

Khatri, Paresh, Env. Health

From: Mehrdad Javaher [mehrdad@endpoint-inc.com]
Sent: Thursday, October 20, 2011 3:33 PM
To: Khatri, Paresh, Env. Health
Cc: Jim Roessler
Subject: Crow Canyon Dry Cleaners Fact Sheet-Update Montessori Pre School Move
Attachments: Dublin CUP 9 27 22 move Pre School.pdf; Draft Fact Sheet.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Paresh-

Please find attached a copy of the Draft Fact Sheet for RO 2863 for your review. Please let me know if this draft requires update to your ftp site.

Please also see attached a staff report containing information recently obtained by the PRP group regarding the pending move of the Montessori School. Specifically, the school was recently approved for a conditional use permit by the Planning Commission for a move to a new location. Following a two-week appeal period after the Planning Commission's approval, there was one appeal which is scheduled to be heard by November 15th.

Since it appears that the school may be moving and since the Draft CAP incorporates a less stringent cleanup goal if the school be moved, the PRP group is requesting that submittal of interested party addresses to the County (and subsequent dissemination of the Fact Sheet) be delayed until the referenced appeal is heard by the City Council and a final decision is made regarding the school's move.

Please advise if this is acceptable.

Thanks in advance.
Mehrdad

----- Original Message -----

Subject:Update Montessori Pre School Move

Date:Tue, 11 Oct 2011 14:03:23 -0700

From:Jim Roessler <jim@roesslerinvestmentgroup.com>

To:<GabrielHC8@aol.com>, <DWP5334@aol.com>, "John Park" <jpark1015@gmail.com>, "Mehrdad Javaher" <mehrdad@endpoint-inc.com>, "Tiana C. Jenkins" <tianacjenkins@aol.com>

CC:<bburrowsre@aol.com>

Bruce Burrows called and said that the Montessori Pre School was approved for a Conditional Use Permit ("CUP") by the Planning Commission on Sept 27th. Attached is the Staff Report. There was a two (2) week appeal period and there was one (1) appeal. The appeal will be heard on November 15th by the City Council. If the City Council approves the CUP, then the school will probably move. This would affect the clean up levels required by the ACEH.

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Fact Sheet on Proposed Corrective Action Plan

Crow Canyon Cleaners Site
7272 San Ramon Road, Dublin,
Alameda County
ACEH File No. RO0002863

This fact sheet is being provided to provide a brief description of the site, and to summarize remedial activities proposed for implementation at the site.

Interested parties are invited to comment on the proposed CAP. The comment period is from **November 1, 2011, through December 1, 2011.**

The Alameda County Health Care Services Agency (County) announces a proposed corrective action plan (CAP) for environmental investigation and cleanup of the property located at 7272 San Ramon Road, Dublin, CA. Environmental conditions at the Site were found to be above levels of concern and therefore warrant remediation.

Interested parties are invited to comment on the proposed CAP; the comment period is from **November 1, 2011, through December 1, 2011**

Background

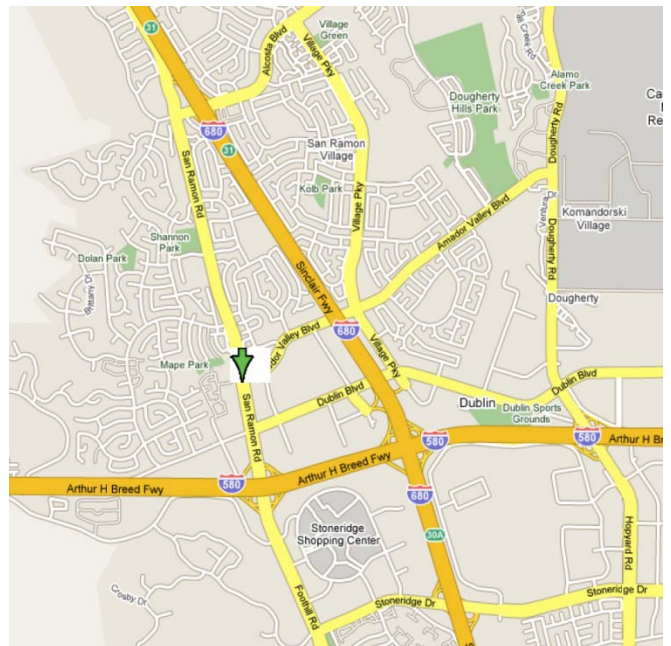
The site is located in a suite within a commercial building located on the west side of San Ramon Road, within a mixed residential/commercial area of Dublin, CA. The site has been occupied by a dry-cleaning facility since 1988. The dry-cleaning and solvent storage areas were located in the back of the building, with PCE used as the cleaning solvent until 2004; current dry cleaning operations do not use any chlorinated solvents.

Immediately adjacent (to the south) to the suite housing the dry cleaners is an occupied commercial/retail space. The suite next to this commercial/retail space is a Montessori School.

Environmental Conditions

Beginning in 2005, several rounds of site investigations under the direction of the County have identified the historical release of tetrachloroethylene (PCE), a chlorinated dry-cleaning solvent, to the subsurface. Combined, the data suggest PCE is present in soil, groundwater, and soil vapor beneath the site. Soil vapor concentrations at select locations exceed

applicable regulatory screening levels, prompting the need for active remediation at the site.



From August through October 2009, pilot testing of soil vapor extraction (SVE) technology targeting elevated soil vapor concentrations was implemented at the site as an interim remediation measure. The SVE pilot testing was successful in reducing PCE concentrations across the site and was ceased after two months of operation. Subsequent monitoring of soil vapor at the site was conducted for one year, indicating localized rebound of PCE concentrations, with 6 of 17 monitoring locations reporting PCE levels above regulatory screening levels.

Per the County's request a Draft CAP has been prepared to evaluate remedial alternatives for the site, and to identify and implement a preferred remedial alternative.

Fact Sheet on Proposed Corrective Action Plan

Crow Canyon Cleaners Site

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Proposed Corrective Action Plan

Based on the presence of PCE in soil vapor, the County proposes a CAP for the site which evaluates four remedial alternatives and recommends full-scale application of SVE as the preferred alternative for the site. Specifically, full-scale application of SVE is recommended until health-based cleanup goals are met. Under this alternative, vapor concentrations would be monitored during and after remediation efforts to confirm cleanup goals have been met.

Timeline

Interested parties are invited to comment on the proposed CAP; the comment period is from **November 1, 2011, through December 1, 2011**. The CAP will be finalized following completion of the 30-day public review process. SVE operations will commence thereafter.

For More Information

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

Questions regarding the draft plans:

Mr. Paresh Khatri, ACEH Case Manager
510-777-2478 Paresh.Khatri@acgov.org

Debbie Oudiz, DTSC Toxicologist
916-255-6647 doudiz@dtsc.ca.gov

Mehrdad Javaher., Endpoint Consulting, Inc.
415-706-8935
mehrdad@endpoint-inc.com

Questions regarding the public participation process:

Marcus Simpson, DTSC Public Participation Specialist
916-255-6683 msimpson@dtsc.ca.gov

Questions from the media:

Mr. Harold Duke, DTSC Public Information Officer
916-255-3695 bduke@dtsc.ca.gov

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**STAFF REPORT
PLANNING COMMISSION**

DATE: September 27, 2011

TO: Planning Commission

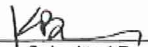
SUBJECT: PUBLIC HEARING: PLPA-2011-00013/00014 Montessori Plus Day Care Center Conditional Use Permit and Site Development Review
Prepared by Kristi Bascom, Principal Planner

EXECUTIVE SUMMARY:

The Applicant is requesting approval of a Conditional Use Permit for the operation of Montessori Plus, a Day Care Center with up to 60 children and Site Development Review for the establishment of an outdoor play area. The proposed Day Care Center would be located in a former single-story office building located at 11900 Silvergate Drive, the northwest corner of Silvergate Drive and Dublin Green Drive. The application – originally approved by the Planning Commission on July 26, 2011 – is being reconsidered due to an error in noticing.

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) Receive Staff presentation; 2) Open the public hearing; 3) Take testimony from the Applicant and the public; 4) Close the public hearing and deliberate; and 5) Adopt a Resolution approving a Conditional Use Permit and Site Development Review for the Montessori Plus Day Care Center located at 11900 Silvergate Drive.


Submitted By
Principal Planner


Reviewed By
Planning Manager

COPIES TO: Applicant
File

ITEM NO.: 8.2