

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Friday, September 22, 2017 2:50 PM
To: 'ernestlee@gmail.com'; Greg; 'Julie Avanto'; 'Brian Kelleher'
Cc: Julie D'Hondt; Matthew Paulus; Matt Kaempf; Roe, Dilan, Env. Health; Edward Firestone
Subject: FW: Initial Response to Work Plan and Communications; Former Four Seasons Dry Cleaner (RO3155)

All,
Per the request of Ed Firestone and the addition of Erler & Kalinowski to the project team, ACDEH has extended the delivery date of the public notifications until Oct. 2nd to allow project assimilation and response decisions to occur.
Please pass this email message along as I do not have email addresses for everyone yet.
Should you have questions, please let me know.

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PDF Copies of case files can be downloaded at:
<http://www.acgov.org/aceh/lop/ust.htm>

From: Detterman, Mark, Env. Health
Sent: Thursday, September 21, 2017 12:25 PM
To: 'ernestlee@gmail.com' <ernestlee@gmail.com>; Greg <gthlee@eurekamesquite.com>; 'Julie Avanto' <julie@rrmsc.com>; 'Brian Kelleher' <bkellehr@ix.netcom.com>
Cc: highlandofficelv3@gmail.com; Matt Paulus <mpaulus@rrmsc.com>; Matt Kaempf <matt@rrmsc.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>
Subject: Initial Response to Work Plan and Communications; Former Four Seasons Dry Cleaner (RO3155)

All,
Alameda County Environmental Health (ACDEH) is working to generate a directive letter by tomorrow to provide a response to the recent submittals from your consultant RRM, Inc. In the interim I wanted to send an email in order for you to start gathering additional information, generating several documents, and tabulating data for what I call the "long lead items". These items will also be incorporated into the letter. These are as follows:

1. Public Notification – Additional public notification of the local vicinity is necessary due to the documentation of PCE in indoor air at the dentist's suite that is above commercial Environmental Screening Levels (ESLs). This has the potential to impact members of the public who use their services. **Please forward an MS Word version of proposed language to my attention by Monday Sept. 25th. Because of the change in consultants, please let me know if you need a copy in MS Word.** The previously generated address list should be used. I will review this quickly and return

modifications by Monday or Tuesday. Final versions are to be uploaded to Geotracker and the ACDEH ftp site.

2. Tenant Notification – Further tenant notification is necessary to notify adjacent tenants of additional indoor air sampling and subslab sampling in their suites. This is requested to include the restaurant at 13762 Doolittle and all suites through to the breezeway south of the two restaurants in 13780 and 13799 Doolittle. Notification is requested to be consistent with DTSC tenant notification procedures which have been already utilized at the site for the first set of indoor air samples (including notification of a building survey, etc.). **Please forward an MS Word version of proposed language to my attention by Monday Sept. 25th.** Because of the change in consultants, please let me know if you need a copy in MS Word. I will review this quickly and return modifications by Monday or Tuesday. Final versions are to be uploaded to Geotracker and the ACDEH ftp site.
3. Underground Utilities - Prior to work plan approval, ACDEH will require the location of all underground utilities by utility locators beneath the same suites identified above in order to assist in placement of the soil vapor probes and subslab vapor points. Please include electrical, gas, water, sewer, or others, for each suite as needed, and identify any above ground utilities such as electrical that may exist, and include all known or suspect former locations used to service previous suite layouts as identified in earlier building plans. Video tapping all sewer laterals as was proposed is appropriate and will help identify their locations. Please locate all known former sewer locations.
4. Dry Cleaner Suite Figure - ACDEH requests a detailed figure for the former dry cleaner suite which includes all known former dry cleaner layouts as identified in HMMBPs, as documented in more recent photos prior to recent slab removal, including any identified former cut bolts at the slab surface, former or current / future proposed wall and bathroom reconfigurations, including former dry cleaning machine locations, boiler rooms, spent filter storage areas, PCE delivery areas, spotting stations, etc. in order to understand areas of potential concern due to residual contamination.
5. HVAC Mapping – ACDEH will request mapping of the HVAC system for each of the suites identified above. Please include system components, controls, roof perforation locations, etc. Please identify the specific make and model air intake improvements to the dentist and dry cleaner suites, and the location of associated perforations on the roof. This will also assist in determining appropriate remediation vent locations which are sufficiently away from intake locations that will short circuit and allow PCE to be drawn back into the building.
6. Floor Sweeping – Documentation of PCE above commercial indoor air ESLs in the dentist's suite indicate that the HVAC fresh air intake modification to the suite did not work and PCE continues to infiltrate the dentist's office at unacceptable concentrations. The use of a FROG, or other sensitive monitoring instruments, to sweep the floor of the dentist's office to identify cracks or other penetrations (including each dentist chair and tools, and bathroom utility services) emitting PCE vapors which can be sealed as an interim remedial measure for the suite. Expansion to other adjacent suites may assist in quickly and inexpensively identifying other potentially contaminated suites. This is requested to be done prior to startup of the sub slab depressurization system in order to understand the current static conditions at the site prior to induced pressure gradients.
7. Street Utilities – Please incorporate all street utilities into a comprehensive site figure so that a single figure can be consulted. This may require expansion of your site figure slightly.
8. Tenant Spreadsheet – Please begin to transfer tenant identification and operating hours into a spreadsheet which will be used in a Site Management Plan (SMP) to manage future subsurface or other tenant improvements for the building due to the expectation of exposure to PCE and daughter products during subsurface site improvements, and the need for HAZMAT trained construction workers for certain tasks. This will be expanded in the directive letter.

ACDEH has received queries in regards to the appropriateness of pouring the concrete slab in the dry cleaner suite. ACDEH has no objection to this, but notes that further remediation is required and that portions of the slab may need to be removed to accommodate these actions.

At present approved scopes of work include the installation of one or more bores within the dry cleaner suite with a MIP in order to define the vertical extent of contamination (conducted Sept. 19th), the delineation of the lateral and downgradient extent of groundwater contamination in at least the parking lot with expansion as necessary, and the installation of three groundwater wells in order to determine the groundwater gradient at

the site. The real time mapping of soil vapor and sewer lateral vapor is anticipated to be approved with the submittal of the items requested above, to be further discussed in a directive letter expected by tomorrow. Should you have questions, please let me know.

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