



July 2, 2018

Hoi Phua and Linll Lee, Trustees
141 Woodland Way
Piedmont, CA 94611
(Sent via electronic mail to: billphua@yahoo.com)

Subject: Conditional Work Plan Addendum Approval; SCP Case RO0002895, Wash Time
Laundromat, 1815 Park Boulevard, Oakland, CA 94606

Dear Mr. Hoi Phua and Linll Lee:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including the *Work Plan, Data Gap Investigation*, dated February 7, 2018, and the *Addendum, Work Plan, Data Gap Investigation*, dated May 18, 2018. The work plan addendum was prepared and submitted on your behalf by AEI Consultants. The addendum was generated in response to the previous directive letter dated April 4, 2018, which requested a work plan addendum to incorporate a number of changes to the scope of work, and to clarify certain proposed tasks.

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. Submittal of a revised work plan or a work plan addendum is not required unless an alternate scope of work outside that described in the work plan or these technical comments is proposed. 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. **Conditional Work Plan and Addendum Approval** – The referenced work plan and addendum proposes a series of actions with which ACDEH is in general agreement of undertaking; however, ACDEH requests a clarification and modification to the proposed scope of work. Please submit a report by the date specified below.
 - a. **Subslab Vapor Points or Pins** – In the work plan addendum ACDEH noted references to the installation of both temporary and permanent vapor sampling points beneath the subslab at the subject site. To clarify our request ACDEH is only requesting “semi-permanent” vapor points be installed in the work area in order to collect repeat samples in the future from the sampling points. The vapor points are expected to be in place for the duration of site investigations, and may be destroyed at a point in the future.
 - b. **Helium Tracer** – The work plan addendum proposes to maintain the helium tracer at 15% of ambient air. Please ensure that the percentage of helium is no less than 15% as typically ACDEH requests 20% helium be maintained.
 - c. **Outdoor Air Summa Placement** – Two alternative locations were proposed for the Summa canister for the collection of outdoor air. ACDEHs preference is for placement on the roof of the building in the upgradient location, provided the location is not near exhaust ventilation outlets from the former dry cleaner suite itself. The parking lot is likely not a very secure location, and is likely to lead to loss of the canister, unless the parking lot is otherwise known to be a secure location.

- d. **Incorporation of Comments from Letter of April 4, 2018** – Although incorporated in to the work plan addendum, please ensure comments contained in the April 4, 2018 letter are otherwise incorporated into field work.
2. **Public Notification** – ACDEH has updated and slightly modified a Word version of a *Fact Sheet on Environmental Assessment and Indoor Air and Sub-Slab Sampling Notification Letter to Tenants*. They are attached. ACDEH requests that the Fact Sheet be sent to the attached list of owners and occupants of parcels in the site vicinity, and the Notification Letter be issued to tenants of the subject suite a minimum of two weeks before undertaking indoor air and sub-slab vapor sampling.

ACDEH requests that a signed and stamped letter (PG or PE) documenting that both have been distributed as required, be submitted to ACDEH and Geotracker within a week of sending or handing the forms to respective parcel owners or occupants, or the tenant of the suite. Please upload the certification letter to Geotracker by the date identified below.

TECHNICAL REPORT REQUEST

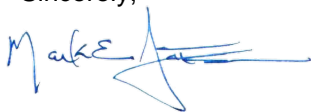
Please submit the following technical reports and deliverables to the State Water Board's Geotracker website and notify your case worker by electronic mail (mark.detterman@acgov.org), in accordance with the following specified file naming convention and schedule, as provided below, and in the Responsible Party(ies) Legal Requirements/Obligations which is included as Attachment 1. Please note ACDEH no longer accepts reports on the ftp site.

- **August 3, 2018** – Public Notification and Tenant Notification
File to be named: RO2895_SWI_R_yyyy-mm-dd
- **September 14, 2018** – Site Investigation
File to be named: RO2895_SWI_R_yyyy-mm-dd

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Thank you for your cooperation. ACDEH looks forward to working with you and your consultants to advance the case toward closure. If you have any questions, please call me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,



Mark Detterman, PG, CEG
Senior Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements / Obligations and Electronic Report Upload (ftp) Instructions
Attachment – Map of Public Notification and Addresses

cc: Peter McIntyre, 2500 Camino Diablo, Walnut Creek, CA 94523; (Sent via electronic mail to: pmcintyre@aeiconsultants.com)
Mr. Stephen Wong, CW Investment Group, 132 9th Street, Suite 200, Oakland, CA 94607 (Sent via electronic mail to: stephen.wong@amberinvestment.com)

Dilan Roe, ACDEH; (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH; (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File, GeoTracker



Indoor Air and Sub-Slab Sampling Notification Letter to Tenants

Wash Time Laundromat

1815 Park Boulevard
Oakland, California
July 2018

Why We Are Here

AEI consultants, on behalf of Hoi Phua and Linll Lee, current owner of the subject site, with direction from the Alameda County Department of Environmental Health (ACDEH), is investigating the presence of dry cleaning solvent contamination in soil, soil vapor, and groundwater at 1815 Park Boulevard in Oakland, California. The solvent contamination comes from past dry cleaning operations conducted at the site and while the dry cleaners are no longer there, the contamination remains in soil, groundwater and soil vapor. The main contaminant of concern is perchloroethylene (also known as “perc”, “PCE”, and “tetrachloroethylene”). Depending on the amount and duration of exposure, PCE can have adverse human health effects such as kidney and liver damage and has caused cancer in laboratory animals.

What We Found

In November 2005, soil vapor samples were collected within the subject site to assess if PCE contamination found in soil gas under the building has the potential to impact indoor air within the building. Soil vapor sampling results showed no immediate health threat. However, the concentrations reported exceed the applicable regulatory agency screening levels which considers a long-term exposure scenario which is acceptable for people working in the building over an extended period of time.

What actions are being taken to solve the problem?

As part of the continued assessment activities, AEI plans to collect indoor air and sub-slab samples within your tenant suite during **July 2018**. The intent is to assess if there is the potential for exposure to PCE within and adjacent to the former dry cleaner. AEI will contact you approximately 48 hours prior to sampling activities to coordinate access. The results of the sampling will be communicated to you the tenant, following which, if determined necessary, mitigation measures may be implemented.

Instructions to Occupants

After a chemical inventory has been taken by AEI, we will ask you to remove sources of Volatile Organic Compounds (VOCs) from your area of the building before the indoor air sampling. Sources of VOCs can be identified based on experience and also by use of special instruments. The following items may contribute VOCs and should be checked, and if necessary removed, prior to indoor air sampling:

- Cleaning products and solvents
- Glues, sealants, caulks, and similar construction materials
- Lighter fluid
- Paints and varnishes
- Items with a pressurized spray bottle
- Freshly dry-cleaned clothes
- Products with fragrance or an odor

Indoor Air and Sub-Slab Sample Notification Letter

Wash Time Laundromat

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Spring 2018

To the extent practical, any of these named products should be removed prior to sampling. On the day of the sampling, we will arrive to drop off the indoor air sampling canister at a pre-arranged time. The indoor air sampling canister will be calibrated to take a continuous air sample over the course of several hours (typically 8 hours or 24 hours). The canister does not require any power or batteries. Once the canister has been located and sampling begins, it is important not to touch or to interfere with it. The goal of the indoor air sampling is to measure the concentration of VOCs in your tenant suite under normal conditions. Therefore, during sampling, you should continue with your regular routine. However, it is important to understand that certain activities will have an impact on the concentration of VOCs in the air. For example, opening windows and external doors for an extended period will generally decrease the concentration of VOCs in indoor air. These activities should be avoided so that your potential highest exposure can be determined.

Sub-slab vapor probes will also be installed at the Site. Hand drilling equipment will be used to advance the sub-slab samples through the floor slab. The probes will be constructed by placing a gas sampler into the subsurface just below the slab. Purging, leak testing, and soil gas sampling will not be conducted for at least two hours following the sub-slab vapor probe installation. Sampling will be completed following vacuum testing and purging the probes, while using a helium tracer as a leak check. The sub-slab soil gas samples will be collected through a calibrated flow controller into one-liter laboratory-supplied evacuated canisters.

AEI is continuing its investigation of the solvent contamination at the site to obtain the environmental information needed for developing short and long term solutions to the problems. We will work closely with AEI, the building owner, and tenants to make sure that your health is protected.

Project Contacts

If you have questions, please contact one of the following individuals:

Mark Detterman
Alameda County Environmental Health Case Manager
Mark.Detterman@acgov.org

Peter McIntyre
AEI Consultants; Consultant
925-746-6000
pmcintyre@aeiconsultants.com

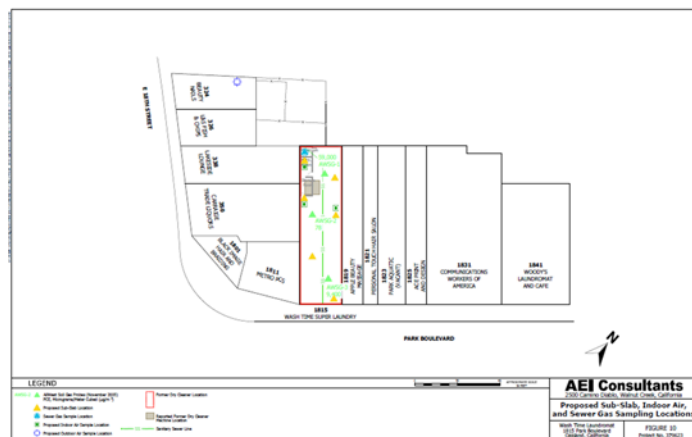


Fact Sheet on Environmental Assessment

Wash Time Laundromat

1815 Park Boulevard
 Oakland, California
 Alameda County
 ACDEH File No. RO0002895
 July 2018

The Alameda County Department of Environmental Health (ACDEH) is issuing this fact sheet to inform you of ongoing investigation work at the former dry cleaners (site), located at 1815 Park Boulevard in Oakland, California (Figure 1).



The purpose of the investigation work is to gather more information on the nature and extent of soil gas contamination in the vicinity of the former dry cleaning operation suite. This fact sheet contains information concerning site background, results of recent investigations, mitigation activities, and information contacts. A glossary of certain terms also is included.

Site Background - The former tenant was a dry cleaning business located in a small tenant suite, approximately 3,000 square feet, situated within the one-story commercial building. The building is located within a mixed commercial and residential area of Oakland, and is on the north side of Park Boulevard, east of 18th Street.

Between 1967 and approximately 1997, the former dry cleaners, operated in one of the units of the shopping center, located at the southwestern portion of the building. The dry cleaning operation utilized tetrachloroethene (PCE) as the dry cleaning solvent. Volatile Organic Compounds (VOCs) such as PCE are able to move in the environment, from soil to groundwater, from

This fact sheet is being provided to describe site background, past work to investigate and remediate site contamination, next steps, the oversight process for the site, and how you can obtain more information.

groundwater to soil, and from groundwater or soil to air. Of particular interest is the potential for movement of VOCs into the inside of buildings where people could be exposed to contaminated air. This process is called soil-vapor intrusion into indoor air.

Glossary of Terms

Soil Gas—Soil gas refers to the air that is present in the open spaces between soil particles between the ground surface and the water table. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.

Volatile organic compounds (VOCs)—VOCs are organic liquids, including many common solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths. Many VOCs are known human carcinogens. Examples of VOC usage include dry cleaning solvent, carburetor cleaner, brake cleaner, and paint solvents.

Historical Investigation Activities - Environmental investigations have been performed at the site beginning in March 2005; these investigations have included sampling and analysis of soil, soil-vapor, and groundwater to assess the type and extent of contamination at the site.

Investigations performed at the site have identified that VOCs, specifically PCE, leaked into the subsurface beneath the subject building. Soil, groundwater, and soil vapor samples have been collected beneath and in the vicinity of the dry cleaning operation. The completed activities have delineated the extent of contamination.

Next Steps – Based on the results of the soil, soil-vapor, and groundwater sampling, additional sub-slab and indoor air sampling activities are planned at the suite during the month of July 2018 to further evaluate indoor air quality and to assess if mitigation measures are appropriate.

Fact Sheet on Environmental Assessment

Wash Time Laundromat

The case file can be viewed over the internet on the ACDEH at <http://www.acgov.org/aceh/lop/ust.htm> or at the State of California Water Resources Control Board website at <http://geotracker.swrcb.ca.gov>.

Please send written comments regarding the investigation and proposed actions to Mark Detterman or Peter McIntyre at the addresses below.

For More Information

Please contact any of the following individuals with

questions or concerns you may have:

Mark Detterman
Alameda County Environmental Health Case Manager
Mark.Detterman@acgov.org

Peter McIntyre
AEI Consultants; Consultant
925-746-6000
pmcintyre@aeiconsultants.com



315 WAYNE LLC
PARCEL #: 21-224-35-2
364 41ST ST
OAKLAND CA 94609-2652

CHOW TING W & LAN TRS
PARCEL #: 21-230-1
1862 LONDON AVE
SAN LEANDRO CA 94579-2232

CITY OF OAKLAND
PARCEL #: 21-224-7-3
250 FRANK H OGAWA PLZ #4
OAKLAND CA 94612-2010

CITY OF OAKLAND
PARCEL #: 21-224-38
250 FRANK H OGAWA PLZ #4
OAKLAND CA 94612-2010

COMMUNICATIONS WORKERS OF AMERICA
PARCEL #: 21-224-3
1831 PARK BLVD
OAKLAND CA 94606-1823

DWL PROPERTIES LLC
PARCEL #: 21-224-5
26 KNICKERBOCKER LN
ORINDA CA 94563-3710

GAFFAR ENTERPRISES INC
PARCEL #: 21-229-13-3
1901 3RD AVE
OAKLAND CA 94606-1853

JY 280 LLC
PARCEL #: 21-224-9
1803 3RD AVE #A
OAKLAND CA 94606-1803

JY 280 LLC
PARCEL #: 21-224-10
1803 3RD AVE #A
OAKLAND CA 94606-1803

JY 332 LLC
PARCEL #: 21-224-7-2
1803 3RD AVE #A
OAKLAND CA 94606-1803

MAMALAU LLC
PARCEL #: 21-224-40
1841 PARK BLVD
OAKLAND CA 94606-1823

MAMALAU LLC
PARCEL #: 21-224-39
1841 PARK BLVD
OAKLAND CA 94606-1823

MARCO REALTY LTD
PARCEL #: 21-229-14
115 WOODSIDE RD
BERKELEY CA 94708

MCCULLOUGH TERENCE P & HOANG-MCCUI
PARCEL #: 21-223-3-1
8405 BEL VIEW CT
EL CERRITO CA 94530-2558

MILLER KEVIN C
PARCEL #: 21-224-37
2480 GRANT AVE
SAN LORENZO CA 94580-1808

MING WA LLC
PARCEL #: 21-230-15
1329 12TH AVE
SAN FRANCISCO CA 94122-2213

MOHAMMED ABDULLA Y
PARCEL #: 21-224-6
350 E 18TH ST
OAKLAND CA 94606-1814

OCCUPANT
PARCEL #: 21-229-12
1901 PARK BLVD
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-223-16-5
1748 3RD AVE
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-223-1-3
301 E 18TH ST
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-230-1
1850 PARK BLVD
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-224-3
1833 PARK BLVD
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-224-4
1825 PARK BLVD
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-224-7-3
3RD AVE
OAKLAND CA 94608

OCCUPANT
PARCEL #: 21-224-35-2
315 WAYNE PL
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-223-4
1747 4TH AVE
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-224-8-2
300 E 18TH ST
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-230-15
1836 PARK BLVD
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-224-38
343 WAYNE PL
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-230-14-1
1818 PARK BLVD
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-224-37
331 WAYNE PL
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-224-5
338 E 18TH ST
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-229-14
350 WAYNE PL
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-224-7-2
332 E 18TH ST
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-277-13-1
410 E 19TH ST
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-222-1-2
401 E 18TH ST
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-224-9
290 E 18TH ST
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-223-3-1
347 E 18TH ST
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-224-10
288 E 18TH ST
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-224-39
1849 PARK BLVD
OAKLAND CA 94606

OCCUPANT
PARCEL #: 21-229-12
1901 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-224-4
1825 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-224-4
1817 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-224-4
1821 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-224-6
1805 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-224-6
1811 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-229-13-3
1901 3RD AV
OAKLAND 94606

OCCUPANT
PARCEL #: 21-224-40
1841 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-224-4
1815 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-230-14-1
1818 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-223-4
1747 4TH AV
OAKLAND 94606

OCCUPANT
PARCEL #: 21-224-6
1801 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-224-6
1803 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-223-3-1
1757 4TH AV
OAKLAND 94606

OCCUPANT
PARCEL #: 21-223-16-5
1748 3RD AV
OAKLAND 94606

OCCUPANT
PARCEL #: 21-230-1
1850 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-277-13-1
1914 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-277-13-1
1910 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-230-15
1836 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-230-15
1834 PARK BL
OAKLAND 94606

OCCUPANT
PARCEL #: 21-224-3
1833 PARK BL
OAKLAND 94606

PACIFIC REALTY ASSOCIATES L P
PARCEL #: 21-223-16-5
15350 SW SEQUOIA PKWY #300
PORTLAND OR 97224-7175

PHAM JOHN D & DANG ANNE M
PARCEL #: 21-222-1-2
6420 ESTATES DR
PIEDMONT CA 94611-3208

SWEENEY OWEN III & JENNIFER C
PARCEL #: 21-277-13-1
7327 GEARY BLVD
SAN FRANCISCO CA 94121-1602

OCCUPANT
PARCEL #: 21-224-4
1819 PARK BL
OAKLAND 94606

PACIFIC REALTY ASSOCIATES LP
PARCEL #: 21-223-4
P.O BOX 1159
DEERFIELD IL 60015-6002

PHUA HOI L & LEE LINLL TRS
PARCEL #: 21-224-4
141 WOODLAND WAY
PIEDMONT CA 94611-3839

WEINSTEIN PROPERTIES LLC
PARCEL #: 21-224-8-2
1350 WATERTROUGH RD
SEBASTOPOL CA 95472-4631

OCCUPANT
PARCEL #: 21-224-4
1823 PARK BL
OAKLAND 94606

PACIFIC REALTY ASSOCIATES LP &
PARCEL #: 21-223-1-3
P.O BOX 1159
DEERFIELD IL 60015-6002

ROTNER GLEN L TR
PARCEL #: 21-230-14-1
3870 GRAND AVE
CLAREMONT CA 91711-1454

YUEN ALBERT M & GRACE C TRS
PARCEL #: 21-229-12
1 SERRAMAR DR
OAKLAND CA 94611-1850



- ### Legend
- Parcels
 - BART Station
 - BART Tracks
 - Railroads
 - Freeway_Single 25k to 100
 - Freeways 25k to 100
 - <all other values>
 - 1
 - 3
 - Streets 0 to 10k
 - Ramps 25k to 100
 - Unnamed Streets
 - Waterbodies**
 - Lake/Pond
 - Swamp/Marsh
 - Bay
 - Rivers
 - Parks
 - East Bay Parks
 - Planning Areas
 - Cities**
 - Alameda
 - Albany
 - Berkeley
 - Dublin
 - Emeryville

Notes

Notes

1: 2,256

376.0 0 188.00 376.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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