



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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April 9, 2015

Ms. An Mier
PO Box 106
Berkeley, CA 94701

Ms. Cindy Shen
1151 Solano Avenue
Albany, CA 94706

Subject: Property Access to 1151 – 1155 Solano 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. Mier and Ms. Shen:

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 1151 - 1155 Solano Avenue in Albany for the purpose of installing a subslab vapor point at 1151 Solano Avenue. 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 one vapor well. The purpose for vapor well 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 install one subslab vapor point in the floor of the building as the floor is the portion of the building closest to the soil and groundwater contamination. Generally, due to the low permeability of concrete, vapors can accumulate below a concrete slab, and thus can be slightly higher than elsewhere. If concentrations below the slab floor are below concentrations that are considered to be harmful, the remainder of the building will also be.

The surface expression of the well in slab floor will be approximately ½-inch in diameter and it will be flush with the slab floor. The vapor well is not a permanent feature and after one or more rounds of sampling will be removed and the floor repaired.

Please make your property available for testing within two weeks from the date of this letter (**April 9, 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

Attachment: Figure 1

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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

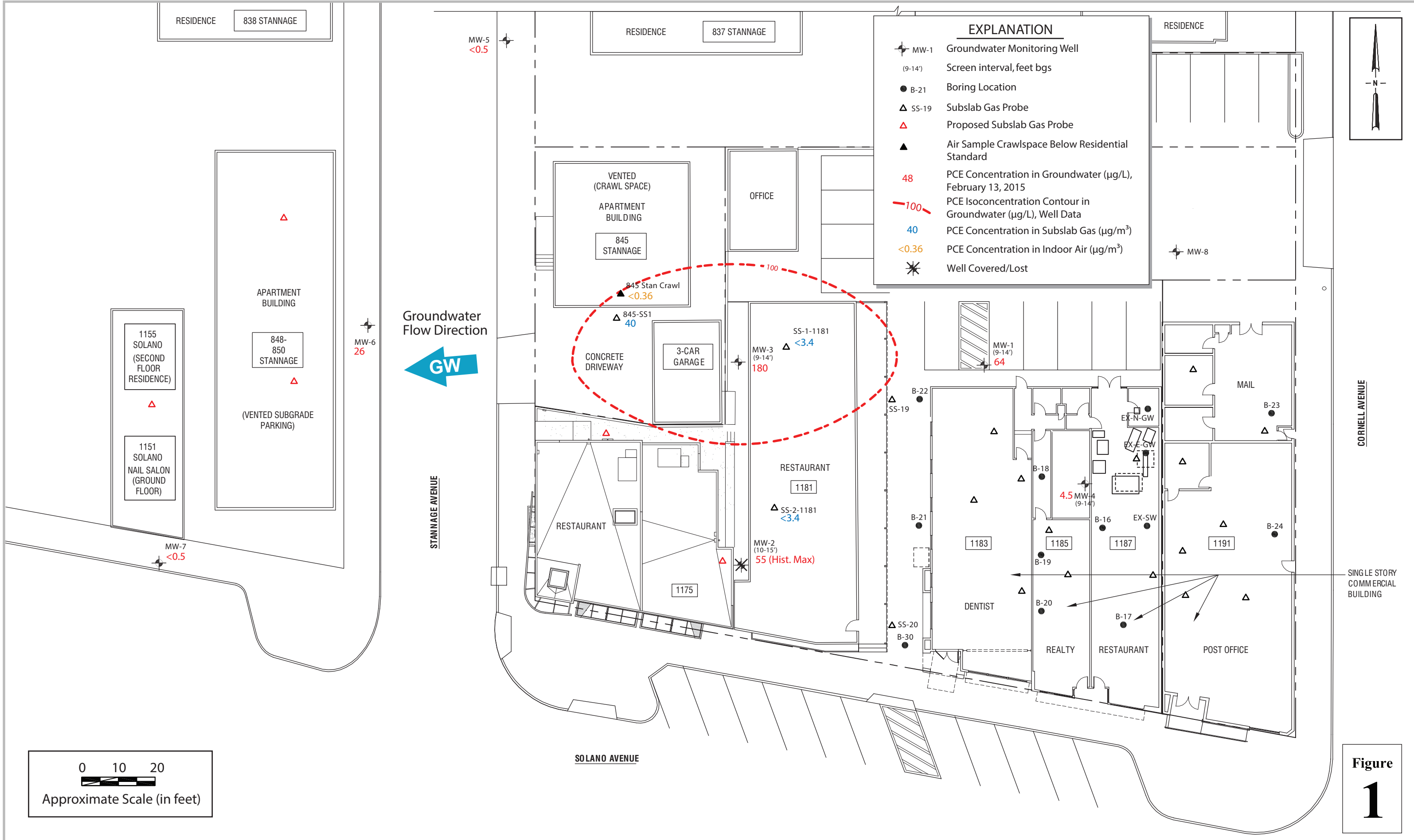


Figure 1