

Khatri, Paresh, Env. Health

From: Jim Roessler [jim@roesslerinvestmentgroup.com]
Sent: Thursday, March 01, 2012 10:06 AM
To: Khatri, Paresh, Env. Health
Cc: Drogos, Donna, Env. Health; Mehrdad Javaher; Tiana C. Jenkins
Subject: RE: Fact Sheet Mailing for Crow Canyon Cleaners
Attachments: Letter and Attachments 1 18 12.pdf; Email to Kindercare 1 11 12 .pdf

Paresh,

Attached is a Certification Letter and the list of stakeholders that the Fact Sheets were recently sent out to which was from the list of stakeholders that you provided to me. In terms of the Pre Schools:

1. The Montessori Pre School located in the center has refused to provide the stakeholders information and, if fact, has not returned recent phone calls to the property manager, Tiana Jenkins. We have information that they are planning on moving out of the center to a new site in the near future which may be why they are being uncooperative.
2. I spoke with Lori Carrillo, the manager of the Kindercare Pre School across the street and then sent her the attached email. When I requested the stakeholders contact information, she told me that it was confidential information and she would not provide it to me. She is aware that this is required by the ACEH which I communicated to her and was clearly identified to her in the attached Fact Sheets I sent to her.

I am happy to send the Fact Sheets to the stakeholders of the Pre Schools but need some assistance from ACEH on how to get the cooperation of the Pre Schools in providing the stakeholders to me. I am unclear on how to resolve this roadblock.

As per my previous email, we are requesting that we start the vapor extraction systems before we get the stakeholders information from the Pre Schools since we have set up all the equipment and are ready to start. Removing the vapor should resolve the environmental problem and possibly provide the closure on this site that benefits everyone. We appreciate the ACEH following legal procedures which we have done our best to comply with but why not let us start now on the vapor extraction.

Jim Roessler

Roessler Investment Group

360 Post Street, Suite 602

San Francisco, CA 94108

Phone: (415) 837-3722

Fax: (415) 837-3717

Email: Jim@RoesslerInvestmentGroup.com

Website: www.RoesslerInvestmentGroup.com

CA DRE #00339311

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

From: Khatri, Paresh, Env. Health [mailto:paresh.khatri@acgov.org]
Sent: Wednesday, February 29, 2012 4:43 PM
To: Jim Roessler

Cc: Drogos, Donna, Env. Health; Mehrdad Javaher; gabrielhc8@aol.com; Tiana C. Jenkins; DWP5334@aol.com; bburrowsre@aol.com; John Park
Subject: RE: Fact Sheet Mailing for Crow Canyon Cleaners

Hello Jim,

Donna is not in the office today, I will get back to you with our availabilities. I know that the fact sheets have been sent out to selected stakeholders. Forgive me if you have already prepared this, but has a summary been submitted to ACEH identifying stakeholders who have received the fact sheet and those who have not? This summary will aid us in determining possible stakeholder notification options.

Sincerely,

Paresh C. Khatri
Sr. Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Phone: (510) 777-2478

Fax: (510) 337-9335

E-mail: Paresh.Khatri@acgov.org

<http://www.acgov.org/aceh/index.htm>

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

From: Jim Roessler [mailto:jim@roesslerinvestmentgroup.com]

Sent: Wednesday, February 29, 2012 3:30 PM

To: Khatri, Paresh, Env. Health

Cc: Drogos, Donna, Env. Health; Mehrdad Javaher; gabrielhc8@aol.com; Tiana C. Jenkins; DWP5334@aol.com; bburrowsre@aol.com; John Park

Subject: RE: Fact Sheet Mailing for Crow Canyon Cleaners

Paresh,

I would like to set up a conference call or have a meeting with you and Donna. Essentially we have spent significant monies to set up the vapor extraction system and are being prevented from running it because we cannot get the stakeholders information from the Pre Schools. Originally this was not an obstacle to running the vapor extraction equipment. On two occasions I have asked for your assistance in advising us how to get the Pre Schools to give us their stakeholders when we have no apparent legal right to demand that information. I would guess that there is some legal mechanism that ACEH has knowledge of for getting them to cooperate and we want to operate within the legalities of the system. Mehrdad says he might have to dismantle the vapor extraction apparatus if we don't use it which makes no sense since that is what will reduce or eliminate the vapor which is the ultimate goal.

When are you and Donna available?

Jim Roessler

Roessler Investment Group

360 Post Street, Suite 602

San Francisco, CA 94108

Phone: (415) 837-3722

Fax: (415) 837-3717

Email: Jim@RoesslerInvestmentGroup.com

Website: www.RoesslerInvestmentGroup.com

CA DRE #00339311

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

From: Khatri, Paresh, Env. Health [mailto:paresh.khatri@acgov.org]

Sent: Tuesday, February 21, 2012 9:58 AM

To: 'Mehrdad Javaher'

Cc: Jim Roessler; Drogos, Donna, Env. Health

Subject: RE: Fact Sheet Mailing for Crow Canyon Cleaners

Hello Mehrdad,

The completion date of the public comment period would be 30 days following the Fact Sheet distribution to all stakeholders in the vicinity of the site, which includes staff and parents of the enrolled students of both pre-schools. Has that been completed?

Sincerely,

Paresh C. Khatri
Sr. Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Phone: (510) 777-2478

Fax: (510) 337-9335

E-mail: Paresh.Khatri@acgov.org

<http://www.acgov.org/aceh/index.htm>

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

From: Mehrdad Javaher [mailto:mehrdad@endpoint-inc.com]

Sent: Tuesday, February 21, 2012 9:51 AM

To: Khatri, Paresh, Env. Health

Cc: jim@roesslerinvestmentgroup.com

Subject: Re: Fact Sheet Mailing for Crow Canyon Cleaners

Hi Paresh-

Sorry to bug you again re- the email below, but I wanted to know if the County had a date for completion of the public review period, and therefore the start of the SVE system (at least as an interim measure).

We have now received permits from both the Air Board and the City of Dublin and was hoping to take advantage of the lack of rain and low water table conditions to pull as much mass out as possible.

Thanks in advance

Mehrdad

On 2/13/2012 7:18 AM, Mehrdad Javaher wrote:

> Hi Paresh-

>

> Do you have a date for completion of the public review? We have the
> SVE system set up for restart of the IRAP, but understand we should
> not restart until completion of the public review period. The date
> will help us with our planning efforts.

>

> Thanks

> Mehrdad

>

> On 1/26/2012 2:28 PM, Khatri, Paresh, Env. Health wrote:

>> Mehrdad,

>>

>> Since we had significant inquiry on the public participation and
>> since notification to all stakeholders in the vicinity was incomplete
>> (i.e. since we found out about another preschool near the site), the
>> public participation period should close before initiating remedial
>> action startup. It's only a matter of a few weeks provided there are
>> no public concerns.

>>

>> Sincerely,

>>

>>

>> Paresh C. Khatri

>> Sr. Hazardous Materials Specialist

>> Alameda County Environmental Health

>> 1131 Harbor Bay Parkway

>> Alameda, CA. 94502-6577

>>

>> Phone: (510) 777-2478

>> Fax: (510) 337-9335

>>

>> Sent from my iPad

>>

>> On Jan 26, 2012, at 10:33 AM, "Mehrdad

>> Javaher" <mehrdad@endpoint-inc.com> wrote:

>>

>>> Hi Paresh-

>>>

>>> Just to clarify, per the County's prior approval, we are planning on
>>> restarting the SVE system as an interim measure at the site once the
>>> Air Board's permit is in hand.

>>>

>>> Is that still consistent with the County's view?

>>>

>>> Thank you

>>>
>>> Mehrdad
>>>
>>> On 1/26/2012 10:13 AM, Khatri, Paresh, Env. Health wrote:
>>>> Dear Mr. Roessler,
>>>>
>>>> Thank you for the update regarding the fact sheet mailing and
>>>> treatment system start up. Please note that prior to treatment
>>>> system start up, the public notification to all stakeholders must
>>>> be completed. This includes the the parents of the students and
>>>> faculty of the Montessori School located at the shopping center as
>>>> well as the school located across the street.
>>>>
>>>> Based on your e-mail, it is ACEH's understanding that notification
>>>> to the parents of the students and faculty at the pre-school
>>>> located across the street has been initiated. Please complete fact
>>>> sheet mailings as soon as possible and submit an updated fact sheet
>>>> distribution list to ACEH by Friday, February 3, 2012. Once the
>>>> Fact Sheet mailings have been completed and the public
>>>> participation period is over and any public comments received are
>>>> addressed, remedial actions at the site can then commence.
>>>>
>>>>
>>>> Sincerely,
>>>>
>>>>
>>>> Paresh C. Khatri
>>>> Sr. Hazardous Materials Specialist
>>>> Alameda County Environmental Health
>>>> 1131 Harbor Bay Parkway
>>>> Alameda, CA. 94502-6577
>>>>
>>>> Phone: (510) 777-2478
>>>> Fax: (510) 337-9335
>>>>
>>>> Sent from my iPad
>>>>
>>>> On Jan 18, 2012, at 2:32 PM, "Tiana C.
>>>> Jenkins"<tianacjenkins@aol.com<mailto:tianacjenkins@aol.com>> wrote:
>>>>
>>>> Jim,
>>>>
>>>> Montessori has been unresponsive to my requests for their
>>>> enrollment list of addresses, per the email below.
>>>>
>>>> Tiana C. Jenkins
>>>> Real Estate Manager
>>>> (925) 997-8881
>>>> (925) 461-3391 fax
>>>> tianacjenkins@aol.com<mailto:tianacjenkins@aol.com>
>>>>
>>>>
>>>> -----Original Message-----
>>>> From: Tiana C.
>>>> Jenkins<tianacjenkins@aol.com<mailto:tianacjenkins@aol.com>>
>>>> To: hasswong<hasswong@aol.com<mailto:hasswong@aol.com>>
>>>> Cc:

>>>> paresh.khatri<paresh.khatri@acgov.org<mailto:paresh.khatri@acgov.or
>>>> g>>
>>>> Sent: Mon, Jan 9, 2012 9:53 am
>>>> Subject: Fact Sheet Mailing for Crow Canyon Cleaners
>>>>
>>>> Ada and Howard:
>>>>
>>>> Please see the emails below regarding sending out an updated fact
>>>> sheet. I would appreciate your assistance by submitting to me an
>>>> updated school address list of your current students.
>>>>
>>>> Thank you.
>>>>
>>>> Tiana C. Jenkins
>>>> Real Estate Manager
>>>> (925) 997-8881
>>>> (925) 461-3391 fax
>>>> tianacjenkins@aol.com<mailto:tianacjenkins@aol.com>
>>>>
>>>>
>>>> -----Original Message-----
>>>> From: Jim
>>>> Roessler<jim@roesslerinvestmentgroup.com<mailto:jim@roesslerinvestm
>>>> entgroup.com>>
>>>> To:
>>>> tianacjenkins<tianacjenkins@aol.com<mailto:tianacjenkins@aol.com>>
>>>> Sent: Sat, Jan 7, 2012 9:37 am
>>>> Subject: FW: Fact Sheet Mailing for Crow Canyon Cleaners
>>>>
>>>> <image001.gif>
>>>> Tiana,
>>>>
>>>> Would you once again ask for the names and addresses of the faculty
>>>> and parents of the Montessori PreSchool. As you can see below, I
>>>> will be requesting the same information from the Kindercare School
>>>> across the street.
>>>>
>>>> Jim Roessler
>>>> Roessler Investment Group
>>>> 360 Post Street, Suite 602
>>>> San Francisco, CA 94108
>>>> Phone: (415) 837-3722
>>>> Fax: (415) 837-3717
>>>> Email:
>>>> Jim@RoesslerInvestmentGroup.com<mailto:Jim@RoesslerInvestmentGroup.
>>>> com>
>>>> Website:
>>>> www.RoesslerInvestmentGroup.com<http://www.roesslerinvestmentgroup.
>>>> com/>
>>>> CA DRE #00339311
>>>>
>>>> _____
>>>> From: Jim Roessler
>>>> Sent: Saturday, January 07, 2012 9:36 AM
>>>> To: 'Khatri, Paresh, Env. Health'
>>>> Cc: 'Mehrddad Javaher'
>>>> Subject: RE: Fact Sheet Mailing for Crow Canyon Cleaners
>>>>

>>>> Paresh,
>>>>
>>>> Thank you. I will proceed as directed. Keep in mind that in order
>>>> for me to send the Fact Sheets to the faculty and parents of both
>>>> the Montessori Pre-school and Kindercare Facility, the schools will
>>>> need to provide that contact information to me. I will keep you
>>>> apprised of my progress.
>>>>
>>>> Jim Roessler
>>>> Roessler Investment Group
>>>> 360 Post Street, Suite 602
>>>> San Francisco, CA 94108
>>>> Phone: (415) 837-3722
>>>> Fax: (415) 837-3717
>>>> Email:
>>>> Jim@RoesslerInvestmentGroup.com<mailto:Jim@RoesslerInvestmentGroup.
>>>> com>
>>>> Website:
>>>> www.RoesslerInvestmentGroup.com<http://www.roesslerinvestmentgroup.
>>>> com/>
>>>> CA DRE #00339311
>>>> _____
>>>> From: Khatri, Paresh, Env. Health
>>>> [mailto:paresh.khatri@acgov.org<mailto:paresh.khatri@acgov.org?>]
>>>> Sent: Friday, January 06, 2012 1:33 PM
>>>> To: Jim Roessler
>>>> Cc: 'hasswong@aol.com<mailto:hasswong@aol.com>';
>>>> 'wong59@ltnl.gov<mailto:wong59@ltnl.gov>'; Tiana C. Jenkins;
>>>> 'Mehrddad Javaherian'; 'Bud Duke'; Drogos, Donna, Env. Health
>>>> Subject: Fact Sheet Mailing for Crow Canyon Cleaners
>>>>
>>>> Dear Mr. Roessler,
>>>>
>>>> Thank you for providing ACEH with the Fact Sheet mailing lists.
>>>> Based on our review, and comments received from affected
>>>> stakeholders, additional Fact Sheet mailings are required. In
>>>> order to provide adequate notification to surrounding stakeholders,
>>>> a two-hundred (200) ft radius was used to generate the mailing list
>>>> (attached). Please cross-reference this list with your existing
>>>> list and mail out additional Fact Sheets to those stakeholders who
>>>> have not received it.
>>>>
>>>> For this additional mailing, which also includes the parents and
>>>> faculty of the Montessori Pre-school and KinderCare facility,
>>>> please include the August 26, 2009 Fact Sheet as well as the
>>>> current fact sheet. Combined, the two Fact Sheets should provide a
>>>> comprehensive summary of the environmental assessment that has
>>>> taken place and what is still proposed.
>>>>
>>>> Please contact me should you have any questions regarding this e-mail.
>>>>
>>>> Sincerely,
>>>>
>>>>
>>>>
>>>> Paresh C. Khatri
>>>> Sr. Hazardous Materials Specialist

>>>> Alameda County Environmental Health
>>>> 1131 Harbor Bay Parkway
>>>> Alameda, CA 94502-6577
>>>>
>>>> Phone: (510) 777-2478
>>>> Fax: (510) 337-9335
>>>>
>>>> E-mail: Paresh.Khatri@acgov.org<mailto:Paresh.Khatri@acgov.org>
>>>>
>>>> <http://www.acgov.org/aceh/index.htm>
>>>>
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>>>>
>



ROESSLER INVESTMENT GROUP

COMMERCIAL BROKERAGE

January 18, 2012

Alameda County Environmental Health
Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Re: Certification of "Fact Sheet" Mailing

Dear Representative,

This is a letter to certify that today, per your requirement, I have sent out the two Fact Sheets on Environmental Assessment (November 2011 and Fall 2009) for Crow Canyon Cleaners at 7272 San Ramon Rd., Dublin. The distribution list for this current mailing is derived from a list provided to Jim Roessler from Paresh Khatri in your department. I correlated Paresh's list with my distribution lists from our previous mailings and extracted all contacts who had not yet received the two Fact Sheets. These contacts were sent the Fact Sheets today, January 18, 2012.

Per your office's instructions, we used the following return address on the mailing:

Alameda County Environmental Health
Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Attached to this letter are:

- * A copy of the current distribution list, everyone on which was sent the two Fact Sheets today.
- * A copy of the two Fact Sheets sent out today (and provided by your office)
- * A PDF of Paresh Khatri's recent distribution list with my comments. This PDF may be emailed separately to ensure your department is able to open the comments provided within it.
 - Comments in yellow indicate a contact that was not previously on a distribution list for the Fact Sheets and was sent the two Fact Sheets today.
 - Comments in green indicate another issue (duplicate, no address provided, etc.).

Certified by,

Natasha Drucker
Roessler Investment Group
360 Post Street, Suite 602
San Francisco, CA 94108
Phone: (415) 837-3708 / Fax: (415) 837-3717
Email: Natasha@RoesslerInvestmentGroup.com

January 18, 2012
Date

Distribution List for January 18, 2012 Mailing of Fact Sheets on Environmental Assessment
(November 2011 and Fall 2009) for Crow Canyon Cleaners at 7272 San Ramon Rd., Dublin

Owner First Name	Owner Last Name	Mailing Address	City	State	Zip
Shree	Bell	11833 Dunstown Ct. #136	Dublin	CA	94568
Janette	Brown	11821 Dunstown Ct	Dublin	CA	94568
Carino	Campo	11815 Dunstown Ct	Dublin	CA	94568
Gloribel	Corella Trust	1009 Dunhill Ct	Danville	CA	94506
Raymond	Day	11843 Newbridge Way	Dublin	CA	94568
East Bay Iceland		7212 San Ramon Rd	Dublin	CA	94568
Carlo	Golino	3137 Diablo Ave	Hayward	CA	94545
David	Hunter	11809 Dunstown Ct.	Dublin	CA	94568
Kildara Properties		11875 Flanagan Ct.	Dublin	CA	94568
Ringo Law & Elaine	Tong	11831 Newbridge Way	Dublin	CA	94568
Julie	Lemire	11813 Newbridge Way	Dublin	CA	94568
Jeremy	Lu	11807 Newbridge Way	Dublin	CA	94568
Edward R.	Maddox III	11819 Newbridge Way	Dublin	CA	94568
Agnes	Pao	32 Canyon Hills Pl.	San Ramon	CA	94582
Brijetta & Tushar	Patel	5428 Eaglebrook Ter	Dublin	CA	94568
Resident		11803 Dunstown Ct	Dublin	CA	94568
Resident		11833 Dunstown Ct	Dublin	CA	94568
Resident		11837 Newbridge Way	Dublin	CA	94568
Resident		11849 Newbridge Way	Dublin	CA	94568
Resident		11801 Newbridge Way	Dublin	CA	94568
Resident		11877 Pollardstown Ct	Dublin	CA	94568
Resident		11881 Pollardstown Ct	Dublin	CA	94568
Resident		7215 Cronin Cir	Dublin	CA	94568
Resident		7217 Cronin Cir	Dublin	CA	94568
Resident		7209 Cronin Cir	Dublin	CA	94568
Resident		7207 Cronin Cir	Dublin	CA	94568
Resident		7205 Cronin Cir	Dublin	CA	94568
Resident		7201 Cronin Cir	Dublin	CA	94568
Resident		7221 Cronin Cir	Dublin	CA	94568
Resident		7219 Cronin Cir	Dublin	CA	94568

Resident		7348 San Ramon Rd	Dublin	CA	94568
Resident		11925 Amador Plaza Rd	Dublin	CA	94568
Resident		11871 Flanagan Ct	Dublin	CA	94568
Resident		11867 Flanagan Ct	Dublin	CA	94568
Judith	Stahr Trust	11825 Newbridge Way	Dublin	CA	94568
Rae	Wong	1604 Poplar Dr	Walnut Creek	CA	94595
Teh & Maria	Yang	11827 Dunstown Ct	Dublin	CA	94568



FACT SHEET ON ENVIRONMENTAL ASSESSMENT

Crow Canyon Cleaners

7272 San Ramon Road, Dublin, CA 94568
Fuel Leak Case No. RO0002863 and
GeoTracker Global ID T06019764784

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

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of the soil and groundwater cleanup at Crow Canyon Cleaners site located at 7272 San Ramon Road, in Dublin, California. Crow Canyon Cleaners and other Responsible Parties are the lead responsible parties for the case and their environmental consultant is Endpoint Consulting, Inc. (Endpoint). The dry cleaners that operated at the site from 1988 to 2004 utilized PCE as a cleaning solvent. The current dry cleaning operation does not use PCE.

Site 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.

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 Pre-School.

Site Investigations

Alameda County Environmental Health (ACEH), the local regulatory agency, oversees investigation and cleanup activities at the site. From 2005 to 2011, soil, groundwater, and soil vapor investigations were completed at the site. These investigations characterized the hydrogeology, subsurface conditions, and the nature, and extent of the solvent, primarily PCE in soil and groundwater.

Remediation Alternative: Soil Vapor Extraction

Soil Vapor extraction (SVE) is proposed to remediate the soil contamination at the site. SVE is an in-situ remediation technology in which a vacuum is applied to the soil matrix to create a negative pressure gradient that causes movement of volatile constituents adsorbed to soils (i.e. vapors) toward extraction wells. The SVE system would then capture the vapor phase contaminant "stripped" from the soil, thus reducing contaminant concentrations in soil.

Next Step

Crow Canyon Cleaners is working with ACEH to implement a soil and groundwater cleanup at the site. The proposed alternative is described in a report prepared by Endpoint on behalf of Crow Canyon Cleaners: "Draft Corrective Action Plan," dated September 22, 2011. The public is invited to review and comment on the cleanup action proposed in the Report. The report and case file are available for review on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). The case file is also available for review on-line at the ACEH located at 1131 Harbor Bay Parkway in Alameda, California. Please send a fax to 510-337-9335 to request a date and time to review the case file. Please send written comments regarding the proposed action to Paresh Khatri or Mehrdad Javaherian at the addresses below. All written comments received by **Wednesday, December 14, 2011** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup action.

For Additional information, please contact:

Paresh Khatri
Alameda County Environmental Health
1131 Harbor Bay Parkway, Ste 250
Alameda, CA 94502
Phone: 510-777-2478
E-mail: Paresh.Khatri@acgov.org

Mehrdad Javaherian
Endpoint Consulting
98 Battery Street, Suite 200
San Francisco, CA 94111
Phone: 415-706-8935
E-mail: Mehrdad@endpoint-inc.com

FACT SHEET ON ENVIRONMENTAL ASSESSMENT

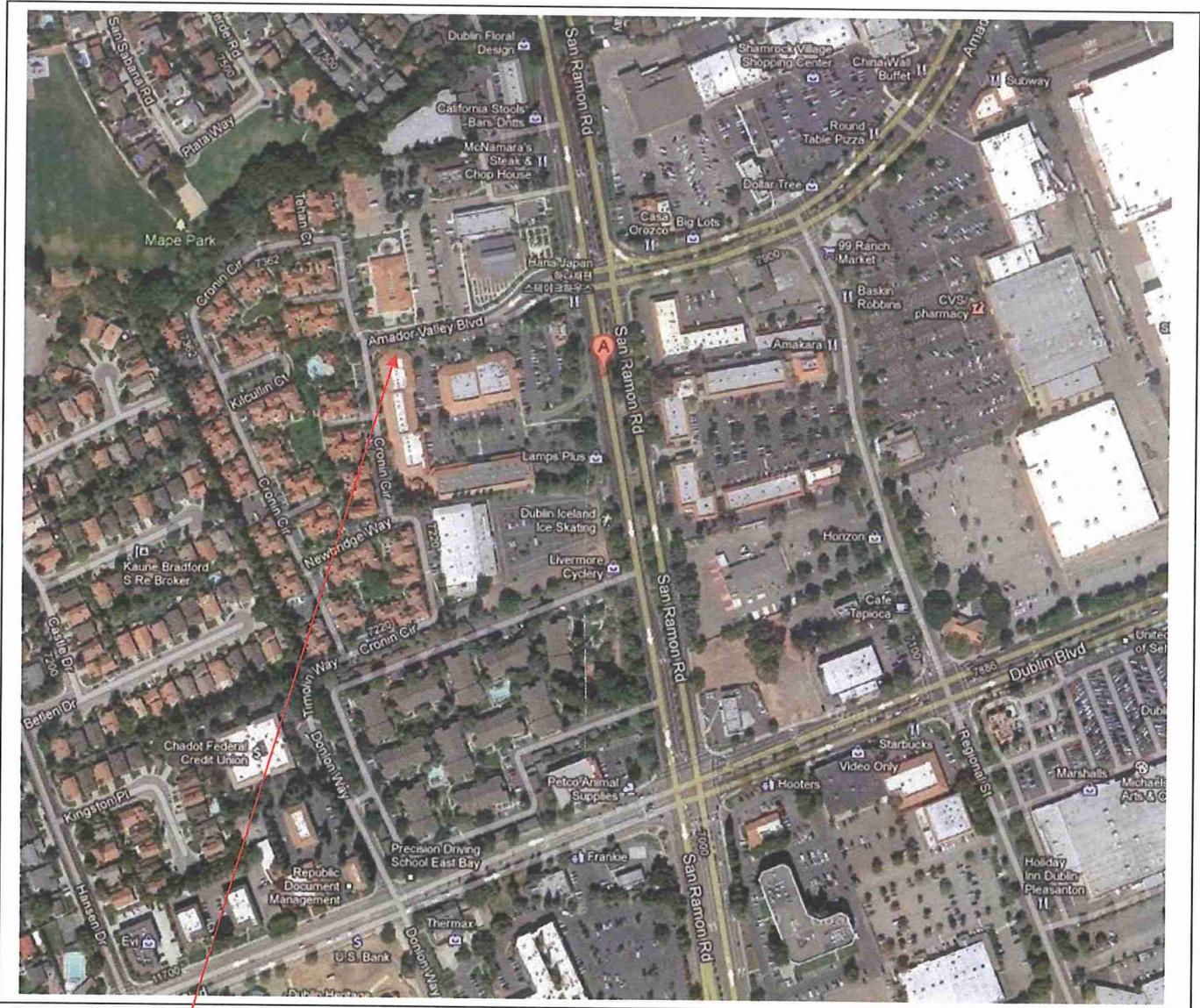
Crow Canyon Cleaners

7272 San Ramon Road, Dublin, CA 94568

Fuel Leak Case No. RO0002863 and

GeoTracker Global ID T06019764784

Page 2 of 2



Crow Canyon Cleaners
7272 San Ramon Road, Dublin

Fact Sheet on Environmental Assessment/Remediation

Crow Canyon Cleaners Site
7272 San Ramon Road, Dublin,
Alameda County
ACEH File No. RO0002863
September 2009

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.

Fall, 2009

Summary

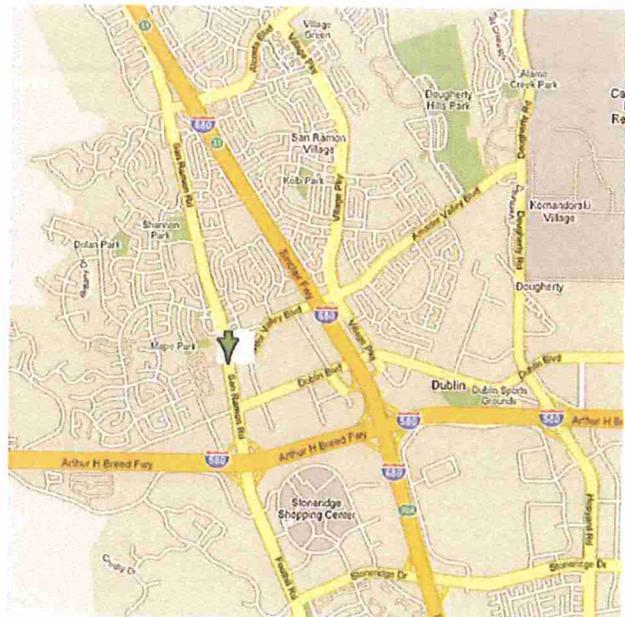
This fact sheet has been prepared to inform community members and other interested parties of the results and status of the soil and groundwater investigation activities, the ongoing remediation pilot test activities, and the interim remediation activities at Crow Canyon Cleaners located at 7272 San Ramon Road, in Dublin, CA. The site is located in a commercial strip mall, which includes the dry-cleaning facility, the Montessori Plus School, and other commercial businesses. A release of tetrachloroethylene (PCE) has been identified at the site and one of the responsible parties, Jim Roessler, on behalf of the current property owner, the Chiu Family Trust, joined by the present and one of the past dry-cleaners, are performing pilot testing and interim remediation to cleanup tetrachloroethylene (PCE) contamination at the site.

Background

The site is currently operated as a dry cleaner. A release of PCE, a chlorinated dry-cleaning solvent, was identified in soil and groundwater beneath the site during a preliminary investigation in January 2005. Shallow soil and groundwater in the immediate vicinity of the dry-cleaning unit were shown to be contaminated with PCE and its breakdown product trichloroethylene (TCE). Follow-up investigations at the site and at the adjacent Montessori Plus School, performed in 2006, 2007 and 2008 at the direction of Alameda County Environmental Health (ACEH), documented that PCE and TCE are present in soil, groundwater, and soil vapor at concentrations that exceed applicable regulatory screening levels

used to judge the necessity of the ongoing remediation activities at the site. The presence of PCE and TCE at concentrations exceeding regulatory screening levels does not indicate that adverse impacts to human health or the environment are necessarily occurring, but rather it indicates that a potential for adverse risk may exist and that additional evaluation is warranted. However, the levels so far detected are not a cause for an immediate health concern, and continued occupation of the Montessori Plus School is permitted.

To assess the potential presence of PCE within the Montessori School, indoor air samples were collected in late October 2007 and reported in early November 2007. Although PCE was detected, it was not present at concentrations that represent an imminent risk to children or staff at the school. Follow-up indoor air sampling was performed in December 2007, and the results were consistent with those for the October 2007 sampling event. Adjustments to the ventilation



Fact Sheet on Environmental Assessment

Crow Canyon Cleaners Site

Page 2

Fall, 2009

system were made as a precautionary measure to increase fresh air flow within the building.

In July of 2008, the Montessori Plus School reduced in size leaving a vacant space between the school and the existing cleaners, thus reducing the potential for affecting the school.

Next Steps

Jim Roessler, on behalf of the current property owner, the Chiu Family Trust, joined by the present and one of the past dry-cleaners, in concert with ACEH, have developed a plan for cleanup and site remedial activities are underway. Other parties identified as primary responsible parties for the investigation and cleanup at this site are Messrs. Dwight and Carleton Perry; Nam Sun and Seung Hee Park; and the Lee Family. These individuals are current or former owners and operators of the dry cleaning businesses which utilized PCE during dry cleaning operations. The former owner of the property, the Dublin Town & Country Properties partnership, is also a primary responsible party. These responsible parties, are working in concert with ACEH, in the cleanup process. Furthermore, ACEH has also arranged for additional regulatory review and public participation coordination with the Department of Toxics Substances Control (DTSC) for this project.

Additional site investigation, as requested by ACEH, including further soil and soil vapor sampling, was performed during the month of April 2008. The report and a soil vapor extraction (SVE) pilot test workplan, focused on mass reduction in the source zone and serving the purpose of interim remediation, were submitted to ACEH for review and approval in July 2008. ACEH completed its review and issued a letter on January 23, 2009, requesting implementation of the workplan, with some additional conditions,

including a workplan addendum; the Work Plan addendum was submitted in February 2009, which has since been approved by the ACEH. Implementation of the field work associated with SVE implementation is underway in accordance with the approved addendum.

Cleanup Activity

Preliminary cleanup plans are being coordinated with ACEH. As discussed above, SVE pilot test and interim remediation are also underway at the Site. Following completion of the interim remediation activities, confirmation soil vapor sampling will be conducted. If the results of the confirmation soil vapor sampling indicate that additional cleanup beyond the ongoing remediation is needed, a Corrective Action Plan (CAP) describing this work will be prepared.

Timeline

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Thereafter, if cleanup beyond the pilot testing/interim remediation appears to be necessary, a Corrective Action Plan (CAP) will be prepared, and another public participation period will occur before any additional work is started.

How to Get More Information

There are several ways that interested parties will be informed of future work. First, information repositories are being established where reports, data, workplans and other materials can be

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Yet a third way is for interested members of the public to participate in the Public Participation process which currently being carried out. This fact sheet has been prepared for public notification of the ongoing field activities. Following completion of the pilot test/interim remediation, this fact sheet will be updated documenting the results of the pilot testing and the confirmation soil vapor sampling, and the fact sheet and the files will be placed for public review for a 30-day period, during which time a community meeting will occur, and comments from any interested members of the public will be received. At the completion of the comment period, ACEH and DTSC will review and consider all comments received and will respond to comments, as necessary. The response to comments will be incorporated in the report to be submitted following completion of the ongoing field activities and in the CAP, if additional remediation is deemed necessary. If comments are not received ACEH and DTSC will approve the report/plans.

Advance notice will be given of the 30-day period and the date, time and place for the community meeting. The advance notice will be posted at the Crow Canyon Cleaners and at the Montessori Plus School, sent to parents of students at the

Montessori Plus School and to properties in the vicinity of the dry cleaners, as well as being published in the local newspaper and at the information repositories. The exact times have not been established, as of the date of this Fact Sheet, but will likely be sometime this fall. Interested persons can contact the site representatives/spokespersons listed below.

For More Information

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

Questions regarding the draft plans:

Mr. Steven Plunkett, ACEH Case Manager
510-383-1767 steven.plunkett@acgov.org

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

Mr. Mehrdad Javaher, Endpoint Consulting, Inc.
Environmental Consultant, 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

Jim Roessler

From: Jim Roessler
Sent: Wednesday, January 11, 2012 11:00 AM
To: 'lcarrillo@klcorp.com'
Cc: 'Khatri, Paresh, Env. Health'; 'Mehrdad Javaher'
Subject: Lamps Plus Shopping Center
Attachments: Fall 2009 Fact Sheet.pdf; 11 04 2011 FactSheet.pdf

Lori,

As we discussed, I am working closely with the owner of the Lamps Plus Shopping Center across the street from your Kindercare School as well as the Alameda County Health Department ("ACEH") in regards to some environmental contamination at the shopping center caused by a cleaners some years ago. ACEH has requested that I contact you and provide you as well your parents and faculty with copies of Fact Sheets that outline the contamination as well as what is being done. I have attached a Fact Sheet from the fall of 2009 as well as a more recent one from November of 2011.

Jim Roessler
Roessler Investment Group
360 Post Street, Suite 602
San Francisco, CA 94108
Phone: (415) 837-3722
Fax: (415) 837-3717
Email: Jim@RoesslerInvestmentGroup.com
Website: www.RoesslerInvestmentGroup.com
CA DRE #00339311



11/4/2011

FACT SHEET ON ENVIRONMENTAL ASSESSMENT

Crow Canyon Cleaners

7272 San Ramon Road, Dublin, CA 94568

Fuel Leak Case No. RO0002863 and

GeoTracker Global ID T06019764784

ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of the soil and groundwater cleanup at Crow Canyon Cleaners site located at 7272 San Ramon Road, in Dublin, California. Crow Canyon Cleaners and other Responsible Parties are the lead responsible parties for the case and their environmental consultant is Endpoint Consulting, Inc. (Endpoint). The dry cleaners that operated at the site from 1988 to 2004 utilized PCE as a cleaning solvent. The current dry cleaning operation does not use PCE.

Site 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.

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 Pre-School.

Site Investigations

Alameda County Environmental Health (ACEH), the local regulatory agency, oversees investigation and cleanup activities at the site. From 2005 to 2011, soil, groundwater, and soil vapor investigations were completed at the site. These investigations characterized the hydrogeology, subsurface conditions, and the nature, and extent of the solvent, primarily PCE in soil and groundwater.

Remediation Alternative: Soil Vapor Extraction

Soil Vapor extraction (SVE) is proposed to remediate the soil contamination at the site. SVE is an in-situ remediation technology in which a vacuum is applied to the soil matrix to create a negative pressure gradient that causes movement of volatile constituents adsorbed to soils (i.e. vapors) toward extraction wells. The SVE system would then capture the vapor phase contaminant "stripped" from the soil, thus reducing contaminant concentrations in soil.

Next Step

Crow Canyon Cleaners is working with ACEH to implement a soil and groundwater cleanup at the site. The proposed alternative is described in a report prepared by Endpoint on behalf of Crow Canyon Cleaners: "Draft Corrective Action Plan," dated September 22, 2011. The public is invited to review and comment on the cleanup action proposed in the Report. The report and case file are available for review on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). The case file is also available for review on-line at the ACEH located at 1131 Harbor Bay Parkway in Alameda, California. Please send a fax to 510-337-9335 to request a date and time to review the case file. Please send written comments regarding the proposed action to Paresh Khatri or Mehrdad Javaherian at the addresses below. All written comments received by **Wednesday, December 14, 2011** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup action.

For Additional information, please contact:

Paresh Khatri
Alameda County Environmental Health
1131 Harbor Bay Parkway, Ste 250
Alameda, CA 94502
Phone: 510-777-2478
E-mail: Paresh.Khatri@acgov.org

Mehrdad Javaherian
Endpoint Consulting
98 Battery Street, Suite 200
San Francisco, CA 94111
Phone: 415-706-8935
E-mail: Mehrdad@endpoint-inc.com

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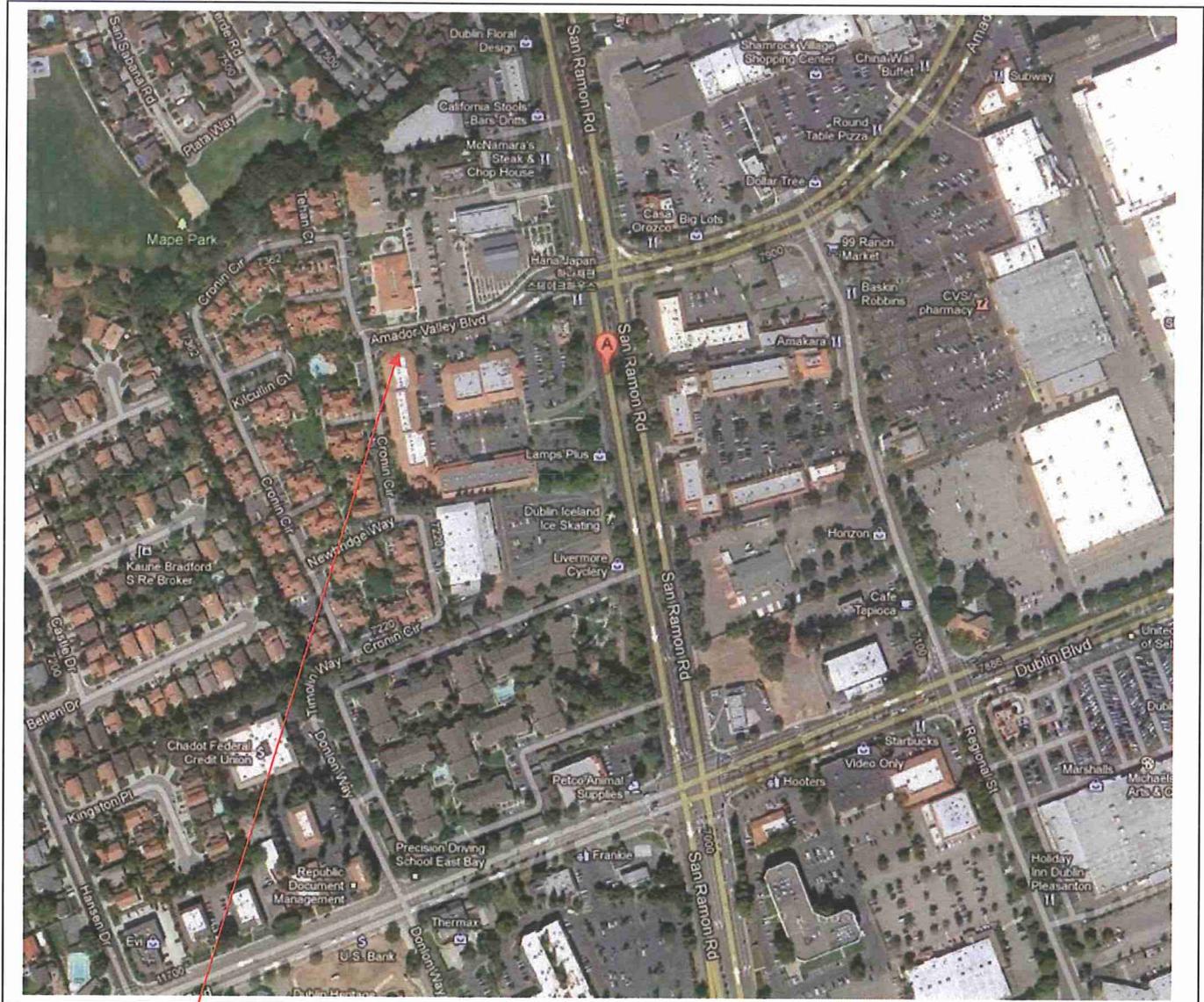
Crow Canyon Cleaners

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Fuel Leak Case No. RO0002863 and

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Crow Canyon Cleaners
7272 San Ramon Road, Dublin

Fact Sheet on Environmental Assessment/Remediation

Crow Canyon Cleaners Site
7272 San Ramon Road, Dublin,
Alameda County
ACEH File No. RO0002863
September 2009

Summary

This fact sheet has been prepared to inform community members and other interested parties of the results and status of the soil and groundwater investigation activities, the ongoing remediation pilot test activities, and the interim remediation activities at Crow Canyon Cleaners located at 7272 San Ramon Road, in Dublin, CA. The site is located in a commercial strip mall, which includes the dry-cleaning facility, the Montessori Plus School, and other commercial businesses. A release of tetrachloroethylene (PCE) has been identified at the site and one of the responsible parties, Jim Roessler, on behalf of the current property owner, the Chiu Family Trust, joined by the present and one of the past dry-cleaners, are performing pilot testing and interim remediation to cleanup tetrachloroethylene (PCE) contamination at the site.

Background

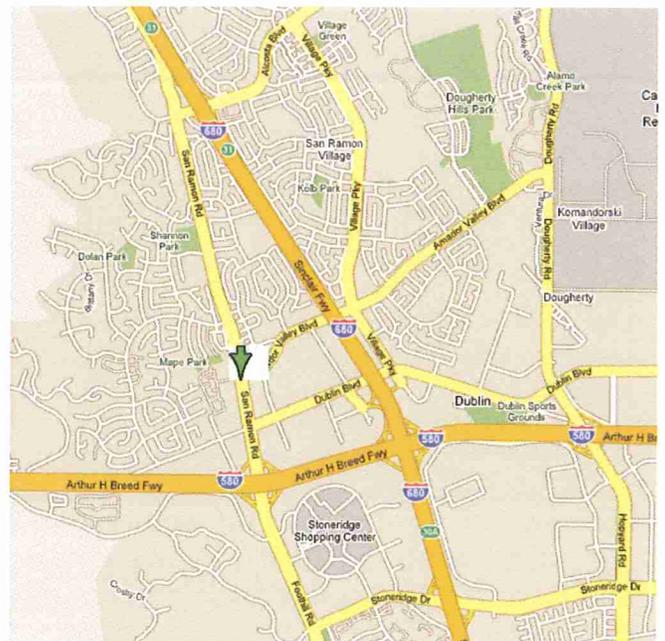
The site is currently operated as a dry cleaner. A release of PCE, a chlorinated dry-cleaning solvent, was identified in soil and groundwater beneath the site during a preliminary investigation in January 2005. Shallow soil and groundwater in the immediate vicinity of the dry-cleaning unit were shown to be contaminated with PCE and its breakdown product trichloroethylene (TCE). Follow-up investigations at the site and at the adjacent Montessori Plus School, performed in 2006, 2007 and 2008 at the direction of Alameda County Environmental Health (ACEH), documented that PCE and TCE are present in soil, groundwater, and soil vapor at concentrations that exceed applicable regulatory screening levels

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.

Fall, 2009

used to judge the necessity of the ongoing remediation activities at the site. The presence of PCE and TCE at concentrations exceeding regulatory screening levels does not indicate that adverse impacts to human health or the environment are necessarily occurring, but rather it indicates that a potential for adverse risk may exist and that additional evaluation is warranted. However, the levels so far detected are not a cause for an immediate health concern, and continued occupation of the Montessori Plus School is permitted.

To assess the potential presence of PCE within the Montessori School, indoor air samples were collected in late October 2007 and reported in early November 2007. Although PCE was detected, it was not present at concentrations that represent an imminent risk to children or staff at the school. Follow-up indoor air sampling was performed in December 2007, and the results were consistent with those for the October 2007 sampling event. Adjustments to the ventilation



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Crow Canyon Cleaners Site

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system were made as a precautionary measure to increase fresh air flow within the building.

In July of 2008, the Montessori Plus School reduced in size leaving a vacant space between the school and the existing cleaners, thus reducing the potential for affecting the school.

Next Steps

Jim Roessler, on behalf of the current property owner, the Chiu Family Trust, joined by the present and one of the past dry-cleaners, in concert with ACEH, have developed a plan for cleanup and site remedial activities are underway. Other parties identified as primary responsible parties for the investigation and cleanup at this site are Messrs. Dwight and Carleton Perry; Nam Sun and Seung Hee Park; and the Lee Family. These individuals are current or former owners and operators of the dry cleaning businesses which utilized PCE during dry cleaning operations. The former owner of the property, the Dublin Town & Country Properties partnership, is also a primary responsible party. These responsible parties, are working in concert with ACEH, in the cleanup process. Furthermore, ACEH has also arranged for additional regulatory review and public participation coordination with the Department of Toxics Substances Control (DTSC) for this project.

Additional site investigation, as requested by ACEH, including further soil and soil vapor sampling, was performed during the month of April 2008. The report and a soil vapor extraction (SVE) pilot test workplan, focused on mass reduction in the source zone and serving the purpose of interim remediation, were submitted to ACEH for review and approval in July 2008. ACEH completed its review and issued a letter on January 23, 2009, requesting implementation of the workplan, with some additional conditions,

including a workplan addendum; the Work Plan addendum was submitted in February 2009, which has since been approved by the ACEH. Implementation of the field work associated with SVE implementation is underway in accordance with the approved addendum.

Cleanup Activity

Preliminary cleanup plans are being coordinated with ACEH. As discussed above, SVE pilot test and interim remediation are also underway at the Site. Following completion of the interim remediation activities, confirmation soil vapor sampling will be conducted. If the results of the confirmation soil vapor sampling indicate that additional cleanup beyond the ongoing remediation is needed, a Corrective Action Plan (CAP) describing this work will be prepared.

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