



April 1, 2016

Mr. Mark Detterman  
Alameda County LOP  
1131 Harbor Bay Pkwy.  
Alameda, California 94502

**Re: Supplemental Indoor Air Sampling Work Plan (Report # 5063)**  
Four Seasons Cleaners  
13778 Doolittle Ave., San Leandro, California  
ACDEH Case # RO0003155

Dear Mr. Detterman:

At the request of Mr. Ernest Lee, WellTest, Inc. (WTI) has prepared this *Supplemental Indoor Air Sampling Workplan* for the above-referenced solvent release case. On March 4, 2016, WTI prepared an *Indoor Air Sampling Report* for the site. The results of that investigation, in part, identified significant halogenated volatile organic compound (HVOC) contamination in indoor air in the dentist's office immediately adjacent to the former on-site dry cleaner. Other historical investigations have also showed significant HVOC contamination in indoor air within the former dry cleaner itself. The purpose of this proposed investigation is to confirm these historical sampling results and also to resample using a different laboratory test method (TO-15 SIMM) in an attempt to lower the detection limits in the samples. The locations of the proposed indoor air samples are presented within Figure 1.

### **Proposed Field Work**

WTI proposes to collect four samples (IA-10 through IA-13) over a 24 hour period and one sample (IA-14) over an 8 hour period. The sampling procedures will be conducted using previously approved protocols which are in general accordance with the DTSC's July 2015 *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* and the RWQCB's October 2014 *Interim Framework for Assessment of Vapor Intrusion at TCE-Contaminated Site in the San Francisco Bay Region*. Each sample will be collected using an evacuated SUMA<sup>®</sup> canister (6-L) equipped with an 8-hour or 24-hour flow regulator. WTI will request that the proper flow regulators are supplied by the analytical laboratory.

### **Proposed Laboratory Analysis**

Each of the air samples will be analyzed at a California State-certified laboratory for HVOCs (including PCE) by Test Method TO-15 SIMM on a 5 day turnaround time. The previously detected HVOC compounds PCE, TCE, and cis-1,2 DCE are included within the TO-15 SIMM suite. The proposed detection limits used by the analytical laboratory will be less than or equal to each compound's corresponding commercial environmental screening level (ESL).

## Proposed Timeline

The following is an estimated timeline to complete the tasks outlined within this Workplan:

**Field Work** – Pending approval of this Work Plan, the proposed field work will be conducted during the week of April 4, 2016.

**Laboratory Analysis** – Will be completed by the analytical laboratory within 5 business days of receipt of the sample canisters following completion of the field work.

**Final Report** – A report documenting the field work and laboratory analysis will be prepared within one week of receipt of the analytical data. The report will be signed and stamped by a California Professional Geologist and will contain the appropriate conclusions and recommendations.

## Certification, Distribution, and Limitations

To the best of our knowledge, all statements made in this Work Plan are true and correct. This Work Plan is based on data provided by the client and others, site conditions observed, samples collected and analytical data. If you have any questions or comments, please contact WTI at (408) 287-2175.

Respectfully submitted,  
WellTest, Inc.



Forrest N. Cook  
California Professional Geologist #8201 (exp 9/16)

## List of Tables, Figures, and Attachments

Figure 1 Generalized Site Map Showing Historic, Recent, and Proposed Sampling Locations

Attachment A Client Transmittal Letter

## Distribution List

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

Mr. Mark Detterman  
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**LEGEND**

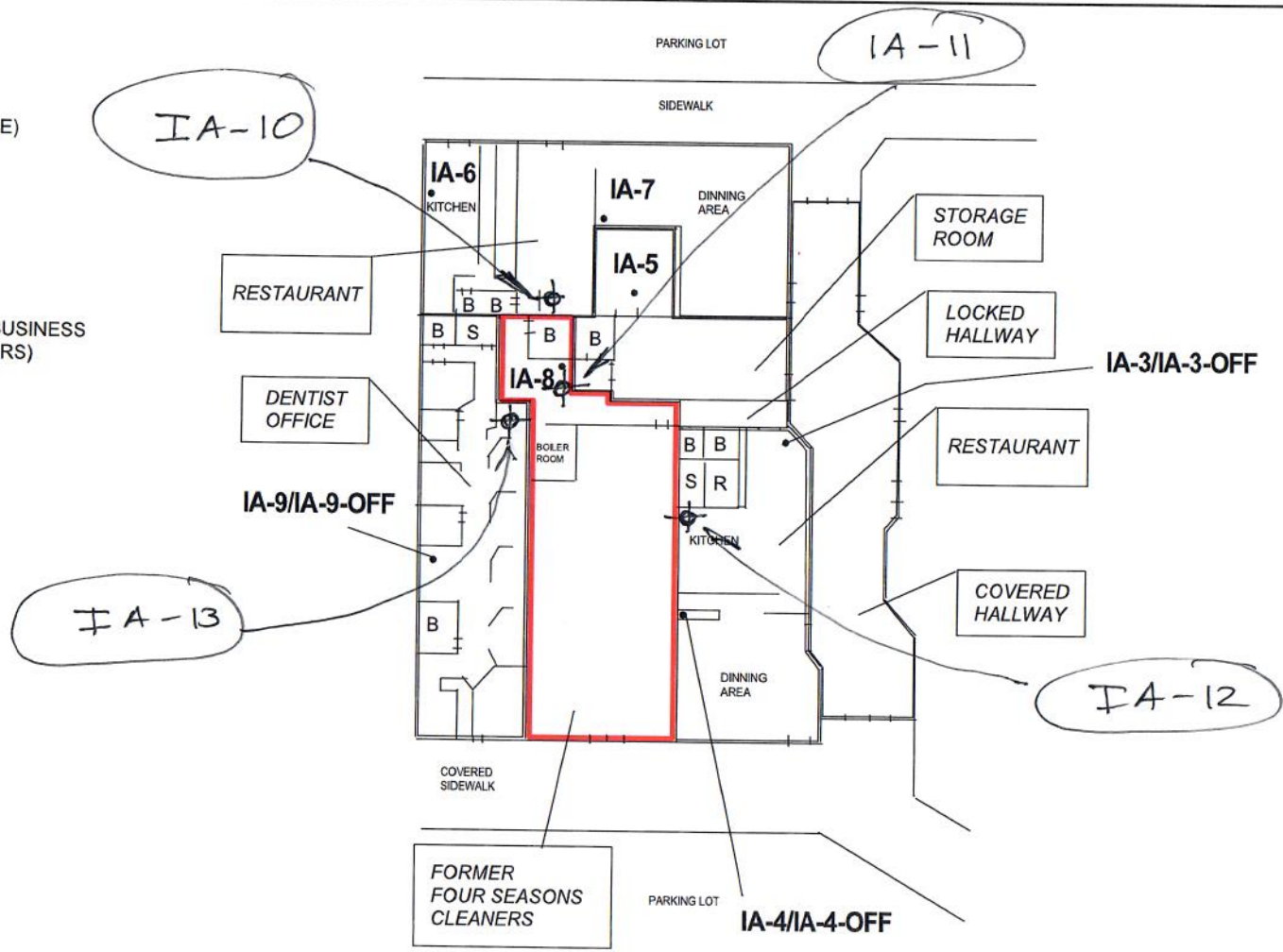
• INDOOR AIR SAMPLE  
(24-HOUR SUMMA SAMPLE)

R REFRIGERATOR

B BATHROOM

S STORAGE

 PERIMETER OF THE  
FORMER DRY CLEANER BUSINESS  
(FOUR SEASONS CLEANERS)



APPROXIMATE SCALE IN FEET

ALL LOCATIONS ARE APPROXIMATE.  
BASEMAP FROM MEASUREMENTS  
TAKING BY WELLTEST (FEBRUARY 2016)

**WellTest, Inc.**  
License No. 843074  
P.O. Box 8548  
San Jose, CA 95155  
Phone (408) 287-2175

**GENERALIZED SITE MAP SHOWING THE FORMER DRY CLEANER BUSINESS  
UNIT, ADJACENT BUSINESSES, AND PROPOSED SAMPLING LOCATIONS**

FOUR SEASONS CLEANERS  
13778 DOOLITTLE AVENUE  
SAN LEANDRO, CALIFORNIA

**FIGURE  
1**

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**ATTACHMENT A**

Client Transmittal Letter

April 1, 2016

Mr. Mark Detterman  
Alameda County LOP  
1131 Harbor Bay Parkway  
Alameda, California 94502

**Re: Supplemental Indoor Air Sampling Work Plan (Report #5063)**  
Four Seasons Cleaners; Cleanup Program # RO0003155  
13778 Doolittle Ave., San Leandro, California


Dear Mr. Detterman:

Attached for your review is a technical report (Supplemental Indoor Air Sampling Work Plan – WTI #5063) for the above referenced case. The report was prepared by WellTest, Inc. at my request.

I declare under the penalty of perjury that information and/or recommendations contained in the attached work plan are true and correct, to the best of your knowledge.

If you should have any questions or comments, please do not hesitate to contact me, or the WellTest project manager, Bill Dugan at (408) 287-2175.

Sincerely,

A handwritten signature in dark ink, appearing to read 'E. Lee', with a stylized flourish at the end.

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

STATE WATER RESOURCES CONTROL BOARD  
**GEOTRACKER ESI**

UPLOADING A GEO\_REPORT FILE

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<b><u>Report Type:</u></b>	<b>Other Workplan</b>
<b><u>Report Date:</u></b>	<b>4/1/2016</b>
<b><u>Facility Global ID:</u></b>	<b>T10000006425</b>
<b><u>Facility Name:</u></b>	<b>Four Seasons Cleaners</b>
<b><u>File Name:</u></b>	<b>Supplemental Indoor Air Sampling Work Plan (Report #5063).pdf</b>
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