representatives/spokespersons listed below.

For More Information

Please contact any of the following individuals with any questions or concerns you may have:

Mark Detterman, Senior Hazardous Materials Specialist, 510-567-6876, mark.detterman@acgov.org

Daniel Villanueva, Project Geologist, Advanced GeoEnvironmental, Inc. 209-467-1006; dvillanueva@advgeoenv.com

Glossary of Terms

Tetrachloroethylene – Tetrachloroethylene, commonly known as PCE, is a colorless organic liquid with a mild, chloroform-like odor. The greatest use of PCE is in the textile industry, and as a component of aerosol dry-cleaning products. It is a known human carcinogen.

Soil-vapor – Soil-vapor refers to the air that is present in the open spaces between soil particles between the ground surface and the water table. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.

Volatile organic compounds (VOCs) – VOCs are organic liquids, including many common solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths. Many VOCs are known human carcinogens. Examples of VOC usage include dry cleaning solvent, carburetor cleaner, brake cleaner, and paint solvents.

APPENDIX C

APPENDIX M – BUILDING SCREENING FORM

Occupant of Building _____

Address _____

City _____

Field Investigator _____ Date _____

Field Instrument Reading	Measurement Location (Ambient Air, Foundation Opening, or Consumer Product)	If Consumer Product, Potential Volatile Ingredients

Comments:

APPENDIX L - BUILDING SURVEY FORM

Preparer's Name: _____ Date/Time Prepared: _____
Affiliation: _____ Phone Number: _____

Occupant Information

Occupant Name: _____ Interviewed: Yes No
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Email: _____

Owner/Landlord Information (Check if same as occupant)

Occupant Name: _____ Interviewed: Yes No
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Email: _____

Building Type (Check appropriate boxes)

- Residential Residential Duplex Apartment Building Mobile Home Commercial (office)
 Commercial (warehouse) Industrial Strip Mall Split Level Church School

Building Characteristics

Approximate Building Age (years): _____ Number of Stories: _____
Approximate Building Area (square feet): _____ Number of Elevators: _____

Foundation Type (Check appropriate boxes)

- Slab-on-Grade Crawl Space Basement

Basement Characteristics (Check appropriate boxes)

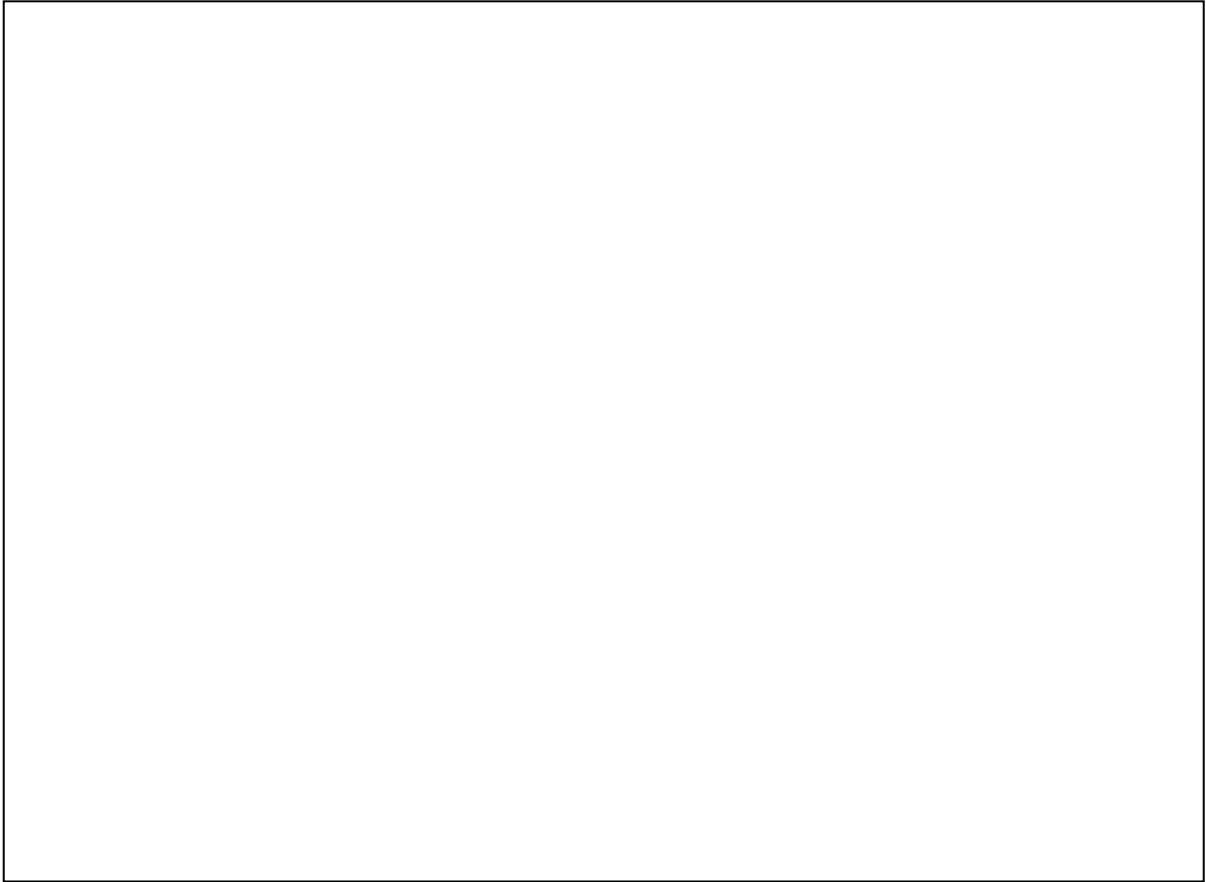
- Dirt Floor Sealed Wet Surfaces Sump Pump Concrete Cracks Floor Drains

Factors Influencing Indoor Air Quality

Is there an attached garage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there smoking in the building?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there new carpet or furniture?	<input type="checkbox"/> Yes <input type="checkbox"/> No Describe: _____
Have clothes or drapes been recently dry cleaned?	<input type="checkbox"/> Yes <input type="checkbox"/> No Describe: _____
Has painting or staining been done with the last six months?	<input type="checkbox"/> Yes <input type="checkbox"/> No Describe: _____
Has the building been recently remodeled?	<input type="checkbox"/> Yes <input type="checkbox"/> No Describe: _____
Has the building ever had a fire?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a hobby or craft area in the building?	<input type="checkbox"/> Yes <input type="checkbox"/> No Describe: _____
Is gun cleaner stored in the building?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a fuel oil tank on the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a septic tank on the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has the building been fumigated or sprayed for pests recently?	<input type="checkbox"/> Yes <input type="checkbox"/> No Describe: _____
Do any building occupants use solvents at work?	<input type="checkbox"/> Yes <input type="checkbox"/> No Describe: _____

Sampling Locations

Draw the general floor plan of the building and denote locations of sample collection. Indicate locations of doors, windows, indoor air contaminant sources and field instrument readings.



Primary Type of Energy Used (Check appropriate boxes)

Natural Gas Fuel Oil Propane Electricity Wood Kerosene

Meteorological Conditions

Describe the general weather conditions during the indoor air sampling event.

General Comments

Provide any other information that may be of importance in understanding the indoor air quality of this building.
