



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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Notification to Tenants
13778 Doolittle Drive, San Leandro, CA
June 1, 2015

Why We Are Here

Under the direction of the Alameda County Environmental Health Department (ACEH), Mr. Ernie Lee the owner of the Marina Faire Shopping Center, and WellTest, Inc., the owner's environmental consultant, are investigating the occurrence of dry cleaning related compounds in the subsurface at Four Seasons Cleaners, 13778 Doolittle Drive, San Leandro, California. The compounds likely originated from past dry cleaning operations conducted at the dry cleaning facility.

The main compounds of concern are perchloroethylene (also known as tetrachloroethylene, perc, or PCE), and trichloroethene (or TCE). Dry cleaning operations continue, however, PCE and TCE are no longer used in the process. Depending on the amount and duration of exposure, PCE and TCE can have adverse human health effects such as kidney and liver damage and has caused cancer in laboratory animals.

What We Found

Beginning in 2014, environmental assessment activities have been conducted in the building and the rear and front parking lots near the Four Season Cleaners facility. Chlorinated hydrocarbons including PCE and TCE were detected under the Four Season Cleaner tenant unit, and beneath the front parking lot adjacent to the southwest of the unit. The reported concentrations of TCE and PCE were at levels indicating potential risk for vapor intrusion of these compounds into the tenant units. As such, additional assessment is warranted.

What actions are being taken to solve the problem?

Under direction of the ACEH, and on behalf of the Marina Faire Shopping Center (the property owner), WellTest, Inc. will conduct additional sub-slab vapor sampling, and will collect samples of indoor air from the dry cleaner unit. The vapor and indoor air samples will be analyzed and evaluated for health risks. Work will be conducted in accordance with guidance documents provided by the California Department of Toxic Substances Control (DTSC).

If additional assessment indicates a health risk from the identified chemicals, there are means of mitigating the risks. Potential mitigation techniques include increasing the air flow in the building which can reduce the potential contaminants indoors and/or pressurizing the building to reduce the potential for the migration of chemicals into the building. The property owner may contact a heating ventilating and air conditioning contractor to increase the air flow indoors. A low pressure barrier can also be created beneath the building to prevent vapor migration from below, if necessary. Together, ACEH, The Marina Faire Shopping Center, and WellTest, Inc. will work to make sure your health is protected.

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Project Contacts

If you have questions, please contact:

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