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By Alameda County Environmental Health 3:21 pm, Nov 22, 2016

November 22, 2016

Ms. Kit Soo
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

**Subject: Perjury Statement and Report Transmittal
Indoor Air Sampling Work Plan**
10700 MacArthur Blvd.
Oakland, California
AEI Project # 365948
Toxics Case No. RO0002580

Dear Ms. Soo:

I declare under penalty of perjury, that the information and/or recommendations contained in the attached report for the above-referenced site are true and correct to the best of my knowledge.

If you have any questions or need additional information, please do not hesitate to call the undersigned at (310) 270-8339, or Mr. Peter McIntyre at AEI Consultants, (925) 746-6004.

Sincerely,



WAC Enterprises FHS, LLC
8245 W. 4th Street,
Los Angeles, CA 90048

cc: Mr. Peter McIntyre, AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597



November 22, 2016

Ms. Kit Soo
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Subject: Indoor Air Sampling Work Plan
10700 MacArthur Boulevards
Oakland, California 94605
AEI Project No. 365948
Toxics Case No. RO0002580

Dear Ms. Soo:

On behalf of WAC Enterprises FHS, LLC, AEI Consultants (AEI) has prepared this *Indoor Air Sampling Work Plan* for the property located at 10700 MacArthur Boulevard in the City of Oakland, Alameda County, California ("the Site"). As outlined in AEI's *Indoor Air Sampling Report* dated September 20, 2016, samples collected in August 2016 from the Former Anna's Linens suite reported tetrachloroethylene (PCE) in the indoor air at up to 4.1 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), above the environmental screening levels (ESLs) of $2.1 \mu\text{g}/\text{m}^3$. Based on these detections, in an electronic mail correspondence dated October 21, 2016, the Alameda County Health Care Services Agency (ACHCSA) required the collection of additional indoor air samples. The ACHCSA requested an additional indoor air sample from within the former Anna's Linens tenant space as well as the suite currently occupied by Rainbow Apparel, which is the location where the former dry cleaners existed.

The indoor air sampling is being performed as part of an ongoing environmental remediation project to address PCE from the former dry cleaning activities. Details of the historical investigative and remedial activities are described in AEI's *Interim Remediation Status Report* dated June 10, 2015. Below are the details for the proposed indoor air sampling event.

1.0 PROPOSED INDOOR AIR SAMPLING EVENT

A total of five indoor air samples and one ambient air sample are proposed to be collected to assess the current indoor air quality. The samples will be collected in the following locations (as shown on the attached Site Plan):

- IA-1 and IA-2 will be collected adjacent to the previously collected samples within the former Anna's Linens suite (currently vacant) to confirm the initial findings.
- IA-3 will be collected within the partitioned back area of the former Anna's Linens suite.

- IA-4 and IA-5 will be located within the Rainbow Apparel suite. The Rainbow Apparel suite consist of an open unit in the shape of a backwards "L". Sample IA-4 will be located within the footprint of the former dry cleaning location.
- AMB-1 will be collected on the roof of the building away from the existing system effluent. This sample will be used to evaluate background PCE concentrations in the Site vicinity. The location of ambient sample is tentatively shown on the attached figure but will be determined on the day of sampling. It will be located in the up-wind direction from system effluent and former dry cleaning location

Prior to collecting the indoor air samples from the Rainbow Apparel suite, the tenant will be provided with a Fact Sheet regarding the purpose of the planned indoor air sampling event as well as a Notification Letter with details of the planned sampling activities.

On the day of sampling, AEI personnel will perform an inventory of any chemicals and/or materials which may interfere, or result in a false positive, of the indoor air results. AEI will review all available chemicals and document findings.

The samples will be collected using Summa™ canisters equipped with a flow controller calibrated to collect samples over a 24-hour period. Sample equipment will be provided by McCampbell Analytical, Inc. (McCampbell) of Pittsburg, California (DOHS Certification Number 1644). Prior to sampling, the initial vacuum for each sample canister will be measured and recorded. The indoor air samples will be collected in the breathing zone which is approximately 3 to 5 feet above slab surface, and the outdoor ambient sample will be collected from a height of approximately 25 feet.

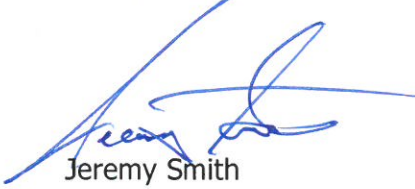
Following the 24-hour sample collection period, sample canisters will be sealed and submitted for analysis of PCE, trichloroethene (TCE), *cis and trans*-1,2-dichloroethene, and vinyl chloride using USEPA Method TO-15 capable of detection limits below the commercial ESLs.

It is anticipated that the sampling activities will be completed prior to the due date of December 16, 2016 and a report of the findings will be issued to the ACHCSA prior to the due date of January 23, 2017. The report will include a discussion on the methods and findings of the analyses, and evaluation of the results. If appropriate, recommendations may be included.

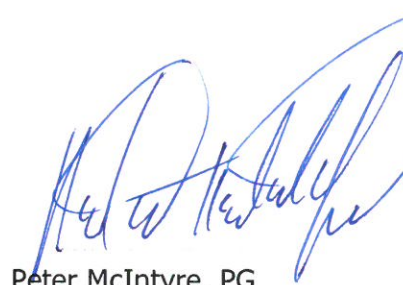
Please contact either of the undersigned at (925) 746-6000 if you have any questions or need any additional information.

Sincerely,

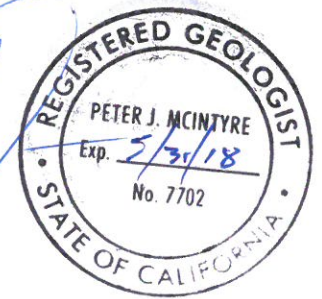
AEI Consultants



Jeremy Smith
Senior Project Manager



Peter McIntyre, PG
Executive Vice President



Distribution:

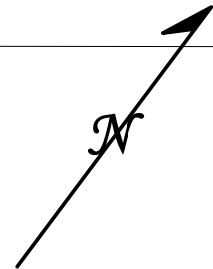
WAC Enterprises FHS, LLC, 8245 W. 4th Street, Los Angeles, CA 90048

Jay-Phares Corporation, Attn; John Jay, 10700 MacArthur Blvd., Oakland, California 94605

Geotracker electronic upload

Attachments: Figure 1: Site Plan

106 th AVENUE



ARCO Station

Residential

CONC. RETAINING WALL

RETAINING WALL

LOADING DOCK

MACARTHUR BOULEVARD

MYERS STREET

Ross

Hawaiian Arts

Beauty Supply

Hall, Elevator, & Upstairs Offices

Rainbow Apparel

Bingo

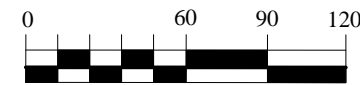
Coin Laundry

Cell Phone

Chinese Restaurant

Dry Cleaner

Wells Fargo



- KEY**
- EB-1 ● Soil Boring - Kaldveer 1988
 - B-1 ● Soil Boring - Augeas 1994
 - HP-8 ◊ CPT Boring/HydroPunch Sample - PES 1997
 - MW4 ● Groundwater Monitoring Well
 - MW4 ○ Abandoned Groundwater Monitoring Well
 - ⊕ Soil Vapor Sample
 - ⊙ Soil Boring - AEI 2006

- Permanent Vapor Probes
- Proposed Air Sample Location
- ◻ Former Anna's Linens Location
- ◻ Former Dry Cleaner Location
- ◻ Rainbow Apparel

Former Anna's Linens Location

Drafted 6/30/05 - RFF on Dirk Slooten base
Revised 11/16 by J.SMITH

AEI CONSULTANTS
2500 CAMINO DIABLO, WALNUT CREEK, CA

SITE PLAN

10700 MACARTHUR BLVD.
OAKLAND, CALIFORNIA

FIGURE 1
PROJECT NO. 261829