

September 14, 2017

RECEIVED

By Alameda County Environmental Health 9:41 am, Sep 19, 2017

Mr. Mark Detterman
Alameda County LOP (County)
1131 Harbor Bay Pkwy
Alameda, CA 94502

Re: Report #RO3155_CORRES_R_2017-09-14)
Former Four Seasons Cleaners Cleanup Program # RO0003155
13778 Doolittle Ave., San Leandro, CA

Dear Mr. Detterman:

Attached for your review is a document for the referenced site prepared by RRM, Inc. (RRM) in response to information requested in your August 11, 2017 letter.

I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's GeoTracker website.

If you should have any questions or comments, please do not hesitate to contact me or Julie Avanto at 831-475-8141.

Sincerely,



Mr. Ernest Lee
Marina Faire Shopping Center
3271 S. Highland Dr., Ste #704
Las Vegas, Nevada 89109



September 14, 2017
RRM Project # IA756

Mr. Mark Detterman
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Re: ***Report on Status of Tenant Spaces and Improvements
(RO3155_CORRES_R_2017-09-15)***
Former Four Seasons Cleaners
13778 Doolittle Drive
San Leandro, California

Dear Mr. Detterman:

This document, prepared by RRM, Inc. on behalf of Marina Faire Shopping Center, presents information regarding the referenced site (Figure 1) requested in the August 11, 2017 Alameda County Department of Environmental Health (ACDEH) letter. In the letter, ACDEH requested information about the former dry cleaner operations, site use and locations of utilities in the vicinity, and HVAC systems in use at the site. Currently available information is summarized below.

DRY CLEANER SITE HISTORY

For the June 30, 2014 *Phase I Environmental Site Assessment* (Phase I) prepared for 13704 - 13996 Doolittle Drive by Piers Environmental Services, Inc. (Piers), inquiries and file reviews were conducted at the San Leandro Fire Department (SLFD), San Leandro Environmental Services (SLES), and San Leandro Building Department (SLBD) to determine the history of the former dry cleaner at the site. The following information is summarized from the Phase I.

From SLFD files, a dry cleaner has operated at 13778 Doolittle Drive since 1966, the time of construction of the strip mall. Plans from 1966, state the cleaning equipment consists of a Martin 300 synthetic unit and a Martin reclaiming tumbler with tetrachloroethylene (PCE) as the dry cleaning solvent. Site plans also indicate the south portion of the original space was used as a laundromat under the dry cleaner address and was later converted for use as a Chinese restaurant.

The earliest SLES documents included a Hazmat and Waste Registration Form from 1998 and an inspection report in 1999 that indicated PCE was used; 2005 and later inspection reports indicated

the dry cleaner had switched to hydrocarbon-based solvent (EcoSolv dry cleaning fluid, C10-C13 isoalkanes). From the inspection reports (which were conducted approximately every two years), there were no indications of any spills or releases or housekeeping issues. The dry cleaner was also inspected under a county storm water program in 2009, 2011, and 2013, which indicated there were no outdoor processes or storage. The most recent inspection report from March 2013 notes the dry cleaning machine used about 30 gallons of hydrocarbon solvent and a 55-gallon drum was used for waste solvent; Technichem Services collected the waste and periodically replaced and disposed of the machine filters.

SLBD files contained permits and business license applications for the original construction and occupancy of the space for Four Seasons Cleaners; plans suggest the south portion of the original space was later converted to a restaurant. Later permits and documents through 1984 indicate continual operation as a dry cleaner.

In the Phase I, Piers identified the dry cleaner as a Recognized Environmental Condition, and recommended further investigation of the dry cleaner.

SITE AND VICINITY MAPS

Sanitary Sewer Information

The current known configuration of the sanitary sewer in the former dry cleaner space is shown on Figures 2 and 3; a task to determine the pathway of the sanitary sewer from the former dry cleaner using video inspection was included in RRM's August 31, 2017 *Response to August 11, 2017 Correspondence and Work Plan for Sanitary Sewer Location and Soil Vapor Plume Delineation*.

Preferential Pathway Locations

The locations of the sewer, water and gas lines have been requested from The City of San Leandro, East Bay Municipal Utilities District, and PG&E; preliminary maps received to date showing the sewer and water lines are included in Attachment A. The information on these maps and from on-going inquiries will be added to site figures as warranted.

Tenant Space Information

The tenant occupants at the site strip mall are shown on Figure 3 and hours of operation for the tenants are included in Attachment B. As requested by ACDEH in their July 27, 2016 letter, fresh air intakes were installed on the HVAC units for the former dry cleaner and dentist units in September 2016; invoices for the work are included in Attachment C along with locations of HVAC equipment as provided by the HVAC contractor (Airteks).

In regard to the venting of sub-surface vapors from the installed sub-slab vent piping, the system will be operated under permit from the Bay Area Air Quality Management District (BAAQMD) and will include treatment via activated carbon filters. BAAQMD permit review and emissions

limitations consider public exposure and health risk. Additionally, given the vent system will require treatment, the emission stack is not expected to be located on the site building roof; it will be some distance away and the vent stack will comply with applicable Building and Plumbing Code setback requirements. It is expected the stack will be required to be terminated no less than 2 feet above any portion of the building within 10 feet.

Adjacent Parcel Information

The type of use of parcels adjacent to the site is shown on Figure 3.

Identification of Meeting Dates

October 9, 2017 9am – 5pm
October 23, 2017 9am – 5pm
October 24, 2017 9am – 5pm

Should you have any questions regarding the contents of this document, please call RRM at (831) 475-8141.

Sincerely,
RRM, Inc.

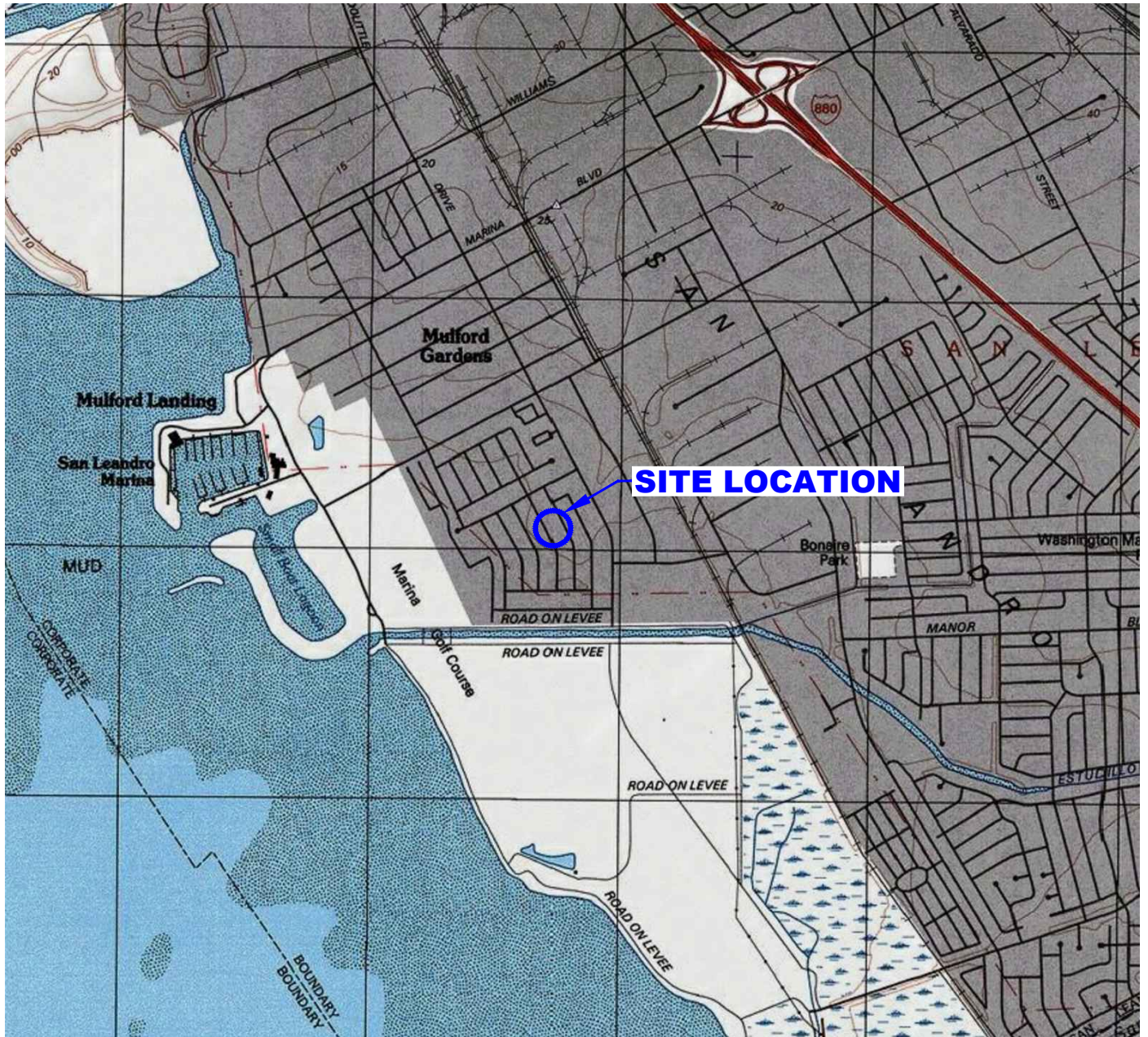


Project Engineer
RCE 77741



Attachments:

- Figure 1 – Site Location Map
- Figure 2 – Site Map
- Figure 3 – Extended Site Map with Tenant Information
- Attachment A – Utility Plans
- Attachment B – Tenant Hours of Operation
- Attachment C – HVAC Documentation



QUADRANGLE LOCATION



SCALE IN FEET



Ref. IA756/IA756-SLM.DWG
Base Map from TOPOI NGH

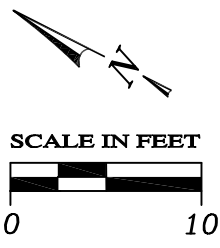
SITE LOCATION MAP

FORMER FOUR SEASONS CLEANERS

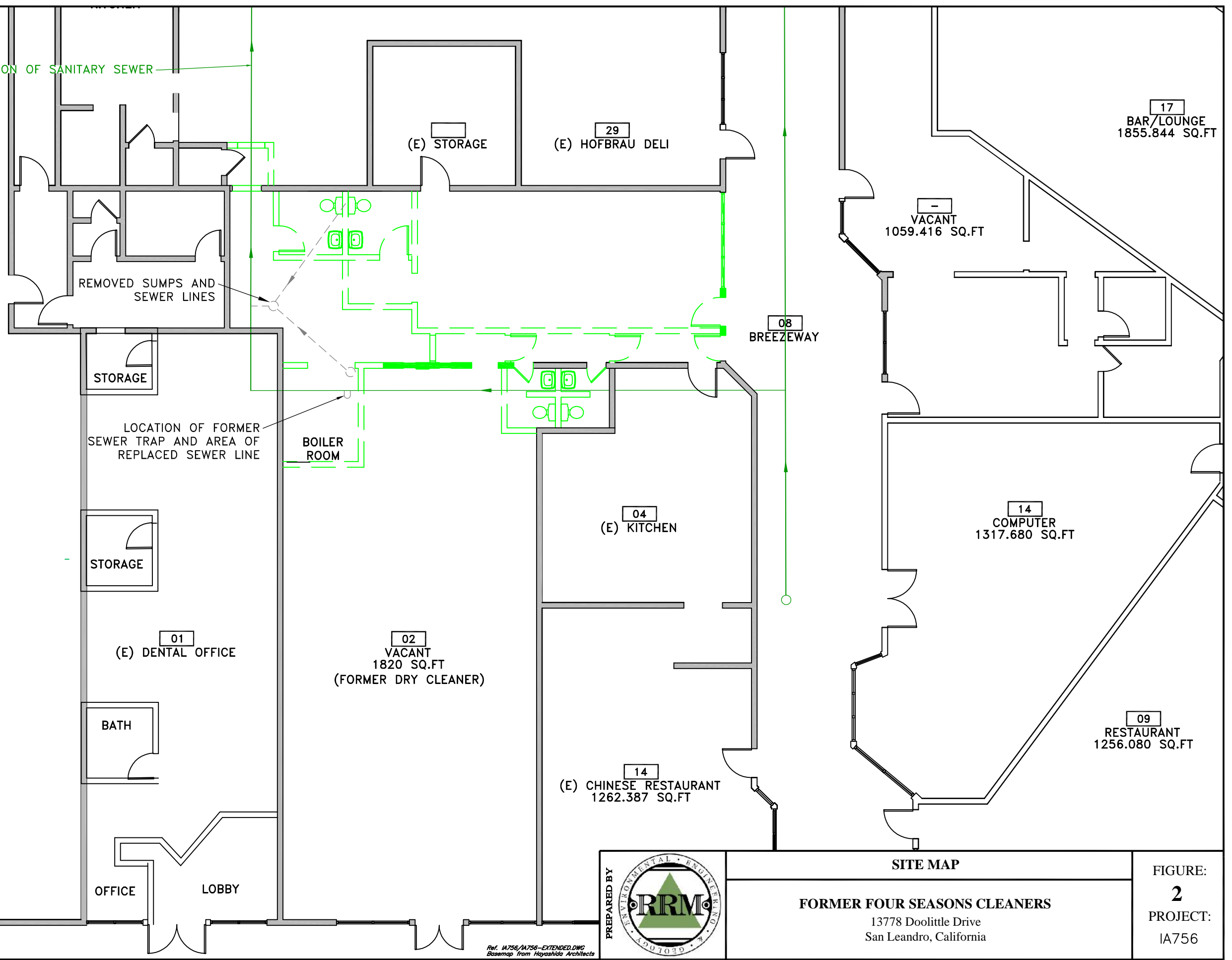
13778 Doolittle Drive
San Leandro, California

FIGURE:
1
PROJECT:
IA756





APPROXIMATE LOCATION OF SANITARY SEWER



EXPLANATION

STRUCTURE TO BE REMOVED



PREPARED BY

Ref. IA756/IA756-EXTENDED.DWG
Base map from Hayashida Architects

SITE MAP

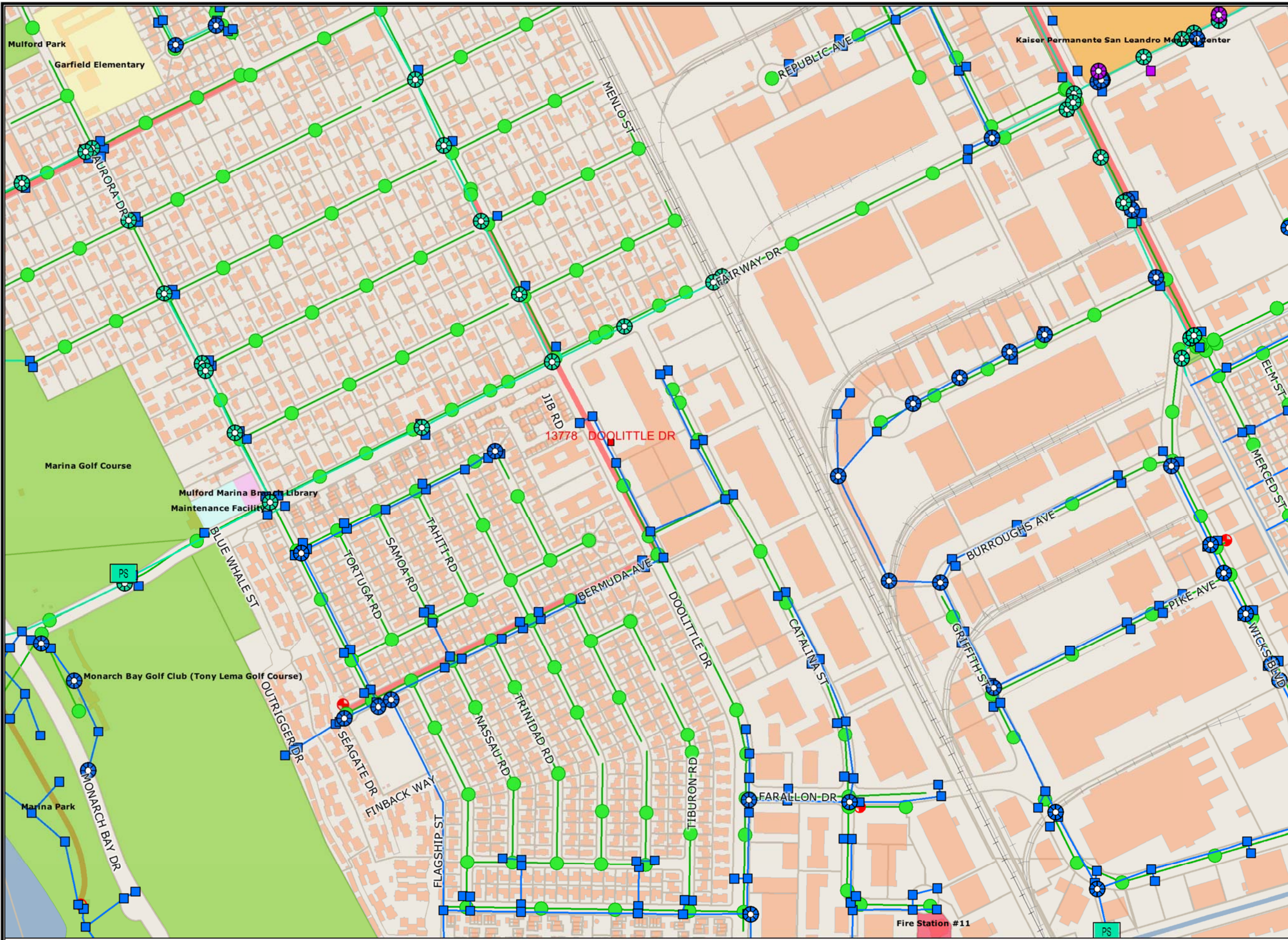
FORMER FOUR SEASONS CLEANERS

13778 Doolittle Drive
San Leandro, California

FIGURE:
2
PROJECT:
IA756

A

UTILITY PLANS

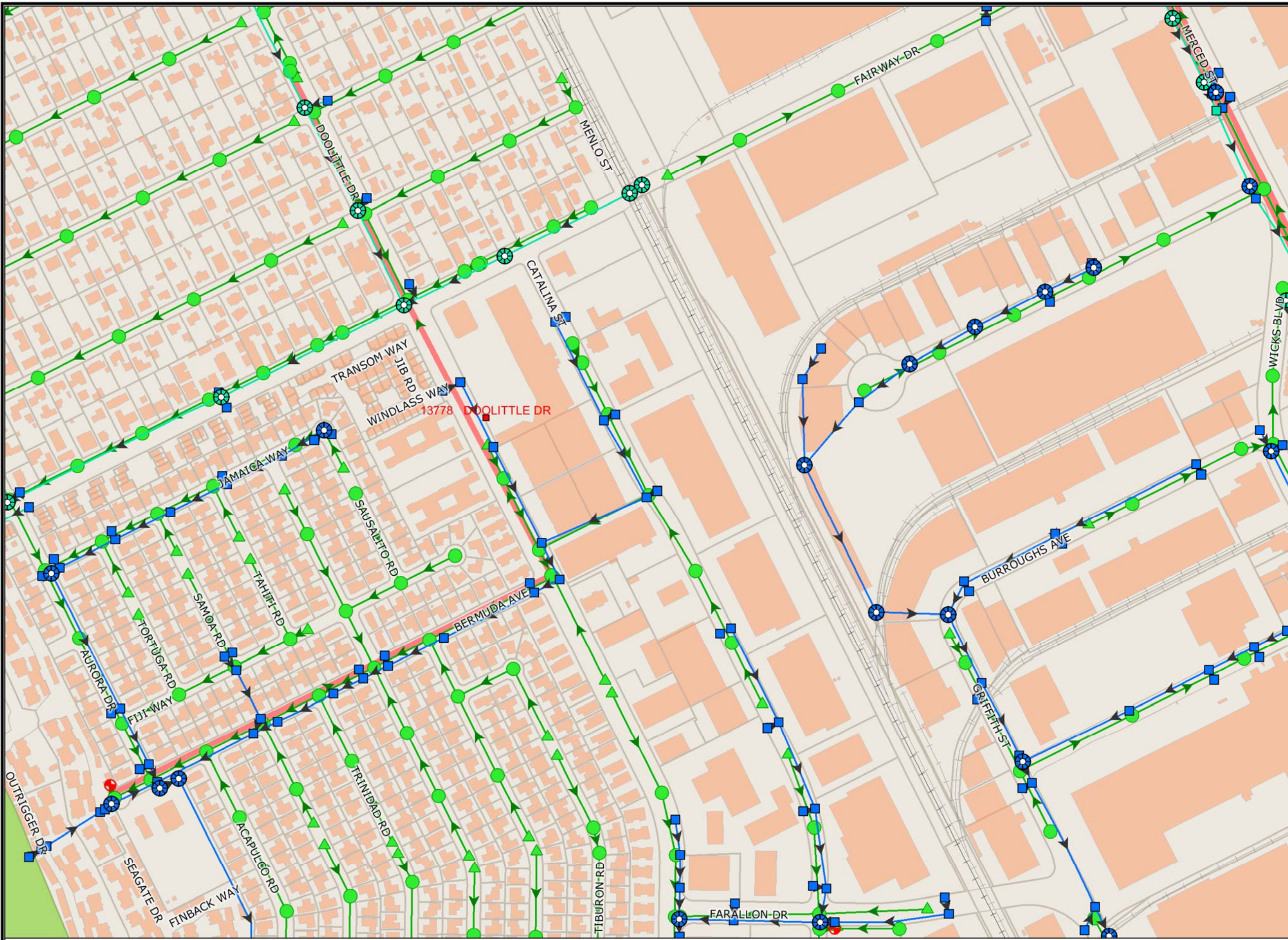


- Storm Pump Station**
- PS Alameda County
- PS Caltrans
- PS City of San Leandro
- PS Private
- PS Unknown
- Storm Manhole**
- Alameda County
- Caltrans
- City of San Leandro
- Private
- Unknown
- Storm Catch Basin**
- Alameda County
- Caltrans
- City of San Leandro
- Private
- Unknown
- Storm Line**
- Alameda County
- City of San Leandro
- Private
- Unknown
- Sewer Manhole**
- Sewer Lift Station**
- Public Land**
- CITY FACILITY
- FIRE STATION
- HOSPITAL
- LIBRARY
- OPEN SPACE
- PARKING
- POST OFFICE
- RESOLUTION
- SCHOOL
- Sewer Line**
- Access
- Active
- Private
- Sewer Force Mains**



SLAM Map





- Storm Pump Station**
- PS Alameda County
 - PS Caltrans
 - PS City of San Leandro
 - PS Private
 - PS Unknown
- Storm Manhole**
- Alameda County
 - Caltrans
 - City of San Leandro
 - Private
 - Unknown
- Storm Catch Basin**
- Alameda County
 - Caltrans
 - City of San Leandro
 - Private
 - Unknown
- Storm Line**
- Alameda County
 - City of San Leandro
 - Private
 - Unknown
- Sewer Manhole**
- Sewer Manhole
 - Sewer Lift Station
 - Sewer Cleanout
- Public Land**
- CITY FACILITY
 - FIRE STATION
 - HOSPITAL
 - LIBRARY
 - OPEN SPACE
 - PARKING
 - POST OFFICE
 - RESOLUTION
 - SCHOOL
- Sewer Line**
- Access
 - Active
 - Private
 - Sewer Force Mains



SLAM Map

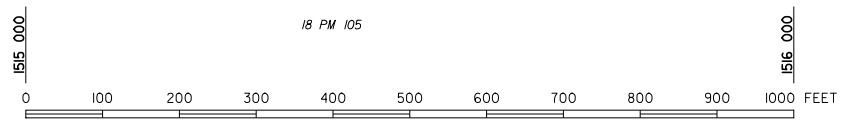
Scale 1:4,207
 City of San Leandro GIS
 Printed: Aug 23, 2017 4:01:14 PM





THIS MAP IS TO BE USED FOR GENERAL REFERENCE PURPOSES ONLY. IT IS NOT TO BE USED FOR DESIGN OR CONSTRUCTION OF A UTILITY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL GOVERNMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL GOVERNMENT.

NOT MAPPED



NOT MAPPED
1515 B 436

CITY	STRUCTURE	DESIGNATION	NAME	FL. ELEV.	CAP. IN M.G.
SAN LEANDRO					
ALAMEDA					
SAN LEANDRO					

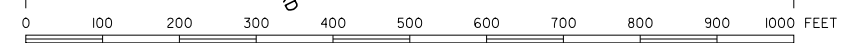
EAST BAY MUNICIPAL UTILITY DISTRICT			
PRESSURE ZONE	FL. ELEV.	DATE ISSUED	DEC 2003
GOA CENTRAL	202		

25-FEB-2008 © 2004 EMAD

1515B438



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1515 B 442

1515 B 438

EAST BAY MUNICIPAL UTILITY DISTRICT									
CITY	STRUCTURE	DESIGNATION	NAME	ELEV.	CAP. IN M.G.	PRESSURE ZONE	DATE ISSUED	1515B440	
SAN LEANDRO						GOA CENTRAL	DEC 2003		
ALAMEDA									
SAN LEANDRO									

08-JUL-2009 © 2004 EMAS

B

TENANT HOURS OF OPERATION

MARINA FAIRE

TENANT OPERATIONAL DAYS & TIMES

Subway / 13700 Doolittle Dr #100
 Marina Ic Cream & Norman Chuc / 13700 Doolittle Dr #102
 Attari Pizza / California / 13700 Doolittle Dr #104,106,114
 Cellular One/Abdullah Qasem / 13700 Doolittle Dr #108
 Mai Thai Restaurant / 13700 Doolittle Dr #110-112
 El Amigo Restaurant / 13700 Doolittle Dr #116

Sun	Mon	Tue	Wed	Thu	Fri	Sat
8-9	7-4 ³⁰	7-9 ³⁰	7-9 ³⁰	7-9 ³⁰	7-9 ³⁰	8-9
CL	11-6	11-6	11-6	11-6	11-6	12-4
11-10	11-9	11-9	11-9	11-9	11-10	11-10
10-6	10-7	10-7	10-7	10-7	10-7	10-7
11-9	11-9	11-9	11-9	11-9	11-9	11-9
9-9	9-9	9-9	9-9	9-10	9-10	9-10

Marina Hair Shop / 13704 Doolittle Dr
 Sly Hydro, Inc. / 13708 Doolittle Dr
 Jackson Hewitt / 13712 Doolittle Dr
 BayArea Premier / 13712 Doolittle Dr (Inside JacksonHwt)
 Phung Family Corp/Peter Phung / 13720-13724 Doolittle Dr
 Ms. Wei Asian Dance Academy / 13730 Doolittle Dr
 Peerless Building Supplies LLC / 13740-13750 Doolittle Dr
 New Sang Chong Market / 13752 Doolittle Dr
 Wei Jian Zhu & Xiao Chang / 13760-13762 Doolittle Dr
 Margaret Yap DDS / 13770 Doolittle Dr
 Vacant / 13778 Doolittle Dr
 Uncle Wong Restaurant / 13780 Doolittle Dr
 Peerless Building Supplies LLC / 13782 Doolittle Dr
 Little Europe / 13799 Doolittle Dr
 Phung Family Corp & Wing Phung / 13805 Catalina St
 Logistic Beyond USA Teddy Tan / 13834 Doolittle Dr
 Vacant / 13855 Doolittle Dr
 Rodolfo San Diego / 13876 Doolittle Dr
 Marina Wine Spirits / 13892 Doolittle Dr
 Tu Tai Vietnamese Restaurant / 13898 Doolittle Dr
 Eugene Basada / 13900 Doolittle Dr
 Ability Customs Brokers May Y / 13910 Doolittle Dr
 Jenny's Hair and Nails / 13924 Doolittle Dr
 Delu Ins. Agency-Teddy Tan / 13972 Doolittle Dr
 Happy Gift - Qian Hang Li Sh / 13988 Doolittle Dr
 Ming's Donut / 13996 Doolittle Dr

Sun	Mon	Tue	Wed	Thu	Fri	Sat
9:30 ⁵	9 ³⁰ 5	9 ³⁰ 5	9 ³⁰ 5	9 ³⁰ 5	9 ³⁰ 5	9 ³⁰ 5
CL	10-7	10-7	10-7	10-7	10-7	10-3
10-6	10-6	10-6	10-6	10-6	10-6	10-6
CL	CL	CL	CL	5-8	CL	CL
10-8	11-8	11-8	CL	11-8	10-8	10-8
10 ³⁰ 2	CL	7-8	CL	5-7	5-8	11-5
9-4	8-7	8-7	8-7	8-7	8-7	8-5
9-8	9-8	9-8	9-8	9-8	9-8	9-8
9 ³⁰ 10	9 ³⁰ 10	9 ³⁰ 10	9 ³⁰ 10	9 ³⁰ 10	9 ³⁰ 10	9 ³⁰ 10
CL	9 ³⁰ 6	9 ³⁰ 6	9 ³⁰ 6	9 ³⁰ 6	9 ³⁰ 6	CL
CL	11-9	11-9	11-9	11-9	11-9	11-9
CL	7-3	7-3	7-3	7-3	7-3	CL
CL	9-6	9-6	9-6	9-6	9-6	CL
9 ³⁰ 9 ³⁰	9 ³⁰	9 ³⁰ 6	9 ³⁰ 6	9 ³⁰ 6	9 ³⁰	9 ³⁰ 6
8-10	7-10 ³⁰	7-10 ³⁰	7-10 ³⁰	7-10 ³⁰	7-10 ³⁰	7-10 ³⁰
CL	10-9	10-9	10-9	10-9	10-9	10-9
4-8	4-8	4-8	4-8	4-8	4-8	4-8
CL	8-5	8-5	8-5	8-5	8-5	CL
9-3	10-7	10-7	10-7	10-7	10-7	9-6
CL	9-5	9-5	9-5	9-5	9-5	CL
CL	10 ³⁰ 6	10 ³⁰ 6	10 ³⁰ 6	10 ³⁰ 6	10 ³⁰ 6	CL
CL	4-2	4-2	4-2	4-2	4-2	4-2

C

HVAC DOCUMENTATION

Marina Faire

Legend

Cleaners W/Fresh Air

Dentis W/Fresh air

Deli no Fresh Air

restaurant no Fresh Air

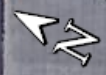
restaurant no Fresh Air

13770 Doolittle Dr

Google Earth

© 2017 Google

100 ft





2432 Armstrong Street
 Livermore, California 94551
 www.airteks.com
 1 925-292-0148
 jbohland@airteks.com

ESTIMATE #1512
 PO #

Customer

Marina Faire Shopping Center
 Urban Development
 Attn: Julie D'Hondt
 Las Vegas, NV 89109
 702-369-9595

Service Location

13778 Doolittle Drive
 San Leandro, California 94577

Assign/Appointment:

Item(s)			Rate	Amount
Qty	Name	Description		
1	Cost	Supply an install (1) one fresh air intake with bird screen, damper and hood. Seal with duct sealant and adjust the fresh air damper.	\$423.69	\$423.69

Subtotal \$423.69
Tax \$0.00
Total \$423.69

Notes

Terms

We accept payment by check, cash and credit. Please send checks to our main address or call with credit card info.
QUESTIONS? CONTACT US

jbohland@airteks.com
 1 925-292-0148

Payment is due upon receipt of the invoice. Any questions regarding this invoice should be directed to Airteks.com, Inc. immediately to avoid finance charges. A 2% per month finance charge will be assessed to invoices 30 days past due.

Signature *Donis Lee* Date 9-1-16

