

Fact Sheet on Environmental Assessment

Albany 1-Hour Cleaners Site
1187 Solano Avenue
Albany, California
Alameda County
ACEH File No. RO002857
February 2014

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.

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By Alameda County Environmental Health at 2:11 pm, Feb 19, 2014

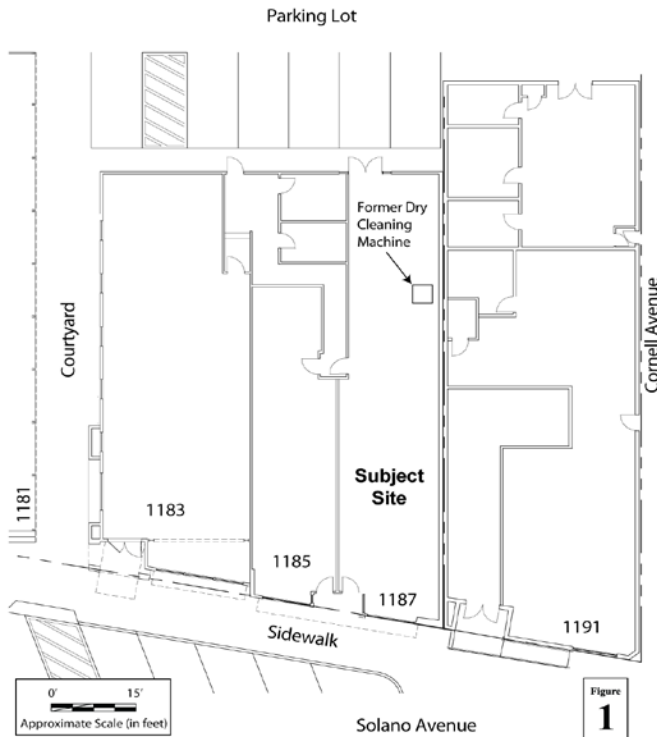
Winter, 2014

Summary - This fact sheet has been prepared by Solano Group to inform community members and other stakeholders of the status of environmental work at the former Albany 1-Hour Cleaner property (site), located at 1187 Solano Avenue, Albany, California (Figure 1). The Solano Group, the property owner and designated responsible party for the site cleanup program, is working with Alameda County Environmental Health to investigate and cleanup contamination associated with former dry cleaner operations at the site. This fact sheet contains information concerning the site background, environmental investigation and cleanup activities, and information contacts.

from approximately 1986 to 2011. From 1986 to 2004, the drycleaning equipment used the chlorinated drycleaning chemical tetrachloroethene, which is also known as perchloroethene (PCE) or 'perc'. In 2004, the drycleaning equipment was replaced with hydrocarbon-based cleaning equipment to discontinue use of PCE. The subject site is currently vacant, with site use planned to resume in mid 2014.

Environmental Impacts - Environmental investigation commenced at the site in 2004 to evaluate potential cleaning solvent impact to the site subsurface. To date, environmental assessment activities have included soil sampling from over 50 borings; groundwater sampling within 4 monitoring wells and several borings; soil gas sampling from over 20 probes, and subslab and indoor air sampling in the tenant spaces of 1183, 1185, 1187, and 1191 Solano Avenue.

Volatile organic compounds (VOCs) have been detected in soil, groundwater and soil vapor at the site at concentrations greater than applicable regulatory agency screening levels.



Site Background - The subject site consists of a vacant, one-story commercial unit at 1187 Solano Avenue (Figure 1). Dry cleaner operations occurred at Albany 1-Hour Cleaners at 1187 Solano Avenue (subject site)

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.

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.

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VOCs are able to move in the environment, from soil to groundwater, from 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 vapor intrusion into indoor air. 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 indicates that a potential for adverse risk may exist. No sensitive receptors such as schools, day care centers or hospitals were identified within 100 feet of the subject property structure.

VOCs, (primarily tetrachloroethene [PCE] and trichloroethene [TCE], which is a degradation product of PCE) have been detected in soil, soil gas, and subslab gas primarily beneath the northern portion of the subject site, and beneath the northern portion of the adjacent commercial unit at 1185 Solano Avenue (Figure 2), with the highest concentrations of PCE found immediately surrounding the old dry cleaning equipment. Lower concentrations of VOCs have been detected in subslab gas within a small northern portion of the adjacent unit at 1191 Solano Avenue.

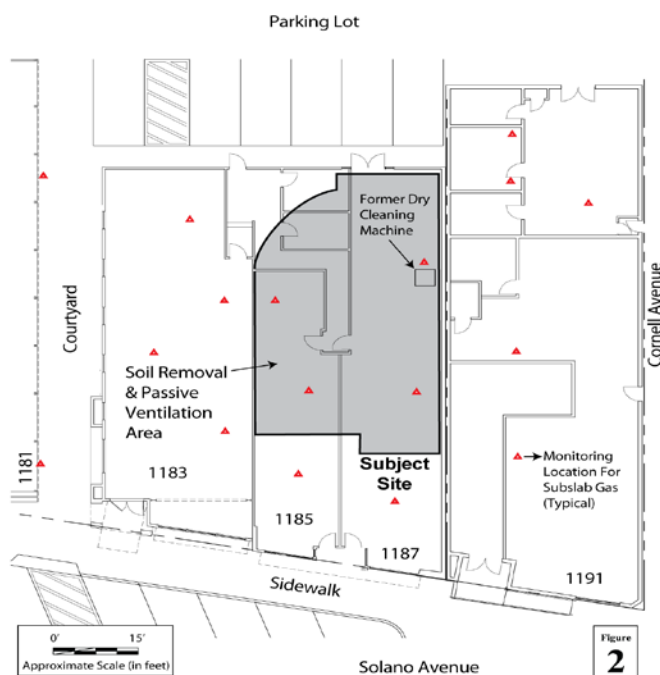
VOCs have also impacted shallow groundwater (at a depth of ten feet bgs) in the vicinity of the site but not deeper groundwater. Data indicates that the shallow groundwater impacts extend west from the subject site to 1181 Solano Avenue and toward Stannage Avenue; however, the extent of offsite shallow groundwater contamination has not yet been fully delineated.

Completed Cleanup Activities - The Solano Group has been working with Alameda County Environmental Health to implement corrective action at the site in conjunction with site use/tenant improvements. The corrective actions identified as feasible alternatives for the site combine several technologies to remediate soil, soil gas, and groundwater impacts and mitigate potential vapor intrusion risks to future site occupants.

Due to elevated VOC impact and the potential for vapor intrusion into the building, source removal was performed as an interim remedial action measure under most of the former dry cleaning unit at 1187 Solano, under most of the adjacent unit at 1185 Solano, and also underneath the adjacent unit at 1191 Solano. Where shown on Figure 2, all identified soil that exceeded residential screening levels was removed and disposed of at an offsite permitted facility (approximately 501 tons of soil).

The excavation cavity was primarily backfilled with cement slurry to help mitigate vapor intrusion from any residual VOC impact in soil, subslab gas, and groundwater. A passive ventilation system consisting of a gravel layer, slotted piping, and riser piping was installed under the cement slurry slab area to keep soil vapor containing VOCs from moving into indoor air by blocking vapors from entering buildings and allowing vapors under the building to passively vent to the atmosphere at the rooftop.

Additionally, subslab slotted piping was installed to facilitate additional cleanup or mitigation of potential vapor intrusion into indoor air if merited in the future. In conjunction with a vacuum pump/blower, the piping allows extraction of subslab gas beneath the former dry cleaner unit at 1187 Solano Avenue (vacant), and beneath the adjacent commercial units at 1183 Solano, 1185 Solano (vacant) and 1191 Solano.



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Post-Interim Remediation Monitoring - Additional sampling of shallow groundwater, soil gas, slab gas, and indoor air will be conducted to confirm that residual soil and groundwater impact does not represent a vapor intrusion risk to building occupants in the vicinity of the site.

Impacted Groundwater - Additional groundwater sampling and monitoring well installation is planned to further delineate the extent of groundwater impact to identify where PCE and TCE concentrations exceed applicable screening levels for vapor intrusion to indoor air, and to confirm that VOCs in groundwater are attenuating over time via natural biodegradation processes.

Impacted Soil Vapor/Gas - Recent sampling of indoor air within the tenant spaces at 1183, 1185, 1187, and 1191 Solano Avenue indicates that PCE and TCE concentrations are below applicable screening levels. However, additional monitoring of soil gas, slab gas and indoor air will be performed to confirm that contaminant concentrations are below applicable screening levels and that the passive ventilation system is working appropriately.

Based on the results of the shallow groundwater delineation, additional soil gas, slab gas, and/or indoor air sampling will be performed as merited to confirm no significant risk to offsite commercial and residential receptors.

Contingent Corrective Action Activities - If the post-interim remediation monitoring data identifies concerns, additional contingent measures will be implemented as merited including excavation of additional shallow soil, expansion of the passive ventilation system, installation of an extraction blower to provide active ventilation to accelerate PCE removal and further safeguard indoor air, and/or installation of vapor intrusion barrier.

Next Steps - The proposed corrective actions and planned activities are presented in the *Site Investigation, Interim Remediation Report and Corrective Action Plan (FS/CAP)*, dated October 25, 2013, and the *Data Gap Assessment Workplan* dated

December 16, 2013, prepared by Pangea Environmental Services, Inc., Environmental Consultant on behalf of Solano Group. The public is invited to review and comment on the corrective actions in these documents.

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

Please send written comments regarding the proposed corrective actions to Mark Detterman at the address below. All written comments received by **March 21, 2014**, will be forwarded to the Responsible Party, and will be considered and responded to prior to a final determination on the cleanup.

For More Information

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

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