

WEINGARTEN REALTY

2600 Citadel Plaza Drive, Suite 125
Houston, TX 77008
713.866.6000 Main
713.866.6049 Fax
www.weingarten.com

RECEIVED

By Alameda County Environmental Health at 10:29 am, Dec 09, 2014

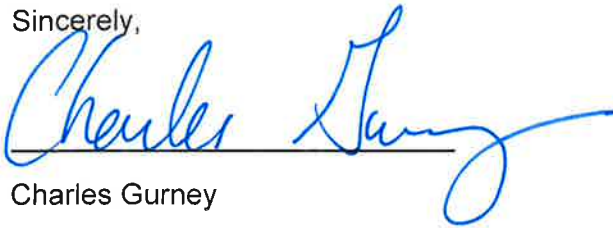
Mr. Gabe Stivala, P.G
Cardno ATC
701 University Drive Suite 701
Sacramento, CA 95825

Subject: Sub-Slab Vapor and Indoor Air Work Plan Addendum
580 Market Place Shopping Center
Alameda County LOP No. RO 3097

Dear Mr. Stivala:

I have reviewed and approved the subject report. Please submit it to the regulatory agencies listed in the distribution section of the report. Should any of the agencies require it, I am prepared to declare, under penalty of perjury, that to the best of my knowledge, the information contained in the report is true and correct.

Sincerely,



Charles Gurney

Weingarten Realty Investors

2600 Citadel Plaza Drive, Suite 300

Houston, Texas 77008

Date: 12-5-14

People-to-People. Coast-to-Coast.

Weingarten Realty is the trade name of Weingarten Realty Investors (the "trust") which is an unincorporated trust organized under the Texas Real Estate Investment Trust Act. Neither the shareholders of the trust, nor its trust managers, officers, employees or other agents are personally, corporately or individually liable for any debt, act, omission, or obligation of the trust, and all persons having claims of any kind against the trust must look solely to the property of the trust for the enforcement of their rights.

Cardno ATC

701 University Ave
Suite 200
Sacramento, CA 95825

Phone +1 916 339 0477
Fax +1 916 339 0484
www.cardno.com

www.cardnoatc.com

December 5, 2014

Ms. Karel Detterman
Alameda County
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

SUBJECT Sub-Slab Vapor and Indoor Air Work Plan Addendum
580 Market Place Shopping Center
Alameda County LOP No. RO 3097

Ms. Detterman:

On behalf of Weingarten Realty Investors (Weingarten), Cardno ATC is submitting this Work Plan Addendum to address comments and recommendations received from the Alameda County Environmental Health Services (ACEH) on Cardno ATC's previously submitted Scope of work for *Sub-Slab Vapor and Indoor Air Assessment (Work Plan)*, dated October 31, 2014. The ACEH provided comments and recommendations on the original Work Plan with the directive letter dated November 17, 2014 (Appendix A).

RESPONSE TO COMMENTS

The ACEH's comments from their November 17, 2014, correspondence are paraphrased in bold face type and followed by Cardno ATC's response.

Work Plan Modifications:

1a. Calculation of the number of Vapor Pins: Please clarify the number of Vapor Pins that will be installed in the Dryclean 580 unit.

Cardno ATC proposes to install four vapor pins in the Dryclean 580 unit, including replacement of existing sub-slab well SS3 to Vapor Pin sub-slab well SS3R. One sub-slab well will be installed in each of the two adjacent buildings, the Verizon and AT&T units. The Work Plan proposes installing a total of six sub-slab wells. One duplicate sub-slab vapor sample, equipment blank sample, and trip blank sample will be collected for QA/QC.

1b. Concurrent Subslab Vapor/Indoor Air and Outdoor Air Sample Collection: Please revise the Work Plan to state that sub-slab and indoor air samples will be collected concurrently (i.e., on same day).

Cardno ATC will collect sub-slab vapor samples concurrently with the indoor air samples. Upon installation of the sub-slab wells and a two-hour-post install equilibration period, Cardno ATC will initiate the 24-hour indoor air sample collection. During the indoor air sample period the sub-slab vapor samples will be collected. Sub-slab vapor will be collected in one liter summa canisters and collection time per sample will be approximately 30-minutes. Indoor and outdoor air samples will be collected in six liter summa. Furthermore, an equipment blank sample will be collected for QA/QC.

Prior to sub-slab well sampling, a purge volume test will be conducted to evaluate concentrations of chemical constituents in a selected sub-slab well after 1, 3, and 10 volumes of vapor have been purged from the well. Purging is conducted at a rate of 100 to 200 milliliters per minute (ml/min). The purge volume exhibiting the highest concentration is the volume of vapor purged from each sub-slab well prior to sampling. If the three separate purge volumes produce equal concentrations a default of 3 purge volumes is extracted prior to sampling.

1c. Vapor Point Sampling Protocols: Please revise the Work Plan to include all the requisite elements described in the Department of Toxic Substance Control (DTSC) March 2013 FAQs Guidance including equilibrium time of at least two hours following installation of a vapor Pin prior to sampling. Additionally, please include materials for the Vapor Pins and sample train tubing.

Cardno ATC's scope of work will conduct the assessment in accordance with protocol presented in the following guidance documentation:

- *Frequently Asked Questions. 2012 Advisory – Active Soil Gas Investigations* (ASGI, 2013).
- *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* (DTSC, 2011).
- *Advisory – Active Soil Gas Investigations* (DTSC, 2012).

Cardno ATC will allow each sub-slab well an equilibration time of at least two hours following installation of a Vapor Pin prior to sampling. Cardno ATC will construct each sub-slab well with stainless steel Vapor Pins and the sample train tubing will consist of ¼-inch diameter Teflon tubing.

1d. Indoor Air Samples: Please include a discussion that addresses items listed in the Indoor Air Sampling Sections (pp 29-31) of DTSC's 2011 *Vapor Intrusion Guidance*, including, but not limited to the following: minimizing egress and ingress activities; maintenance of normal indoor air temperatures above 65 degrees Fahrenheit before and during the sampling event; sample collection over 24-hour period to ensure diurnal fluctuations in vapor intrusion and indoor air concentrations are included in the sampling period; eight hour samples may be collected concurrently with the 24 hour samples to collect data representative of the daily exposures for building occupants..

Cardno ATC will collect indoor air samples inside the business units during the weekend (i.e., Saturday night through Sunday night) to best minimize egress and ingress activities. The sample devices will be located in the breathing zone, approximately 3 to 5 feet off the ground and positioning will be based on site specific conditions. Prior to the indoor air sampling event, the HVAC building settings will be examined and set so that they operate normally for the season and time of day. For the winter sampling, the heating system will operate for at least 24 hours prior to the scheduled sampling event to maintain a minimum indoor air temperature above 65°F before and during the sampling event. The indoor air samples will be collected over a 24 hour period to ensure for diurnal fluctuations in vapor intrusion and indoor air concentrations. Proposed sampling locations may change based on site specific conditions and on the results from the subsurface utility investigation. An equipment blank sample will be collected for QA/QC.

All sampling equipment will be examined for design integrity prior to field activities, during sample collection and up until submitting samples for laboratory analysis. All sample equipment will be individually certified by the laboratory. Indoor and outdoor air samples will be submitted under chain of custody documentation to a state-certified laboratory and analysed for the presence of VOCs (full scan) including TPHg, BTEX compounds, chlorinated volatile organic compounds, and methane, carbon dioxide, and oxygen + argon.

1e. Public Notifications: Please include a description of public notification prior to indoor air sampling in accordance with DTSC's 2012 *Vapor Intrusion Public Participation Advisory*. Please submit a draft Public Notice to ACEH for review prior to distribution to tenants by December 6, 2014.

Included with the Work Plan Addendum please find the Public Notice Draft Fact Sheet (Appendix B).

1f. Environmental Screening Levels: Analytical results of the sub-slab vapor and indoor air samples should be evaluated under the following: San Francisco Bay Regional Water Quality Control Board's Summary Table C, Environmental Screening Levels (ESLs); DTSC Human Health Risk Note No. 3; and EPA Region 9 Interim Action Levels and response Recommendation to Address Potential Developmental Hazards Arising from Inhalation Exposure to TCE in Indoor Air from Subsurface Vapor Intrusion.

The results of analysis of sub-slab and indoor air samples will be evaluated using the aforesaid environmental screening levels in comment 1f.

RO 3094
Sub-Slab Vapor and Indoor Air Work Plan Addendum
580 Market Place Shopping
Castro Valley

Please contact Mr. Gabe Stivala, Cardno ATC's senior project manager for this site, at (916) 923-1097 or at gabe.stivala@cardno.com or with any questions regarding this report

Respectfully submitted,
Cardno ATC



Sara Bostick



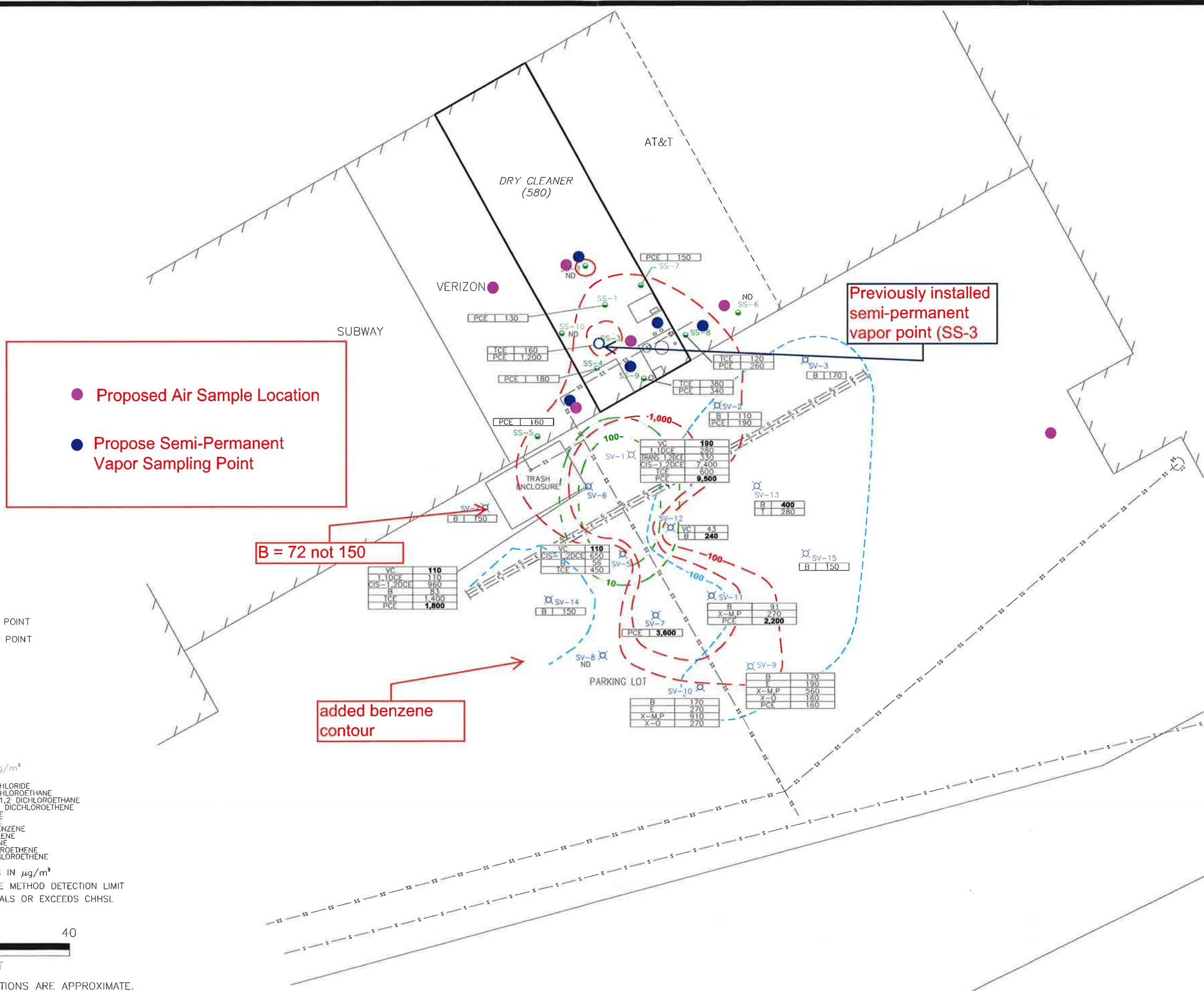
Enclosures:

Figure 1 Proposed Air Sample Locations and Sub-Slab Sampling Locations

Appendix A Correspondence

Appendix B Public Notice Fact Sheet

cc: Mr. Chuck Gurney, Weingarten Realty Investors
Mr. Thomas J. Treacy, John Hancock Life Insurance Company USA



● Proposed Air Sample Location
 ● Propose Semi-Permanent Vapor Sampling Point

Previously installed semi-permanent vapor point (SS-3)

B = 72 not 150

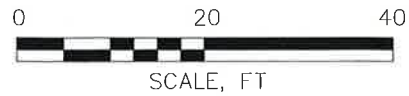
added benzene contour

LEGEND

- SUBSLAB SAMPLE POINT
- ⊗ SOIL GAS SAMPLE POINT
- G — GAS LINE
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- SS — SANITARY SEWER
- S — STORM SEWER
- PCE, $\mu\text{g}/\text{m}^3$
- BENZENE, $\mu\text{g}/\text{m}^3$
- VINYL CHLORIDE, $\mu\text{g}/\text{m}^3$

VC	190	VINYL CHLORIDE
T-1,DCCE	280	1,1-DICHLOROETHANE
TRANS-1,2DCCE	330	TRANS-1,2 DICHLOROETHANE
CIS-1,2DCCE	7,400	CIS-1,2 DICHLOROETHENE
B	400	BENZENE
T	280	TOLUENE
E	270	ETHYLBENZENE
X-M,P	910	M,P XYLENE
X-O	270	O XYLENE
TCE	600	TRICHLOROETHENE
PCE	9,500	TETRACHLOROETHENE

ALL CONCENTRATIONS IN $\mu\text{g}/\text{m}^3$
 ND NOT DETECTED ABOVE METHOD DETECTION LIMIT
BOLD CONCENTRATION EQUALS OR EXCEEDS CHHSL



NOTE: 1. SCALE AND LOCATIONS ARE APPROXIMATE.
 2. MAP SHOWS DETECTION ONLY.

SHALLOW SOIL VAPOR CONCENTRATIONS - DETECTED

DRYCLEAN 580
 3735 E. CASTRO VALLEY BOULEVARD
 CASTRO VALLEY, CA

PROJECT NUMBER: 75.75354.0002
 DATE: 3/27/14
 APPROVED BY: GS
 DRAWN BY: BK
FIGURE 4

Cardno
 ATC
 Showing the future
 701 University Avenue, Ste. #200
 Sacramento, California 95825
 Ph: (916) 923-1097 *** Fax: (916) 923-6251



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

November 17, 2014

Mr. Chuck Gurney, Director Environmental Management
Weingarten Realty Investors
2600 Citadel Plaza Drive, Suite 300
Houston, Texas 77008
(sent via electronic mail to CGurney@Weingarten.com)

Subject: Request for Work Plan Addendum for Sub-Slab and Indoor Air Assessment; Site Cleanup Program (SCP) Case No. RO0003097, Global ID # T0600101674, 580 Market Place Shopping Center, 3735-4065 East Castro Valley Boulevard, Castro Valley, CA 94552

Dear Mr. Gurney:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the *Scope of Work for Sub-Slab Vapor and Indoor Air Assessment (Work Plan)*, prepared and submitted by e-mail to ACEH on October 31, 2014, by Cardno ATC on your behalf. The work plan was submitted in response to ACEH's 9/30/2014 e-mail directive letter. Thank you for submitting the Work Plan.

Based on ACEH staff review of the case file and the referenced report ACEH requests that you address the following technical comments and send us the document requested below.

TECHNICAL COMMENTS

1. **Work Plan Modifications** – The referenced work plan proposes a series of actions with which ACEH is in general agreement; however, ACEH requests several additions and modifications to the approach. Please submit a work plan addendum by the date specified below.
 - a. **Calculation of the number of Vapor Pins:** The Work Plan states that three new Vapor Pins will be installed in the Dryclean 580 unit and existing vapor probe SS-3 will be replaced with SS-3R. However, the Work Plan also states that only 3 samples will be collected from the Dryclean 580 unit. Please clarify the number of Vapor Pins that will be installed in the Dryclean 580 unit.
 - b. **Concurrent Subslab Vapor/Indoor Air and Outdoor Air Sample Collection:** Please revise the Work Plan to state that subslab and indoor air samples will be collected concurrently (i.e., on the same day).
 - c. **Vapor Point Sampling Protocols:** The draft Work Plan presents proposed field methods for collection of additional sub-slab vapor utilizing Vapor Pin probes instead of conventional sub-slab vapor probes. ACEH is not opposed to the use of Vapor Pins as long as the scope of work is revised to be in accordance with Department of Toxic Substances Control (DTSC's) March 2013 *Frequently Asked Questions: Advisory – Active Soil Gas Investigations*. Please revise the Work Plan to include all the requisite elements described in the FAQ Guidance including equilibrium time of at least two hours following installation of a Vapor Pin prior to sampling. Additionally, please include

material specifications for the Vapor Pins (brass or stainless steel) and sample train tubing (Nylaflow, Tygon, etc.).

- d. Indoor Air Samples:** Indoor air sampling should be conducted under conservative conditions. Please include a discussion that addresses items listed in the Indoor Air Sampling Sections (pp 29-31) of DTSC's 2011 *Vapor Intrusion Guidance* including, but not limited to, the following:
- Minimizing egress and ingress activities;
 - Maintenance of normal indoor air temperatures above 65 degrees Fahrenheit before and during the sampling event;
 - Sample collection over a 24-hour period to ensure diurnal fluctuations in vapor intrusion and indoor air concentrations are included in the sampling period (recommended by DTSC for the first sampling event); eight hour samples may be collected concurrently with the 24 our samples to collect data representative of daily exposure for building occupants.
- e. Public Notifications:** Please include a description of public notification prior to indoor air sampling in accordance with DTSC's 2012 *Vapor Intrusion Public Participation Advisory*. Please submit a draft Public Notice to ACEH for review prior to distribution to tenants by December 6, 2014.
- f. Environmental Screening Levels:** Analytical results of the sub-slab vapor and indoor air samples should be evaluated under the following:
- San Francisco Bay Regional Water Quality Control Board's Summary Table C, Environmental Screening Levels (ESLs)
 - DTSC Human Health Risk Note No. 3 (dated May 21, 2013 and subsequently revised on July 14, 2014).
 - EPA Region 9 Interim Action Levels and Response Recommendation to Address Potential Developmental Hazards Arising from Inhalation Exposures to TCE in Indoor Air from Subsurface Vapor Intrusion (dated December 3, 2013 and subsequently revised on June 30, 2014).

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the following specified file naming convention and schedule:

- **December 6, 2014** – Work Plan Addendum for *Sub-Slab Vapor and Indoor Air Assessment*), File to be named: RO3097_WP_ADEND_R_yyyy-mm-dd

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please send me an e-mail message at karel.detterman@acgov.org or call me at (510) 567-6708.

Mr. Chuck Gurney
RO3097
November 17, 2014, Page 3

Sincerely,

Karel Detterman, PG
Hazardous Materials Specialist

Enclosures: Attachment 1 - Responsible Party(ies) Legal Requirements/Obligations
ACEH Electronic Report Upload (ftp) Instructions

cc: Gabe Stivala, Cardno ATC, 701 University Avenue, Suite 200, Sacramento, CA 95825
(sent via electronic mail to gabe.stivala@atcassociates.com)

Dilan Roe (sent via electronic mail to dilan.roe@acgov.org)
Karel Detterman (sent via electronic mail to karel.detterman@acgov.org)
Electronic File, GeoTracker

Attachment 1

Responsible Party(ies) Legal Requirements / Obligations

REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	REVISION DATE: May 15, 2014
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as **a single portable document format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to deh.loptoxic@acgov.org
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to deh.loptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.

Fact Sheet on Environmental Assessment

580 Market Place Shopping Center
3937 Castro Valley Boulevard,
Castro Valley, Alameda County
ACEH File No. RO0003097

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

December 2014

Summary

The Alameda County Environmental Health Department (ACEH) is issuing this fact sheet to inform you of ongoing investigation work at the Dryclean 580 facility (site), which is located in the 580 Market Place Shopping Center, at 3937 East Castro Valley Boulevard, Castro Valley, California (Figure 1). The purpose of the investigation work is to gather more information on the nature and extent of contamination on site and, if necessary, off site. This fact sheet contains information concerning site background, results of recent investigations, and planned investigation activities, and information contacts. A glossary of certain terms also is included.



Background

The subject site is an active dry cleaning facility located within the 580 Market Place Shopping Center, north of Interstate 580, southeast of East Castro Valley Boulevard, and west of Chaparral Lane in the City of Castro Valley. The site was developed as part of a 10.21 acre retail shopping center in 1990. Dryclean 580 has operated at 3937 East Castro Valley Boulevard since 1990. From 1990 to at least 1997, the dry cleaning equipment used the chlorinated dry cleaning chemical tetrachloroethene (PCE) or 'perc'. As early as the year 2000, the dry cleaning at the site discontinued the use of PCE as a solvent and replaced it with a non-chlorinated hydrocarbon-based solvent.

Current surrounding land use is commercial within the 580 Market Place Shopping Center.

Recent Investigation Activities

Environmental investigations were performed at the site from 1994 to 2014. The investigations identified the presence of PCE and its breakdown products (collectively known as volatile organic compounds (VOCs) in both soil and soil vapor at levels greater than applicable regulatory agency screening levels. The main VOCs of concern at the site consist of PCE, trichloroethene (TCE), and vinyl chloride. Additionally, petroleum hydrocarbons including benzene and naphthalene have been detected. Concentrations of these compounds exceeding applicable regulatory agency screening levels were found in soil vapor to a depth of 11 feet below ground surface (bgs) and in soil to a depth of 15 feet bgs. The presence of these chemicals at concentrations exceeding regulatory screening levels does not indicate that adverse impacts to human health or the environment are necessarily occurring, but rather that additional evaluation is warranted.

VOCs are able to move in the environment, from soil to groundwater, from groundwater to soil, and from groundwater or soil to air. The groundwater in this area is not used for drinking water or other household/industrial purposes. Of particular interest is the potential for movement of VOCs into the inside of buildings where people could be exposed to contaminated indoor air. This process is called vapor intrusion into indoor air.

The data indicate that the highest concentrations of PCE in soil vapor and soil occur in an area near the back side (south side) of the facility, and extend beneath the two immediately adjacent shopping center units as well as a portion of the rear parking/loading area. Soil vapor data collected along sewer laterals indicate the possibility that contamination has migrated along these pathways.

Fact Sheet on Environmental Assessment

3937 Castro Valley Boulevard, Castro Valley

December 2014

February 2014. Following the additional investigation, some cleanup may be needed.

If cleanup appears to be necessary, a Corrective Action Plan (CAP) will be prepared, and another fact sheet will be mailed before additional work is started.

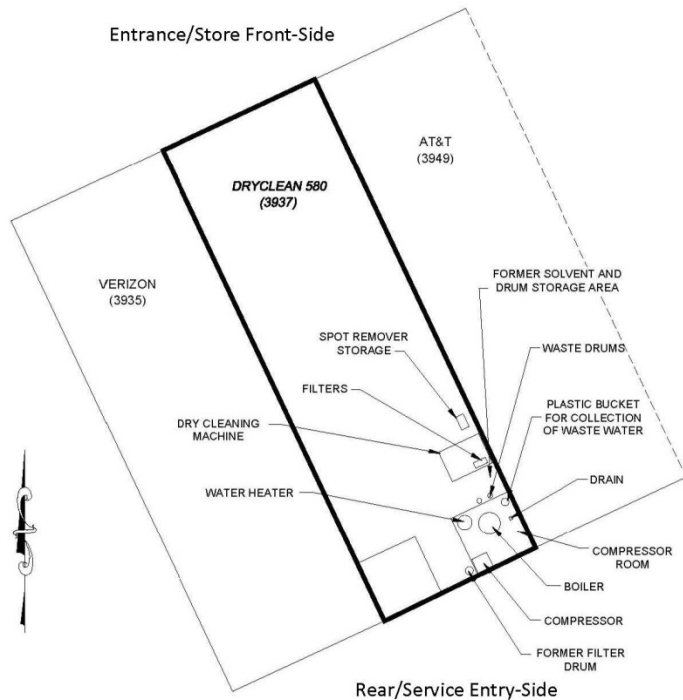


FIGURE 2

Next Steps

Because more information is needed, an investigation is currently being planned to further delineate the extent of VOCs in soil, soil vapor, subslab gas, and indoor air at the site. This investigation will include collection subsurface samples including soil vapor, soil and groundwater samples vicinity of the Dryclean 580 and neighboring units (Figure 2). Vapor monitoring wells may also be installed to allow for evaluation of concentration trends over time. Also, indoor air samples will be collected from the dry cleaning facility and the adjacent neighboring units to evaluate vapor intrusion risks.

Timeline

As noted above, additional investigation is currently being planned. A work plan for the work is being reviewed by the ACEH as of December 2014. It is anticipated that field work may be implemented in late December 2014 or early as January 2015 and a report documenting the results will be completed in the

Glossary of Terms

Soil Vapor – Soil vapor 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.

Subslab Gas – Subslab gas refers to the air that is present in the open spaces between soil particles and backfill material immediately beneath a building slab. 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.

How to Get More Information

We invite you to comment on this project. All written and verbal comments received by Alameda County Environmental Health will be considered if received by January 2, 2014.

There are several ways that interested parties will be informed of future work. First, information repositories are being established where reports, data, work plans, and other materials can be viewed. One is the Alameda County Environmental Health Department's website at <http://www.acgov.org/aceh/index.htm>, where the electronic files for the case are available on-line.

Fact Sheet on Environmental Assessment

3937 Castro Valley Boulevard, Castro Valley

Page 3

December 2014

For More Information

Please contact any of the following individuals with any questions or concerns you may have:

Karel Detterman, ACEH Case Manager
510-567-6708, karel.detterman@acgov.org

Gabe Stivala, Cardno ATC, Environmental Consultant,
916-386-3870,
