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ENVIRONMENTAL & ENGINEERING SERVICES

www.aeiconsultants.com

November 7, 2007

Mr. Bruce Burrows  
The Burrows Company  
6 Southpoint Road  
Orinda, CA 94563

**RECEIVED**

2:19 pm, Dec 04, 2007

Alameda County  
Environmental Health

**Subject: Indoor Air Sampling / Montessori School**  
7272 San Ramon Road  
Dublin, California  
AEI Project No. 263294  
ACHCSA File # RO0002863

Dear Mr. Burrows:

This letter report has been prepared on your behalf to briefly summarize the findings of AEI's indoor air sampling activities conducted inside the Montessori School unit (7238 San Ramon Road, Dublin), which is adjacent to the Crow Canyon dry cleaning facility (7272 San Ramon Road, Dublin). The indoor air sampling was requested by the Alameda County Health Care Services Agency (ACHCSA), in a letter dated May 9, 2007, to evaluate exposure and risk to school occupants from vapor intrusion of tetrachloroethylene (PCE) from the adjacent dry cleaning unit.

Indoor air sampling activities were performed on October 20, 2007. A total of three (3) 6-liter Summa™ canisters were set up throughout the property; two (2) inside the school and one (1) outside the school (as a background sample). Three canisters were initially planned within the school, however, due to a leakage problem in one of the canisters, only two were able to sample inside. The canisters collected air samples (IDA-1, IDA-2, and ODA-1) utilizing flow regulators configured to capture an integrated air sample over 8 hours (a typical "school day"). Sample IDA-1 was collected in the kitchen area near the apparent vapor infiltration point, IDA-2 in the center of the large room in the school, and ODA-1 outside of the building, away from the source zone. The canisters set up inside the school were situated within the "breathing zone" for children, approximately 3 feet off the ground. The air samples were analyzed for PCE and its breakdown products by method TO-15 modified. Please refer to Figure 2 for locations of the canister sampling locations.

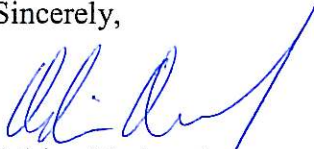
PCE was detected in samples IDA-1, IDA-2, and ODA-2 at concentrations of 1.3 micrograms per cubic meter ( $\text{ug}/\text{m}^3$ ), 1.1  $\text{ug}/\text{m}^3$ , and 0.34  $\text{ug}/\text{m}^3$ , respectively. None of PCE's breakdown products were detected exceeding laboratory detection limits in any of the samples. The Bay Area Air Quality Management Division (BAAQMD) maintains ambient air monitoring data

stations (Appendix C-1) which document various pollutant concentrations in ambient, outdoor air for several Bay Area stations. The three stations closest to the site were used for PCE ambient background concentration comparisons; Concord, Livermore, and San Leandro. For Concord, the background concentrations range from non-detect (less than  $0.01 \text{ ug/m}^3$ ) to  $0.18 \text{ ug/m}^3$ ; Livermore, background concentrations range from non-detect to  $0.04 \text{ ug/m}^3$ ; San Leandro, background concentrations range from non-detect to  $0.05 \text{ ug/m}^3$ .

For comparison, the California Human Health Screening Levels (CHSSLs) residential indoor air human health screening level for PCE is  $0.41 \text{ ug/m}^3$  (Table 2, January 2005). The CHSSLs are screening levels of various chemicals in soil or soil gas prepared by the California Environmental Protection Agency (Cal EPA). The presence of a chemical at concentrations in excess of a CHSSL does not indicate that adverse impacts to human health are occurring or will occur but suggest that further evaluation of potential human health concerns is warranted. In addition, it is the owner's requirement to determine whether the tenants should be made aware of conditions within the school unit.

If you have any questions regarding this investigation, please contact me at (925) 283-6000 extension 132.

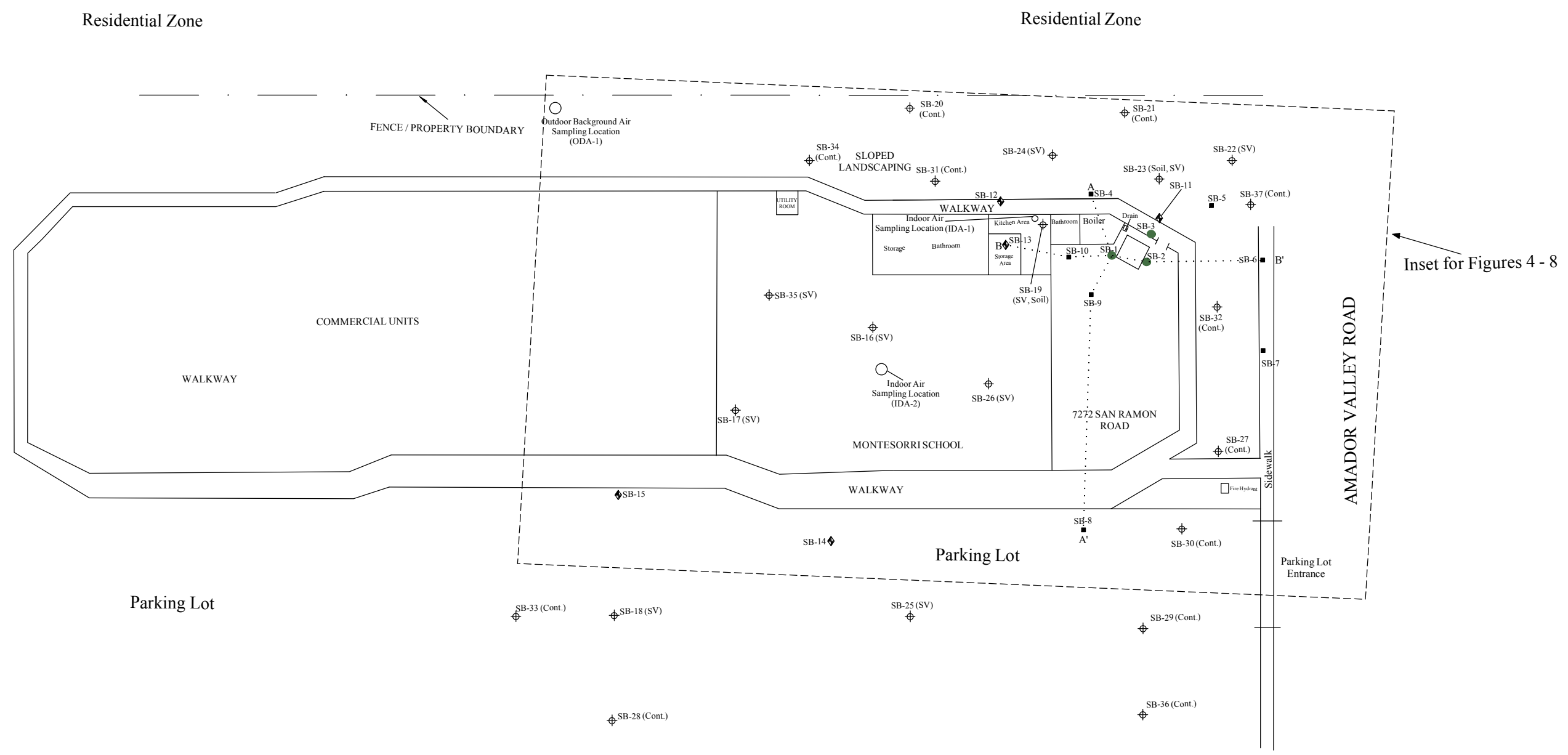
Sincerely,



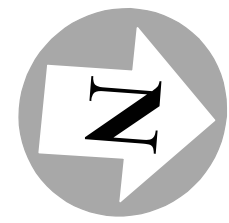
Adrian M. Angel  
Project Geologist

References:

- 1) Bay Area Air Quality Management District Toxic Air Contaminants, 2003 Annual Report
- 2) Use of California Human Health Screening Levels (CHSSLs) in Evaluation of Contaminated Properties, January 2005

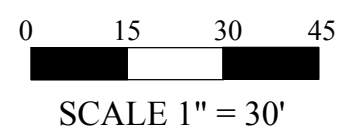
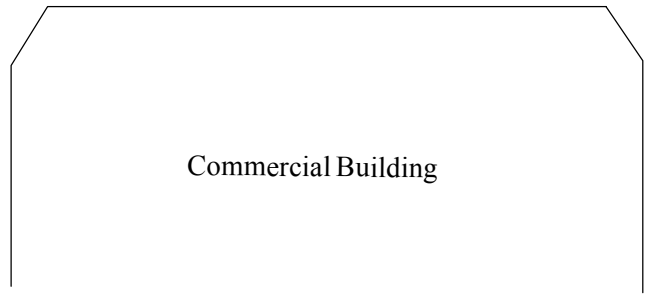


Inset for Figures 4 - 8



*Drafted By: Adrian Angel (Revised Feb 2007)*

- Legend:**
- Soil Boring Locations (02/2-6/06)
  - Soil Boring Locations (01/27/05)
  - ◆ Soil Boring (12/27/06 and 1/15/07)
  - Indoor Air Sample (10/20/07)
  - ..... Fence Line (See Figs 10 and 11)



To San Ramon Road  
↓

*SV = Soil Vapor Sample Collection  
Soil = Soil Sample Collection  
Cont. = Contingency Boring*

<b>AEI CONSULTANTS</b> 2500 CAMINO DIABLO BLVD, SUITE 200, WALNUT CREEK, CA	
<b>SITE PLAN</b>	
7272 San Ramon Road Dublin, CA 94568	<b>FIGURE 2</b> PROJECT NO. 263294



**McC Campbell Analytical, Inc.**

"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701  
Web: www.mcccampbell.com E-mail: main@mcccampbell.com  
Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #115876; Bruce Burrows	Date Sampled: 10/20/07
		Date Received: 10/23/07
	Client Contact: Adrian Angel	Date Reported: 10/31/07
	Client P.O.:	Date Completed: 10/31/07

**WorkOrder: 0710766**

October 31, 2007

Dear Adrian:

Enclosed are:

- 1). the results of **3** analyzed samples from your **#115876; Bruce Burrows project**,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions please contact me. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Best regards,

Angela Rydelius, Lab Manager

**McC Campbell Analytical, Inc.**



1534 Willow Pass Rd  
 Pittsburg, CA 94565-1701  
 (925) 252-9262

**CHAIN-OF-CUSTODY RECORD**

**WorkOrder: 0710766**

**ClientID: AEL**

EDF     Excel     Fax     Email     HardCopy     ThirdParty

<b>Report to:</b>	<b>Bill to:</b>	<b>Requested TAT: 5 days</b>
Adrian Angel	Denise Mockel	
AEI Consultants	AEI Consultants	<i>Date Received: 10/23/2007</i>
2500 Camino Diablo, Ste. #200	2500 Camino Diablo, Ste. #200	<i>Date Printed: 10/24/2007</i>
Walnut Creek, CA 94597	Walnut Creek, CA 94597	
	dmockel@aeiconsultants.com	

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)												
					1	2	3	4	5	6	7	8	9	10	11	12	
0710766-001	IDA-1	Air	10/20/2007	<input type="checkbox"/>	A												
0710766-002	IDA-2	Air	10/20/2007	<input type="checkbox"/>	A												
0710766-003	ODA-1	Air	10/20/2007	<input type="checkbox"/>	A												

**Test Legend:**

1	TO15-8010 SOIL(UG/M3)	2		3		4		5	
6		7		8		9		10	
11		12							

The following SampIDs: 001A, 002A, 003A contain testgroup.

**Prepared by:** \_\_\_\_\_

**Comments:**

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.



**Sample Receipt Checklist**

Client Name: **AEI Consultants**

Date and Time Received: **10/23/2007 10:29:15 PM**

Project Name: **#115876; Bruce Burrows**

Checklist completed and reviewed by: **Brendon Steele**

WorkOrder N°: **0710766** Matrix Air

Carrier: Client Drop-In

**Chain of Custody (COC) Information**

- Chain of custody present? Yes  No
- Chain of custody signed when relinquished and received? Yes  No
- Chain of custody agrees with sample labels? Yes  No
- Sample IDs noted by Client on COC? Yes  No
- Date and Time of collection noted by Client on COC? Yes  No
- Sampler's name noted on COC? Yes  No

**Sample Receipt Information**

- Custody seals intact on shipping container/cooler? Yes  No  NA
- Shipping container/cooler in good condition? Yes  No
- Samples in proper containers/bottles? Yes  No
- Sample containers intact? Yes  No
- Sufficient sample volume for indicated test? Yes  No

**Sample Preservation and Hold Time (HT) Information**

- All samples received within holding time? Yes  No
- Container/Temp Blank temperature Cooler Temp: NA
- Water - VOA vials have zero headspace / no bubbles? Yes  No  No VOA vials submitted
- Sample labels checked for correct preservation? Yes  No
- TTLC Metal - pH acceptable upon receipt (pH<2)? Yes  No  NA

-----

Client contacted:

Date contacted:

Contacted by:

Comments:

0710766

**McCAMPBELL ANALYTICAL INC.**  
 110 2<sup>nd</sup> AVENUE SOUTH, #D7  
 PACHECO, CA 94553-5560  
 Telephone: (925) 798-1620 Fax: (925) 798-1622

**CHAIN OF CUSTODY RECORD**

**TURN AROUND TIME**

RUSH 24 HR 48 HR 72 HR 5 DAY

EDF Required?  Yes  No Email PDF Report: YES

Report To: Adrian Angel Bill To: Same  
 Company: AEI Consultants  
 2500 Camino Diablo, Suite 200  
 Walnut Creek, CA 94597 E-Mail: aangel@aeiconsultants.com  
 Tel: (925) 944-2899, extension 132 Fax: (925) 944-2895  
 Project #: 115876 Project Name: Bruce Burrows  
 Project Location: 7272 San Ramon Road, Dublin, CA  
 Sampler Signature: *[Signature]*

Analysis Request										Other	Comments								
BTEX & TPH as Gas (602/8020 + 8015)/MTBE	TPH as Diesel (8015)	Total Petroleum Oil & Grease (5520 E&F/B&F)	Total Petroleum Hydrocarbons (418.1)	HVOCs EPA 8260 (8010 list)	BTEX ONLY (EPA 602 / 8020)	Pesticides EPA 608 / 8080	PCBs EPA 608 / 8080	VOCs EPA 624 / 8260	EPA 625 / 8270	PAH's / PNA's by EPA 625 / 8270 / 8310	CAM-17 Metals	LUFT 5 Metals	Lead (7240/7421/239.2/6010)	RCI	MTBE (EPA Method 8260)	<i>7015 HVOCs add taker</i>	<i>off hold 10/23/07</i>	<i>per fix</i>	
IDA-1																			
IDA-2																			
ODA-1																			

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED								
		Date	Time			Water	Soil	Air	Sludge	Other	Ice	HCl	HNO <sub>3</sub>	Other					
		10/24/07																	

Relinquished By: <i>[Signature]</i>	Date: 10/22/07	Time: 6:00	Received By: <i>[Signature]</i>
Relinquished By:	Date:	Time:	Received By:
Relinquished By:	Date:	Time:	Received By:

ICE/r° <u>Na</u>	VOAS	O&G	METALS	OTHER
GOOD CONDITION <u>yes</u>	PRESERVATION APPROPRIATE			
HEAD SPACE ABSENT	CONTAINERS <u>yes</u>			
DECHLORINATED IN LAB	PERSERVED IN LAB			

HOLD



# McC Campbell Analytical, Inc.

"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701  
Web: www.mcccampbell.com E-mail: main@mcccampbell.com  
Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants  2500 Camino Diablo, Ste. #200  Walnut Creek, CA 94597	Client Project ID: #115876; Bruce Burrows	Date Sampled: 10/20/07
	Client Contact: Adrian Angel	Date Received: 10/23/07
	Client P.O.:	Date Extracted: 10/30/07-10/31/07
		Date Analyzed: 10/30/07-10/31/07

### Halogenated Volatile Organic Compounds in $\mu\text{g}/\text{m}^3$ \*

Extraction Method: TO15

Analytical Method: TO15

Work Order: 0710766

Lab ID	0710766-001A	0710766-002A	0710766-003A	Reporting Limit for DF =1	
Client ID	IDA-1	IDA-2	ODA-1		
Matrix	Air	Air	Air		
Initial Pressure	9.01	12.13	11.58		
Final Pressure	18.01	24.17	23.06		
				S	A

Compound	Concentration			ug/kg	$\mu\text{g}/\text{m}^3$
cis-1,2-Dichloroethene	ND	ND	ND	NA	7.3
trans-1,2-Dichloroethene	ND	ND	ND	NA	15
Tetrachloroethene	1.3	1.1	0.34	NA	0.34
Trichloroethene	ND	ND	ND	NA	1.1
Vinyl Chloride	ND,k	ND,k	ND,k	NA	0.1

### Surrogate Recoveries (%)

%SS1:	110	103	106	
%SS2:	103	102	104	
%SS3:	107	104	102	

**Comments**

\*vapor samples are reported in  $\mu\text{g}/\text{m}^3$ .

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

# surrogate diluted out of range or surrogate coelutes with another peak.

j) sample diluted due to high organic content; k) this compound's reporting limit does not meet the indoor air ESL.





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	Client Contact: Adrian Angel	Date Received: 10/23/07
	Client P.O.:	Date Extracted: 10/30/07-10/31/07
		Date Analyzed: 10/30/07-10/31/07

### Halogenated Volatile Organic Compounds in nL/L\*

Extraction Method: TO15

Analytical Method: TO15

Work Order: 0710766

Lab ID	0710766-001A	0710766-002A	0710766-003A	Reporting Limit for DF =1	
Client ID	IDA-1	IDA-2	ODA-1		
Matrix	Air	Air	Air		
Initial Pressure	9.01	12.13	11.58		
Final Pressure	18.01	24.17	23.06		
				S	A

Compound	Concentration			ug/kg	nL/L
cis-1,2-Dichloroethene	ND	ND	ND	NA	1.8
trans-1,2-Dichloroethene	ND	ND	ND	NA	3.6
Tetrachloroethene	0.19	0.15	0.0496	NA	0.05
Trichloroethene	ND	ND	ND	NA	0.2
Vinyl Chloride	ND,k	ND,k	ND,k	NA	0.04

### Surrogate Recoveries (%)

%SS1:	110	103	106	
%SS2:	103	102	104	
%SS3:	107	104	102	

<b>Comments</b>				
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\*vapor samples are reported in nL/L.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

# surrogate diluted out of range or surrogate coelutes with another peak.

j) sample diluted due to high organic content; k) this compound's reporting limit does not meet the indoor air ESL.



### QC SUMMARY REPORT FOR TO15

W.O. Sample Matrix: Air/Air

QC Matrix: Air

WorkOrder 0710766

EPA Method TO15	Extraction TO15			BatchID: 31433					Spiked Sample ID: N/A			
	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	nL/L	nL/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
Bromodichloromethane	N/A	25	N/A	N/A	N/A	111	116	4.32	N/A	N/A	70 - 130	30
Bromoform	N/A	25	N/A	N/A	N/A	123	128	4.38	N/A	N/A	70 - 130	30
Carbon Tetrachloride	N/A	25	N/A	N/A	N/A	112	118	4.86	N/A	N/A	70 - 130	30
Chlorobenzene	N/A	25	N/A	N/A	N/A	101	106	4.15	N/A	N/A	70 - 130	30
Chloroethane	N/A	25	N/A	N/A	N/A	109	111	1.81	N/A	N/A	70 - 130	30
Chloroform	N/A	25	N/A	N/A	N/A	104	107	2.69	N/A	N/A	70 - 130	30
Chloromethane	N/A	25	N/A	N/A	N/A	104	106	1.69	N/A	N/A	70 - 130	30
Dibromochloromethane	N/A	25	N/A	N/A	N/A	123	127	3.49	N/A	N/A	70 - 130	30
1,2-Dibromoethane (EDB)	N/A	25	N/A	N/A	N/A	104	106	2.44	N/A	N/A	70 - 130	30
1,3-Dichlorobenzene	N/A	25	N/A	N/A	N/A	99.1	104	4.42	N/A	N/A	70 - 130	30
1,4-Dichlorobenzene	N/A	25	N/A	N/A	N/A	99.3	102	2.93	N/A	N/A	70 - 130	30
Dichlorodifluoromethane	N/A	25	N/A	N/A	N/A	90.3	88	2.53	N/A	N/A	70 - 130	30
1,1-Dichloroethane	N/A	25	N/A	N/A	N/A	110	112	2.27	N/A	N/A	70 - 130	30
1,2-Dichloroethane (1,2-DCA)	N/A	25	N/A	N/A	N/A	106	108	2.27	N/A	N/A	70 - 130	30
cis-1,2-Dichloroethene	N/A	25	N/A	N/A	N/A	100	104	3.90	N/A	N/A	70 - 130	30
trans-1,2-Dichloroethene	N/A	25	N/A	N/A	N/A	99.6	101	1.85	N/A	N/A	70 - 130	30
1,2-Dichloropropane	N/A	25	N/A	N/A	N/A	91.3	95.9	4.90	N/A	N/A	70 - 130	30
cis-1,3-Dichloropropene	N/A	25	N/A	N/A	N/A	109	112	2.06	N/A	N/A	70 - 130	30
trans-1,3-Dichloropropene	N/A	25	N/A	N/A	N/A	111	114	2.54	N/A	N/A	70 - 130	30
1,2-Dichloro-1,1,2,2-tetrafluoroetha	N/A	25	N/A	N/A	N/A	104	103	0.519	N/A	N/A	70 - 130	30
Freon 113	N/A	25	N/A	N/A	N/A	103	104	1.10	N/A	N/A	70 - 130	30
Isopropyl Alcohol	N/A	25	N/A	N/A	N/A	90	90.7	0.762	N/A	N/A	70 - 130	30
Methylene chloride	N/A	25	N/A	N/A	N/A	95.4	97.6	2.29	N/A	N/A	70 - 130	30
1,1,1,2-Tetrachloroethane	N/A	25	N/A	N/A	N/A	102	104	2.26	N/A	N/A	70 - 130	30
1,1,2,2-Tetrachloroethane	N/A	25	N/A	N/A	N/A	91.2	94.7	3.76	N/A	N/A	70 - 130	30
Tetrachloroethene	N/A	25	N/A	N/A	N/A	103	105	1.68	N/A	N/A	70 - 130	30
1,2,4-Trichlorobenzene	N/A	25	N/A	N/A	N/A	105	106	1.28	N/A	N/A	70 - 130	30
1,1,1-Trichloroethane	N/A	25	N/A	N/A	N/A	112	116	3.66	N/A	N/A	70 - 130	30
1,1,2-Trichloroethane	N/A	25	N/A	N/A	N/A	101	104	3.79	N/A	N/A	70 - 130	30
Trichloroethene	N/A	25	N/A	N/A	N/A	101	105	3.67	N/A	N/A	70 - 130	30
Trichlorofluoromethane	N/A	25	N/A	N/A	N/A	116	119	2.63	N/A	N/A	70 - 130	30
Vinyl Chloride	N/A	25	N/A	N/A	N/A	108	101	7.24	N/A	N/A	70 - 130	30

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 \* (MS-Sample) / (Amount Spiked); RPD = 100 \* (MS - MSD) / ((MS + MSD) / 2).

\* MS and / or MSD spike recoveries may not be near 100% or the RPDs near 0% if: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) if that specific sample matrix interferes with spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

Laboratory extraction solvents such as methylene chloride and acetone may occasionally appear in the method blank at low levels.



### QC SUMMARY REPORT FOR TO15

W.O. Sample Matrix: Air/Air

QC Matrix: Air

WorkOrder 0710766

EPA Method TO15	Extraction TO15			BatchID: 31433			Spiked Sample ID: N/A					
	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	nL/L	nL/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
%SS1:	N/A	500	N/A	N/A	N/A	104	107	2.17	N/A	N/A	70 - 130	30
%SS2:	N/A	500	N/A	N/A	N/A	101	103	2.22	N/A	N/A	70 - 130	30
%SS3:	N/A	500	N/A	N/A	N/A	100	101	0.781	N/A	N/A	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:  
NONE

#### BATCH 31433 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0710766-001A	10/20/07	10/24/07	10/30/07 2:22 PM	0710766-001A	10/20/07	10/24/07	10/30/07 2:22 PM
0710766-002A	10/20/07	10/24/07	10/31/07 3:14 PM	0710766-002A	10/20/07	10/24/07	10/31/07 3:14 PM
0710766-003A	10/20/07	10/24/07	10/31/07 12:02 PM	0710766-003A	10/20/07	10/24/07	10/31/07 12:02 PM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 \* (MS-Sample) / (Amount Spiked); RPD = 100 \* (MS - MSD) / ((MS + MSD) / 2).

\* MS and / or MSD spike recoveries may not be near 100% or the RPDs near 0% if: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) if that specific sample matrix interferes with spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

Laboratory extraction solvents such as methylene chloride and acetone may occasionally appear in the method blank at low levels.