

Detterman, Mark, Env. Health

From: Leah C. FLANAGAN [leahf@berkeley.edu]
Sent: Monday, February 24, 2014 2:56 PM
To: Bob Clark-Riddell
Cc: Mark Flanagan; Roe, Dilan, Env. Health; Detterman, Mark, Env. Health; Tony Kershaw
Subject: Re: Albany 1-Hour Cleaner Site - Winter 2014 Fact Sheet

Dear Bob & Mark,

Thank you very much, both of you, that seems to be pretty clear. We really appreciate your time, and letting us know about what's going on. It is awfully close to our home, and we have a tenant in the front unit as well, so I'm sure you understand our concern. We do feel responsible to be as informed as possible.

We look forward to hearing about the next step in the process.

Yours,
Leah & Mark Flanagan

On Fri, Feb 21, 2014 at 4:40 PM, Bob Clark-Riddell <briddell@pangeaenv.com> wrote:

Leah and Mark,

It is only natural to have concerns about potential contaminants affecting you. As caseworker Mark Dettermen describes in his email, the known dry cleaner impact has been mostly removed, and the residual impact in the subsurface is under the site, and has migrated westward (away from your property on Cornell Avenue). For the data we have reviewed, there is no reason to be concerned about dry cleaner chemicals migrating in the subsurface onto your property.

The property owner and I, his consultant, are also available to discuss your concerns. If you like, we could arrange a meeting time.

Bob Clark-Riddell, P.E.

Pangea Environmental Services, Inc.

510.435.8664

From: Detterman, Mark, Env. Health [mailto:Mark.Detterman@acgov.org]
Sent: Friday, February 21, 2014 4:31 PM

To: 'Leah C. FLANAGAN'; Mark Flanagan
Cc: Roe, Dilan, Env. Health; Bob Clark-Riddell
Subject: RE: Albany 1-Hour Cleaner Site - Winter 2014 Fact Sheet

Leah and Mark,

Thanks for your email. I recall leaving a message, but can't find your phone number now. In my voice mail message I would have attempted to provide a brief overview summary of work at the site to help with an understanding of the myriad of site details. As mentioned in the public notice, all reports submitted for the site are available for public (your) review online at the link below my name, or at the State Geotracker database. On the County website link (Online Local Oversight Program (LOP) Records), you can use the address or the local case number (RO0002857) to link to the files; it'll take a bit to pull up the data. To see the documents use the LOP function, not the Food Inspection Results tab at the top of the second window.

Briefly, the PCE release to soil appears to be confined to several of the parcels adjacent to the former dry cleaner, and appears to have been largely removed to acceptable levels (but which is being monitored to verify this does not change from the current status – this is post-interim remediation monitoring mentioned in the notice). The migration of the PCE to groundwater appears to be somewhat limited based on current information; however, has not been fully defined in the downgradient (downstream) direction, or laterally from the downgradient flow direction of groundwater. Groundwater has been documented to flow to the west away from your property. Current work is underway to define groundwater contamination in those directions to a level such that the risk to human and environmental health (health risk) is not above (thus is not a higher risk) than that acceptable to the Federal or State EPA, and then to determine if additional remedial actions are needed. The removal of contaminated soil (completed cleanup activity) also appears to have substantially reduced the risk of vapor intrusion from contaminated soil or groundwater to the buildings adjacent (and by association, further away) to the former dry cleaner operation; however, again, this is currently being monitored to verify that the conditions do not change. In regards to the water vapor cloud that you mention, there is not a way to determine if PCE was in the water vapor at a date years after the release of the vapor; basically it would need to be sampled and analyzed within hours of the release due to rapid changes in contaminant concentrations. However, you should be aware that UV rays in sunlight are very effective at destroying volatile compounds in the air.

The public notice you received is to let you know that should additional corrective actions be required by sampling data currently being collected (in the post-interim remedial action period), available options have been evaluated to determine the most appropriate action (depending on what the data indicate).

Again, this is a relatively brief summary of the findings at the site. As mentioned you are very welcome to review the documents associated with the case. We can also set up a meeting if you have further questions or to further address your concerns. Please let me know.

Mark Detterman

Senior Hazardous Materials Specialist, PG, CEG

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PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

From: Leah C. FLANAGAN [<mailto:leahf@berkeley.edu>]
Sent: Thursday, February 20, 2014 1:58 PM
To: Detterman, Mark, Env. Health; briddell@pangeaenv.com
Cc: Mark Flanagan
Subject: Albany 1-Hour Cleaner Site - Winter 2014 Fact Sheet

Dear Mark & Bob,

My husband, Mark, and I own the duplex across Cornell Ave from the Post Office parking lot, 839 and 837 Cornell Ave. We had some concerns in the past after reading your last newsletter, and tried to find Mark, I think, by phone, and I'm sure it was my fault that we didn't connect. Now, however, we would very much like to open some communication, and get some answers to our specific questions.

Basically, we need to know how this site may have impacted our property. I received a voicemail (from Mark? Sorry, it was a long time ago) saying we should not have been impacted. But, we would like to know how we can know that for sure. Also, reading again your statement "no sensitive receptors... were identified within 100 feet..." I wanted to point out that we have been bringing up our children less than 100 feet away, in 839 Cornell Ave, and eating fruit from the front garden, since 1998. Can you please help us understand how we should be thinking about this? I would think, at the very least, that someone should be testing our side of the street.

Finally, the drycleaner pumped out a ton of steam every day for years, much of which fell in droplets all over the neighborhood, even to the back of our property. Could that have been contaminated as well?

We really appreciate your time and attention.

Yours,

Leah Flanagan