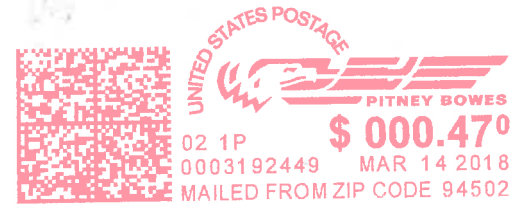




ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 LOCAL OVERSIGHT PROGRAM (LOP)
 For Hazardous Materials Releases
 1131 Harbor Bay Parkway
 Alameda, CA 94502-6577

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 CA 945
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Mr. Carlos Palafox
 Terramar Retail Centers
 5918 Stoneridge Mall Road
 Pleasanton, CA 94588

Mr. Palafox



R03172

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

March 9, 2018

Mr. Carlos Palafox
Terramar Retail Centers
5918 Stoneridge Mall Road
Pleasanton, CA 94588
(Sent via email to Carlos.Palafox@terramarcenters.com)

Subject: Conditional Work Plan Approval; Site Cleanup Program Case No. RO0003172 and Geotracker Global ID T10000007048, Rockridge Shopping Center, 5100 Broadway, Oakland, CA 94611

Dear Mr. Palafox:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including the *Updated Focused Site Conceptual Model and Supplemental Data Gap Work Plan*, dated December 29, 2017. The work plan was submitted on your behalf by Tetra Tech, Inc. (Tetra Tech). Thank you for submitting the work plan.

The work plan proposes the installation of five soil vapor bores to approximately 15 feet below surface grade (bgs) and the subsequent construction of dual completion soil vapor wells in the bores at the depths of approximately 5 and 15 feet below grade surface (bgs). The soil bores and vapor wells were proposed to further investigate the release of tetrachloroethene (PCE), and associated daughter degradation products, including vinyl chloride, at the former Rockridge Cleaners dry cleaning operations. The work plan additionally proposed the installation of three sub-slab vapor pins above the former remedial excavation and former dry cleaner building, and the resampling of up to four previously installed dual completion vapor wells.

Based on ACDEH staff review of the work plan, the proposed scope of work is conditionally approved for implementation provided that the technical comments below are incorporated during the proposed work. We request that you address the following technical comments, perform the proposed work, and send us the report described below. Please provide 72-hour advance written notification to this office (e-mail preferred to: mark.detterman@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Work Plan Approval** – The referenced work plan proposes a series of actions with which ACDEH is in general agreement of undertaking; however, ACDEH requests several modifications to the approach. Please submit a report by the date specified below.
 - a. **Additional Soil Vapor Wells** – In order to determine if any residual vapor contamination has utilized recently installed preferential pathways to migrate and place other areas at risk, ACDEH requests the installation of three additional, single depth, vapor wells into utility trench backfill which have been excavated through the former excavation area, and areas not excavated but documented to contain residual soil contamination (i.e. sample EXSW2). This includes the storm drain line, the domestic water line, and the sanitary sewer line.

Preferred locations include in the backfill for the storm drain and sanitary sewer runs that extend south from the formerly excavated area, and the domestic water line that was installed immediately adjacent to excavation confirmation sample EXSW2. All three requested vapor wells are requested to be installed proximal (within five feet) of previous excavations, such as the excavated former sewer line, yet within the recently installed potential preferential pathway backfill.