

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

October 22, 2019

**FACT SHEET ON INTERIM VAPOR INTRUSION
MITIGATION MEASURES**

Amakara Restaurant at Aster Apartments

7568 Dublin Blvd., Dublin, California

Site Cleanup Program Case No: RO0003252

Summary – The Alameda County Department of Environmental Health (ACDEH) is issuing this fact sheet to inform community members and other interested stakeholders of ongoing monitoring activities related to indoor air quality at the Amakara Restaurant facility (project site), located at 7568 Dublin Blvd., Dublin, California. This project site is located at the ground level of Building E of the Aster Apartments complex (site), which is located at 6775 Golden Gate Drive, Dublin, California.

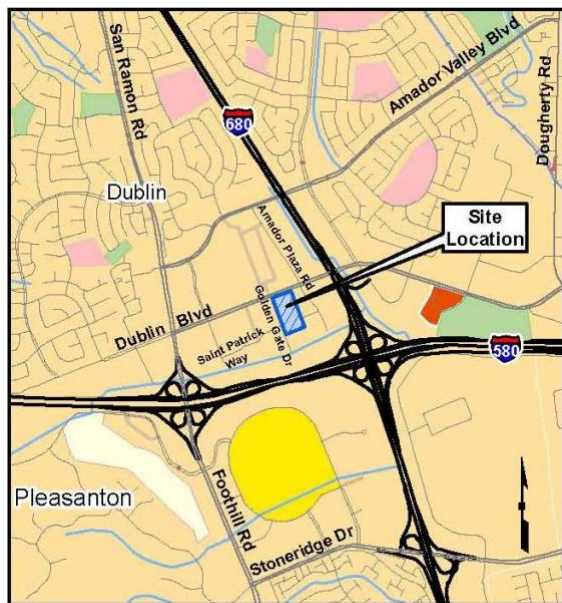


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This fact sheet contains information concerning site background, results of recent investigations, and interim corrective action mitigation measures.

Interim mitigation measures have been implemented at this project site to adequately mitigate the indoor air to below acceptable regulatory-approved environmental screening levels (ESLs) for known chemicals of concern (COCs).

Background – The site was redeveloped into commercial and mixed used facility (Aster Apartments) from 2015 through 2017. Multiple investigations have been conducted at the site, identifying volatile organic compounds (VOCs), primarily tetrachloroethene (PCE) and trichloroethene (TCE), in shallow groundwater throughout the northern portion of the site. The PCE and TCE are attributed to an off-site source.

The recent redevelopment incorporated a vapor mitigation system (VMS) to mitigate the potential risk to future building occupants from VOC-impacted soil vapor intrusion originating beneath the concrete foundation. The VMS consists of a vapor barrier system and passive sub-slab ventilation system with solid vent risers.

Tenant improvements, including the installation of new sub-slab utilities through the existing VMS, occurred within the project site during 2018. The repair of the VMS was conducted as part of the tenant improvements.

What are the COCs and how are they identified?

Over the course of indoor air sampling events conducted post VMS repair and tenant improvements, detections of VOCs (specifically PCE and benzene) have exceeded applicable indoor air ESLs for commercial development. These detections are time-weighted averages collected by indoor air sampling methods over 24-hour intervals.

Benzene was observed in both indoor and outdoor air samples at similar concentrations, thus the presence of benzene in the indoor is likely attributed to its presence in outdoor ambient air and the HVAC system using outdoor air at the system intake.

PCE is a common solvent that readily evaporates at temperatures normally found at ground surface and at shallow depths. PCE is a known human carcinogens, including in the vapor form. Examples of PCE usage include dry cleaning solvent, carburetor cleaner, brake cleaner, and paint solvents.

The reason that PCE is present in the indoor air of the project site has not been fully established; but it is likely related to a variety of factors that may include but may not be limited to movement of vapor from within the subsurface soil and utilities. PCE is known to exist in the soil vapor beneath the subject site and in the public sanitary-sewer line that services this project site.

How are Occupants being protected?

In order to facilitate the occupation of the project site while also ensuring that potential exposure risks associated with vapor intrusion were controlled, an interim mitigation measures strategy consisting of two elements has been incorporated:

- 1) Installation of multiple air purification units (APUs) throughout the restaurant space; and
- 2) Replacement of existing standard ventilation filters with carbon-enhanced filters.

These interim mitigation measures are installed in addition to the permanent VMS that is installed beneath foundation of the building.

The incorporation of the interim corrective action measures has resulted in successfully reducing the detections of potentially harmful VOCs in indoor air to below the applicable ESLs. The results were supported by multiple indoor air sampling events with the interim corrective action measures implemented.

With the implementation with the interim corrective action measures, the detections of PCE within the project space have been reduced to below the commercial ESL and thus provide an acceptable level of protection for on-site receptors.

Next Steps – The interim corrective action measures are capable of achieving an acceptable level of protection for on-site receptors; however, ACDEH will be requiring implementation of long-term corrective actions.

The implementation of additional corrective actions will be completed under the oversight of ACDEH.

Copies of monitoring reports, work plans, and additional information will be available for public review in the case file which can be accessed on State Water Resources Control Boards GeoTracker website at:

https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000010517

During future site activities, including installation and monitoring of corrective action mitigation measures, protective measures will be taken to ensure the surrounding community is not exposed to unacceptable levels of contamination from vapors, dust or groundwater.

Please send written comments regarding the Site to **Jonathan Sanders** at ACDEH at the address listed below.

For additional information, please contact:

Jonathan Sanders
ACDEH Case Manager
1131 Harbor Bay Parkway
Alameda, CA 94502
(510) 567-6791
jonathan.sanders@acgov.org

