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June 21, 2010

Mr. Paresh Khatri
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: Addendum Letter to Vapor Well Installation and Monitoring Workplan
Crow Canyon Dry Cleaners
7272 San Ramon Road, Dublin, California
(RO # 0002863)

Dear Mr. Khatri:

Per the request of the Alameda County Health Care Service Agency ([ACHCSA], 2010)[1], Endpoint Consulting, Inc. (Endpoint) has prepared this letter addendum to the above-referenced Workplan. This letter identifies four additional vapor monitoring wells to be installed prior to initiation of vapor monitoring activities following termination of the soil vapor extraction (SVE) measures implemented as an interim remedial action (IRA) measure at the site. In addition, this letter identifies the preliminary cleanup goal for tetracholoroethene (PCE), the primary chemical of potential concern (COPC) in soil vapor at the site. The proposed additional well locations and the cleanup goals were previously discussed with the ACHCSA via a telephone conversation on June 15, 2010.

Additional Vapor Monitoring Wells

Based on comments from the ACHCSA and the previously referenced telephone conversation, four additional vapor monitoring wells and inclusion of one existing well into the vapor monitoring program is proposed herein. Specifically, vapor monitoring wells VM-7, VM-8, VM-9SS, and VM-10 (see Figure 1) are proposed to be installed at the site and added to the wells previously identified in the subject Workplan for inclusion into the monitoring program. In addition, existing well VM-1S (Figure 1) has been added to the proposed monitoring plan. Combined with the previously proposed wells in the subject Workplan (see Figure 1 showing all wells proposed for monitoring in yellow highlights), these wells will allow for monitoring of vapor quality, and therefore radius of influence, near areas subjected to extraction as part of the IRA activities, monitor vapor quality near the confluence of subsurface sewer lines, and monitor vapor quality near at and near the Montessori School (see Figure 1).

As shown on Figure 1, the proposed vapor monitoring wells VM-7, VM-8, and VM-10 will be installed outside of the footprint of the onsite buildings; hence, they will be installed to a depth of 5 feet below ground surface, consistent with well installation, construction, and sampling procedures previously approved by ACHCSA in the subject Workplan. Moreover, VM-9SS will be installed as a sub-slab vapor monitoring well (estimated depth of 0.5 to 1.5 feet bgs) within the footprint of the subject building in accordance with the previously documented and approved well installation, construction, and sampling procedures outlined in the subject Workplan.

[1] ACHCSA (2010). Work Plan Addendum for Soil Vapor Sampling for Spills, Leaks, Investigations, and Cleanup (SLIC) Case No. RO0002863 and GeoTracker Global ID T06019764784,
Crow Canyon Cleaners, 7272 San Ramon Road, Dublin, CA 94568

Per the request of the ACHCSA (2010), two semi-annual monitoring events will be conducted at the wells identified for monitoring on Figure 1.

Proposed Cleanup Goals

Per the telephone conversation with ACHCSA and as a highly conservative measure, the preliminary cleanup goal for screening of detected vapor concentrations at the site will correspond to the residential soil vapor intrusion environmental screening levels (ESLs) adopted by the San Francisco Regional Water Quality Control Board ([RWQCB], 2008). For PCE, the primary COPC and the sole site-related chemical detected at the site in past sampling efforts, the residential ESL of 410 ug/m^3 will be used as the preliminary cleanup goal. Should other site-related chemicals be detected during the proposed monitoring, the residential ESLs for those chemicals will be similarly used.

As discussed with the ACHCSA and outlined in the subject Workplan, Endpoint intends to collect site-specific soil physical properties (i.e, porosity and moisture content) during the well installation efforts. Using this data, Endpoint may calculate additional cleanup goals for a more representative school-based exposure scenario in concert with Department of Toxic Substances Control (DTSC) guidelines (DTSC, 2004) to be used side-by-side with the residential ESLs to help screen detected vapor concentrations.

CLOSING

Following concurrence from the ACHCSA, the proposed well installation and monitoring activities will be implemented, with the first sample targeted to occur in July 2010. As always, we appreciate your assistance with this project. If you have any questions, please contact Mehrdad Javaher at 415-706-8935, or at mehrdad@endpoint-inc.com.

Sincerely,

Endpoint Consulting, Inc.

Jing Heisler, PG, CHG
Senior Geologist

Mehrdad Javaher, Ph.D(cand.), MPH
Risk Assessor

Attachments:

Figure 1 – Revised Proposed Vapor Monitoring Locations

LANDSCAPING
WALKWAY
LANDSCAPING
NATURAL GAS (~4' DEEP)
CLEANOUT
SB-34 <100)
SB-20 (<100)
SB-31 (<100)
SB-24 (110)
SB-22 (1100)
SB-21 (7500)
SB-23 (17000)
VM-10
S/D
VE-3
VM-1
S/D
LANDSCAPING
WALKWAY
SB-12 (270)
CLEANOUT
SB-4 (16000)
VE-1
S/D
SB-11 (380,000)
SB-5
SB-6
SB-37 (1900)
VM-4
S
SB-19
(1600) SUBSLAB - 2300
VM-9
SS
DRY CLEARING MACHINE
SB-3
VM-3
S/D
VM-5
SS
SB-13 (6800)
SB-1
SB-10 (230)
VE-2
S/D
SB-2
COMMERICAL UNITS
SB-9 (30)
SS
VM-6
SB-16
(610) SUBSLAB = 570
SB-32 (200)
SB-7
SEWER LINE (~3.5' DEEP)
SEWER LINE (~3.5' DEEP)
UNOCCUPIED SUITE
7272 SAN RAMON ROAD (CROW CANYONG DRY CLEANERS)
LANDSCAPING
SIDEWALK
SS
VM-2
SB-17
(190) SUBSLAB = <100
MONTESSORI PRESCHOOL
WATER (~3.5' DEEP)
NATURAL GAS (~4' DEEP)
SB-27 (120)
VM-7
WALKWAY, RAMP
SB-15 (630)
WALKWAY
ELECTRICAL BOX
SB-18 (150)
SB-30 (<100)
SB-33 (<100)
SB-14
SB-8
SEWER LINE (~5' DEEP)
PARKING LOT
SB-25 (250)
VM-8
SB-29 (570)
SB-28 (<100)
SB-36 (<100)
ELECTRICAL BOX

LEGEND:

- VM-4 — Proposed Vapor Monitoring Locations (existing wells)
- VM-2SS — Proposed Sub-Slab Vapor Monitoring Well
- VM-7 — Proposed Shallow Vapor Monitoring Well
- VE-1 — Soil Vapor Extraction Well Locations
- VM-3 — Soil Vapor Monitoring Well Location
- SB-1 — Soil Boring Locations (PCE Concentration in µg/m³)
- S/D — Shallow Well Screen/Deep Well Screen
- SS — Sub-Slab Vapor Monigtoring Wells
- Utility Line

N

0 10 20
Scale (feet)

Reference: Base map from drawing titled "PCE Concentrations in Soil Vapor", by Ceres, dated April 2008.

REVISED PROPOSED VAPOR MONITORING LOCATIONS

CROW CANYON DRY CLEANERS
7272 SAN RAMON ROAD
DUBLIN, CALIFORNIA

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Date: 6/18/2010

Figure: 1