



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

April 8, 2015

Ms. Sandy Hryciuk
Asset Property Management
Casa de Solano HOA Building Manager
PO Box 2905
Berkeley, CA 94702
(Sent via E-mail to: assetmgntsandy@yahoo.com)

Subject: Property Access To 848 - 850 Stannage Avenue For Sub-Slab Vapor Sampling; SCP Case RO0002857 and Geotracker Global ID T06019756124, Albany 1-Hour Cleaners, 1187 Solano Avenue, Albany, CA 94706

Dear Ms. Hryciuk:

Alameda County Environmental Health (ACEH) understands that Mr. Tony Kershaw of the Solano Group (the Responsible Party for the subject Site Cleanup Program [SCP] Release Case) and Mr. Bob Clark-Riddell with Pangea Environmental Services, Inc. (Pangea) have requested access to the property at 848 – 850 Stannage in Albany for the purpose of installing several subslab vapor points. As the responsible party, Mr. Kershaw is required to investigate the extent of the release and to clean up the contamination. For this reason for Mr. Kershaw and his consultant, Mr. Clark-Riddell, have requested access for the purpose of installing two vapor wells. The purpose for the vapor wells is to ensure that the release of dry cleaning chemicals in the past to soil and groundwater does not pose a current health risk to occupants of the building. Extensive corrective actions have occurred at the release location, 1187 Solano Avenue. Concentrations in the source area are declining; however, chemical concentration declines have not yet been observed downgradient (downstream) of the release. Because the chemicals that were released are long lived in the environment, and chemical vapors can be generated from both soil and groundwater contamination that are harmful to human health, it is important to verify that the occupants of the subject building are not exposed to unhealthful concentrations. The purpose of this letter is to advise you in your decision regarding access.

Mr. Kershaw and Mr. Clark-Riddell have requested access to the garage to install two subslab vapor points as the garage is the portion of the building closest to the soil and groundwater contamination. If concentrations below the garage slab are below concentrations that are considered to be harmful, the remainder of the building will also be. Generally, due to the low permeability of concrete, vapors can accumulate below a concrete slab, and thus can be slightly higher than elsewhere. The exposed dirt floor beneath each parking space in the garage may not allow this to occur. The requested subslab vapor well locations were requested to be as far from the exposed dirt as possible.

The surface expression of these wells in the garage slab floor will be approximately ½-inch in diameter and they will be flush with the slab floor. They are not permanent features and after ½ or more rounds of sampling will be removed and the floor repaired.

Please note that the exposed dirt floors beneath the parking spaces in the garage are likely illegal as they can allow the illegal (unpermitted) discharge of a hazardous waste (motor oil and other engine fluids) to the ground. Please also note that, if necessary, the removal of contaminated soil and the filling of the dirt floors with a concrete slab that matches the thickness of the existing concrete slab, and is bonded to the existing slab, will provide a level of protection from the potential intrusion of soil and groundwater chemical vapors into the garage and building.

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ACEH encourages you to work with the Responsible Party Mr. Kershaw, and his consultant, Mr. Clark-Riddell of Pangea, and agree upon the terms necessary (i.e. your signature on an access agreement) to allow them access to the property to install the vapor wells. If you continue to deny access or do not respond by the date specified below, then this Agency and the Regional Water Quality Control Board may hold you legally responsible for providing for the health and safety of your tenants, and may require you to investigate the potential for unhealthful chemical vapors beneath your property at your own expense. Since the costs for such investigations are often high, allowing access is clearly more reasonable. Please make your property available for testing within two weeks from the date of this letter (**April 8, 2015**) with your decision.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

cc: Mr. Anthony Kershaw, Solano Group, P.O. Box 9206, Berkeley, CA 94709
(sent via electronic mail to tkershaw@kershawinvestments.com)

Bob Clark-Riddell, Pangea Environmental Services, Inc, 1710 Franklin Street, Suite 200,
Oakland, CA 94612 (sent via electronic mail to briddell@pangeaenv.com)

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

