



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

February 2, 2015

Dryclean 580
3937 East Castro Valley Boulevard
Castro Valley, California 94552

Verizon
3935 East Castro Valley Boulevard
Castro Valley, California 94552

AT&T
3949 East Castro Valley Boulevard
Castro Valley, California 94552

Dear Occupant:

Alameda County Environmental Health (ACEH) is coordinating a voluntary indoor air study in the Dryclean 580, Verizon, and AT&T tenant units located at 3937, 3935, and 3949 East Castro Valley Boulevard, Castro Valley, California. Please take the time to review this package which contains information on the indoor air study. Shortly, a representative from Cardno ATC will contact you to provide additional information and to answer any questions you may have.

ACEH is the lead agency providing oversight of the investigation and cleanup of the Dryclean 580 facility. Historically, the dry cleaners used volatile organic compounds (VOCs), including perchloroethylene (also known as tetrachloroethylene, perc, or PCE), and trichloroethene (or TCE). Dry cleaning operations continue, however, PCE and TCE are no longer used in the process. Between October 1996 and January 2014, environmental assessment activities were conducted in the building and parking lot to the rear of the dry cleaning facility. Chlorinated hydrocarbons including PCE and TCE were detected under the Dryclean 580, Verizon, and AT&T tenant units building, and beneath the parking lot adjacent to the rear of the these units. The reported concentrations of TCE and PCE were at levels indicating potential risk for vapor intrusion of these compounds into the tenant units. As such, additional assessment is warranted.

Under direction of the ACEH, and on behalf of Weingarten (the property owner), Cardno ATC, the environmental consultant for the property owner, will coordinate with you to collect indoor air samples in your unit to see if VOCs may be entering the commercial space you occupy. Please be assured that if VOCs are found to be entering your unit, we can use relatively simple mitigation measures to lessen the problem. We will complete all the proposed activities, including sampling and mitigation measures (if required), at no cost to you.

In order to provide you with additional information and resources, please find the following enclosures:

- VOCs in Commonly Used Products Fact Sheet – provides information about volatile chemicals in common household products.
- Sample Collection Instructions- Indoor Air Sampling Events - please read prior to sample collection.

If you have any questions regarding this letter, please contact:

Mr. Gabe Stivala
Cardno ATC
701 University Avenue
Sacramento, California 95825
(916) 386-3870
gabe.stivala@cardno.com

Ms. Karel Detterman
Hazardous Materials Specialist
Alameda County of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502
(510) 567-6708
karel.detterman@acgov.org

Sincerely,



Digitally signed by Karel Detterman
DN: cn=Karel Detterman, o, ou,
email=karel.detterman@acgov.org,
c=US
Date: 2015.01.30 11:29:34 -08'00'

Karel Detterman
Hazardous Material Specialist

Enclosures

Fact Sheet, March 2012

VOLATILE ORGANIC COMPOUNDS (VOCS) IN COMMONLY-USED PRODUCTS

Many of the products that we use in our businesses and households contain certain kinds of chemicals that enter the air as gases very easily. Known as volatile organic compounds or VOCs, they are ingredients in commonly used products. Because of their widespread use, VOCs can be found in the air in just about any indoor setting.

Examples of Products	Possible VOC Ingredients
Personal care products such as nail polish, nail polish remover, perfumes, hair spray	Acetone, ethyl alcohol, isopropyl alcohol, methacrylates, ethyl acetate
Dry cleaned clothes, spot removers, fabric cleaners, leather cleaners	Tetrachloroethene (perchloroethene (PERC)) Trichloroethene (TCE)
Aerosol spray products	Heptane, butane, pentane
Deodorizers, air fresheners	Naphthalene, 1,4-dichlorobenzene
Upholstered furniture, carpets, plywood, pressed wood products	Formaldehyde
Refrigerant from air conditioners, freezers, refrigerators, dehumidifiers	Freons (trichlorofluoromethane, dichlorofluoromethane)
Moth balls, moth flakes	Naphthalene, 1,4-dichlorobenzene
Fuels and products containing fuel and petroleum distillates. Examples include kerosene, gasoline, furniture polish, oil-based paints, paint thinner, insect pest products	Benzene, toluene, ethylbenzene, xylene, hexane, cyclohexane, 1,2,4-trimethylbenzene
Paint stripper and adhesive removers	Methylene chloride, toluene, carbon tetrachloride
PVC cement and primer, adhesives, contact cement, model cement	Tetrahydrofuran, cyclohexane, methyl ethyl ketone, toluene, acetone, hexane, 1,1,1-trichloroethane, methyl-iso-butyl ketone
Degreasers, brake cleaner, carburetor cleaner, gun cleaner, electronics cleaners, spray lubricants, commercial solvents	Methylene chloride, PERC, TCE, toluene, xylenes, methyl ethyl ketone, 1,1,1-trichloroethane



DEPARTMENT OF
TOXIC SUBSTANCES
CONTROL

*The mission of the
Department of Toxic
Substances Control is
to provide the
highest level of safety,
and to protect public
health and the
environment from
toxic harm.*



State of California



Cal/EPA



How can I reduce the levels of VOCs indoors?

- Find out which products used or stored in your home contain VOCs.
- Store products containing VOCs in tightly sealed, original containers in secure, well-ventilated areas.
- Store the products in an area where people do not spend much time, such as the garage or an outdoor shed.
- Buy these products in amounts that are used quickly.
- Safely dispose of unneeded products containing VOCs, such as through a special household hazardous waste collection program in your area.
- Use products containing VOCs in well-ventilated areas or outdoors.
- Increase ventilation by opening windows and doors or using an exhaust fan.
- Carefully read labels and follow direction for use.

Where can I find out more?

- DTSC's website for information about the household hazardous waste program <http://www.dtsc.ca.gov/HazardousWaste/UniversalWaste/HHW.cfm>
- The Inside Story: A Guide to Indoor Air Quality <http://www.epa.gov/iaq/pubs/insidest.html>
- National Institute of Health's website for information about chemicals found in many household products. <http://hpd.nlm.nih.gov/products.htm>





DEPARTMENT OF
TOXIC SUBSTANCES
CONTROL

*The mission of the
Department of Toxic
Substances Control is
to provide the
highest level of safety,
and to protect public
health and the
environment from
toxic harm.*



State of California



Cal/EPA

SAMPLE COLLECTION INSTRUCTIONS - INDOOR AIR SAMPLING EVENTS

Shortly, representatives from the Department of Toxic Substances Control (DTSC) will be collecting indoor air samples from your home. In order to make sure that we have the best possible data quality, we ask you to follow these instructions.

Before Sampling

We ask you to remove sources of Volatile Organic Compounds (VOCs) from within the home before the indoor air sampling. Sources of VOCs can be identified based on experience and also by use of special instruments. The following household items may contribute VOCs and should be checked, and if necessary removed, prior to indoor air sampling:

- Cleaning products
- Glues and solvents
- Lighter fluid
- Pesticides
- Paints and varnishes
- Fuel or gasoline
- Items with a pressurized spray bottle
- Freshly dry-cleaned clothes
- Products with fragrance or an odor

In general, any of these named products should be removed prior to sampling. Also, with your approval, we can use a special instrument to check for other products that are contributing VOCs. It should be noted that many common items found in the home contribute VOCs to the air and most of them are not harmful in any way.

Items removed from the home should be safely stored until indoor air sampling is completed. Often, you can temporarily store items in a detached garage or garden shed during indoor air sampling. An alternative, less preferred option, is to store removed items in a large container with tight-fitting lid.



Special instrument to check for VOCs in household cleaning products.



During 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 ((commonly 24 hours). The canister does not require any power or batteries. DTSC staff will recommend a suitable location for the canister. Once the canister has been located and sampling begins, it is important not to touch or to interfere with it. DTSC recommends that you try to forget that it is in your home. If you have children or other family in the home, you should explain what the device is and convey these instructions to them.

The goal of the indoor air sampling is to measure the concentration of VOCs in your home 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. Also, we would discourage you from smoking or burning of candles in the house during sampling.



Indoor air sampling canister in use.



Notification to Tenants
580 Market Place Shopping Center
Castro Valley, California 94552
February 2, 2015

Why We Are Here

Under the direction of the Alameda County Environmental Health Department (ACEH), Weingarten, the owner of the 580 Market Place Shopping Center, and Cardno ATC, the owner's environmental consultant, are investigating the occurrence of dry cleaning related compounds in the subsurface at Dryclean 580, 3937 East Castro Valley Boulevard, Castro Valley, California. The compounds likely originated from past dry cleaning operations conducted at the dry cleaning facility.

The main compounds of concern are perchloroethylene (also known as tetrachloroethylene, perc, or PCE), and trichloroethene (or TCE). Dry cleaning operations continue, however, PCE and TCE are no longer used in the process. Depending on the amount and duration of exposure, PCE and TCE can have adverse human health effects such as kidney and liver damage and has caused cancer in laboratory animals.

What We Found

Between October 1996 and January 2014, environmental assessment activities were conducted in the building and the rear parking lot near the Dryclean 580 facility. Chlorinated hydrocarbons including PCE and TCE were detected under the Dryclean 580, Verizon, and AT&T tenant units, and beneath the parking lot adjacent to and south of the these units. The reported concentrations of TCE and PCE were at levels indicating potential risk for vapor intrusion of these compounds into the tenant units. As such, additional assessment is warranted.

What actions are being taken to solve the problem?

Under direction of the ACEH, and on behalf of Weingarten (the property owner), Cardno ATC will conduct additional sub-slab vapor sampling, and will collect samples of indoor air from the Dryclean 580, Verizon, and AT&T units. The vapor and indoor air samples will be analyzed and evaluated for health risks. Work will be conducted in accordance with guidance documents provided by the California Department of Toxic Substances Control (DTSC).

If additional assessment indicates a health risk from the identified chemicals, there are means of mitigating the risks. Potential mitigation techniques include increasing the air flow in the building which can reduce the potential contaminants indoors and/or pressurizing the building to reduce the potential for the migration of chemicals into the building. The property owner may contact a heating ventilating and air conditioning contractor to increase the air flow indoors. A low pressure barrier can also be created beneath the building to prevent vapor migration from below, if necessary. Together, ACEH, Weingarten, and Cardno ATC will work to make sure your health is protected.

Project Contacts

If you have questions, please contact:

Mr. Gabe Stivala
Cardno ATC Project Manager
701 University Avenue
Sacramento, California 95825
(916) 386-3870
Gabe.stivala@cardno.com

Ms. Karel Detterman
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502
(510) 567-6708
Karel.Detterman@acgov.org

Tenant List for 580 Market Place

Floor	Unit	Tenant	Address	City	ST	Zip
A00	A0A	Pacific Dental Services, Inc	3779 East Castro Valley Blvd	Castro Valley	CA	94552
A00	A0E	MT Nail Salon	3801 East Castro Valley Blvd	Castro Valley	CA	94552
A00	A0F	Bodi's Java	3803 East Castro Valley Blvd	Castro Valley	CA	94552
A00	A0G	Scotttrade	3805 East Castro Valley Blvd	Castro Valley	CA	94552
A00	A0H	Move Over Princess	3807 East Castro Valley Blvd	Castro Valley	CA	94552
A00	A0J	Prudential California Realty	3811 East Castro Valley Blvd	Castro Valley	CA	94552
A00	A0M	Dickey's Barbecue Pit	3835 East Castro Valley Blvd	Castro Valley	CA	94552
B00	B0A	24 Hour Fitness Centers #00514	3839 East Castro Valley Blvd	Castro Valley	CA	94552
B00	B0H	Subway	3933 East Castro Valley Blvd	Castro Valley	CA	94552
B00	B0J	Verizon Wireless Store	3935 East Castro Valley Blvd	Castro Valley	CA	94552
B00	B0K	Dry Clean 580	3937 East Castro Valley Blvd	Castro Valley	CA	94552
B00	B0L	AT&T Wireless	3949 East Castro Valley Blvd	Castro Valley	CA	94552
B00	B0M	GNC	3959 East Castro Valley Blvd	Castro Valley	CA	94552
B00	B0N	Pallen Martial Arts	3963 East Castro Valley Blvd	Castro Valley	CA	94552
C00	C0A	Safeway #25-3010	4015 East Castro Valley Blvd	Castro Valley	CA	94552
D00	D0A	Dr. Wayman Tang	4027 East Castro Valley Blvd	Castro Valley	CA	94552
D00	D0C	Yarnal Jewelers	4029 East Castro Valley Blvd	Castro Valley	CA	94552
D00	D0D	Discover Chiropractic	4035 East Castro Valley Blvd	Castro Valley	CA	94552
D00	D0E	Castro Valley Optometry	4041 East Castro Valley Blvd	Castro Valley	CA	94552
D00	D0F	Great Clips	4045 East Castro Valley Blvd	Castro Valley	CA	94552
D00	D0H	Patelco Credit Union	4055 East Castro Valley Blvd	Castro Valley	CA	94552
D00	D0J	Mailboxes 580	4061 East Castro Valley Blvd	Castro Valley	CA	94552
D00	D0K	Yogurt Deluxe	4065 East Castro Valley Blvd	Castro Valley	CA	94552
R00	R0A	Petco #349	3735 East Castro Valley Blvd	Castro Valley	CA	94552
R00	R0B	Bay Commercial Bank	3895 A East Castro Valley Blvd	Castro Valley	CA	94552
R00	R0E	Panda Express	3895 B East Castro Valley Blvd	Castro Valley	CA	94552