

Detterman, Mark, Env. Health

From: Roe, Dilan, Env. Health
Sent: Friday, February 14, 2014 11:41 AM
To: Bob Clark-Riddell
Cc: Detterman, Mark, Env. Health
Subject: RE: Solano, Toxics, RO2857, Albany A-1 Cleaners - Fact Sheet
Attachments: RO#2857_Fact Sheet_Remediation DRAFT 2014-2-13.docx

Hi Bob:

My edits – ready for distribution . P.S. I had already made edits to the 1st Fact Sheet so haven't looked at your second doc.

Mostly I rearranged (albeit significantly) to tell the story better and removed reference to installation of a vapor barrier (as a completed action) as a 10 mil plastic sheet doesn't meet this criteria.

Happy V Day.

Dilan Roe, P.E.

Program Manager - Land Use & Local Oversight Program

Alameda County Environmental Health

1131 Harbor Bay Parkway

Alameda, CA 94502

510.567.6767; Ext. 36767

QIC: 30440

dilan.roe@acgov.org

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

From: Bob Clark-Riddell [mailto:briddell@pangeaenv.com]
Sent: Thursday, February 13, 2014 11:17 PM
To: Roe, Dilan, Env. Health
Cc: Detterman, Mark, Env. Health
Subject: RE: Solano, Toxics, RO2857, Albany A-1 Cleaners - Fact Sheet

Dilan,

I performed a few edits on the fact sheet I sent you earlier. Sorry about that. In case you've worked on the prior fact sheet, I also attached a redline version.

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
510.435.8664

From: Bob Clark-Riddell
Sent: Thursday, February 13, 2014 4:46 PM
To: 'Roe, Dilan, Env. Health'
Cc: 'Detterman, Mark, Env. Health'
Subject: RE: Solano, Toxics, RO2857, Albany A-1 Cleaners - Fact Sheet

Dilan,

Attached is our draft Fact Sheet. I have modeled it after the Crown FS/CAP fact sheet. The formatting used a different format from our prior fact sheet. The headers for page 2 and 3 are off. Let me know if you need further assistance from Pangea to format or edit this fact sheet.

Once complete, we will mail to the same radius list as before. I have confirmed that the distribution list includes properties up to 400 ft west and northwest of the site, well encompassing the area of concern. Of course, it would be great to mail this out very soon. Thanks for your assistance. Bob

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
510.435.8664

From: Roe, Dilan, Env. Health [<mailto:Dilan.Roe@acgov.org>]
Sent: Thursday, February 13, 2014 1:33 PM
To: Bob Clark-Riddell
Subject: RE: Solano, Toxics, RO2857, Albany A-1 Cleaners - Fact Sheet

Hi Bob:

Look on Geotracker – Case RO0003014 for a good example

Dilan Roe, P.E.
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From: Bob Clark-Riddell [<mailto:briddell@pangeaenv.com>]
Sent: Thursday, February 13, 2014 1:10 PM
To: Roe, Dilan, Env. Health
Subject: FW: Solano, Toxics, RO2857, Albany A-1 Cleaners - Fact Sheet

Hello Dilan,

Mark is out til Tuesday. Any chance you could send a sample Fact Sheet for FS/CAP notification?

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
510.435.8664

From: Bob Clark-Riddell
Sent: Thursday, February 13, 2014 12:49 PM
To: 'Detterman, Mark, Env. Health'
Subject: RE: Solano, Toxics, RO2857, Albany A-1 Cleaners - Fact Sheet

Do you have a sample fact sheet for the FS/CAP notice? You did provide a sample for the investigation notice.

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
510.435.8664

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Monday, February 03, 2014 12:21 PM
To: Bob Clark-Riddell; Tony Kershaw
Cc: Roe, Dilan, Env. Health
Subject: RE: Solano, Toxics, RO2857, Albany A-1 Cleaners Meeting

Tony and Bob,

ACEH has reviewed the three figures that you emailed to provide data from the recent groundwater investigation that was conducted as a step in delineating the extent of the PCE groundwater plume beneath the site vicinity at concentrations greater than 63 ug/l PCE (non-drinking water, protective of vapor intrusion). Figure 1 contained the proposed location of one well for the purpose of delineating the downgradient extent of groundwater. ACEH is in agreement that the well location is appropriate; however, ACEH believes that a minimum of four wells will be needed in order to quickly delineate the downgradient and lateral extent of the PCE groundwater plume and thus determine the potential for vapor intrusion impacts to offsite buildings. The attached markup of Figure 1 indicates potential additional well locations (orange) and offsite buildings with potential vapor intrusion risks (pink) from groundwater (in addition to those directly over the PCE plume). Additional contingency bores may be appropriate. An evaluation of changes in plume contaminant concentrations, combined with depth to water measurements, may help illustrate contaminant trends and residual sources. These points can be discussed further in the meeting on Thursday of this week (11 am).

In order to initially assess the potential for vapor intrusion at the offsite buildings, it appears appropriate to determine foundational details of vicinity buildings over and along the margins of the PCE plume. This is an additional area for discussion at the meeting this week. An additional area for discussion includes the status of the FS / CAP, public participation for a CAP, and the schedule (Gant chart). As previously discussed, a step-wise approach to investigation will impact the schedule for the subject property.

Let me know if you have questions. If not, we'll see you on Thursday.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
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From: Bob Clark-Riddell [<mailto:briddell@pangeaenv.com>]
Sent: Tuesday, January 28, 2014 4:00 PM
To: Detterman, Mark, Env. Health
Cc: Roe, Dilan, Env. Health; Tony Kershaw
Subject: RE: Solano, toxics, RO2857, Albany A-1 Cleaners Meeting

Mark,

Here are three maps of site groundwater presenting recent data and our proposed/possible future groundwater sampling locations. We are seeking your prompt feedback since the City of Albany permitting process is very slow (1-2 months). Thank you in advance for any assistance you can provide.

Figure 1 shows recent results for grab groundwater sampling. Figure 2 shows recent well data and a proposed offsite monitoring well, which will hopefully deine groundwater in well samples to below the residential ESL of 63 ug/L (which is protective of vapor intrusion into indoor air). (Note that our recent subslab gas sampling adjacent the closer apartment at 845 Stannage Avenue found low PCE concentrations (40 ug/m3), which is well below the residential ESL of 210 ug/m3).

Figure 3 shows proposed offsite sampling locations, if required by ACEH to define the plume below the residential ESL and ideally to the drinking water standard of 5 ug/L.

If the well location looks acceptable to ACEH, we would commence permitting and completion of the well immediately. If we find elevated impact in the additional offsite well above the residential ESL, we would then plan to install additional borings and possible additional monitoring wells. Is this approach acceptable? Or do you anticipate that ACEH would require further plume delineation (e.g., the proposed borings) to further define the plume regardless of the results from the proposed well?

Please feel free to call me to discuss when you can.

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
510.435.8664

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Monday, January 27, 2014 11:59 AM
To: Bob Clark-Riddell; Tony Kershaw
Cc: Roe, Dilan, Env. Health
Subject: RE: Solano, toxics, RO2857, Albany A-1 Cleaners Meeting

Bob,
Please send the map, and we'll see if we can talk this week; but may not be able to.

I'll get a room for the 6th of February.

Mark Detterman
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Fax: 510.337.9335
Email: mark.detterman@acgov.org

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From: Bob Clark-Riddell [<mailto:briddell@pangeaenv.com>]
Sent: Monday, January 27, 2014 11:46 AM
To: Tony Kershaw; Detterman, Mark, Env. Health

Cc: Roe, Dilan, Env. Health
Subject: RE: Solano, toxics, RO2857, Albany A-1 Cleaners Meeting

I'd like to do both.

Call: How about I send a map of our groundwater results on Tuesday (tomorrow), and we have a conference call later this week to discuss next sampling/well locations?

Meeting: Also have a meeting on Feb 6 at 11 am to discuss more in depth.

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
510.435.8664

From: Tony Kershaw [<mailto:tkershaw@kershawinvestments.com>]
Sent: Monday, January 27, 2014 10:43 AM
To: 'Detterman, Mark, Env. Health'; Bob Clark-Riddell
Cc: 'Roe, Dilan, Env. Health'
Subject: RE: Solano, toxics, RO2857, Albany A-1 Cleaners Meeting

I'll let you and Bob decide, but I prefer a meeting to hear better. Thanks for the morning time Mark. Best, Tony

Tony Kershaw
KERSHAW INVESTMENTS
PO Box 9026, Berkeley, CA 94709-0026
Telephone: 510-524-8122; Fax 510-524-3264
Email: tkershaw@kershawinvestments.com

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Monday, January 27, 2014 9:48 AM
To: 'Tony Kershaw'; 'Bob Clark-Riddell'
Cc: Roe, Dilan, Env. Health
Subject: RE: Solano, toxics, RO2857, Albany A-1 Cleaners Meeting

What's your sense? - Meeting or conference call?

If we're discussing potential new bore / well locations, a meeting might be better.

Mark Detterman
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From: Tony Kershaw [<mailto:tkershaw@kershawinvestments.com>]
Sent: Monday, January 27, 2014 9:45 AM

To: 'Bob Clark-Riddell'; Detterman, Mark, Env. Health
Cc: Roe, Dilan, Env. Health
Subject: RE: Albany A-1 Cleaners Meeting

11 AM Thursday Feb 6 is good. Thanks, Tony

Tony Kershaw

KERSHAW INVESTMENTS
P.O. Box 9026, Berkeley, CA 94709-0026
Telephone: 510-524-8122, Fax: 510-524-3264
Email: tkershaw@kershawinvestments.com

From: Bob Clark-Riddell [<mailto:briddell@pangeaenv.com>]
Sent: Monday, January 27, 2014 9:32 AM
To: mark.detterman@acgov.org; tkershaw@kershawinvestments.com
Cc: dilan.roe@acgov.org
Subject: Re: Albany A-1 Cleaners Meeting

Let's do Thurs Feb 6 at 21 am.

Sent from my HTC on the Now Network from Sprint!

----- Reply message -----

From: "Detterman, Mark, Env. Health" <Mark.Detterman@acgov.org>
Date: Mon, Jan 27, 2014 9:29 am
Subject: Albany A-1 Cleaners Meeting
To: "Bob Clark-Riddell" <briddell@pangeaenv.com>, "Tony Kershaw" <tkershaw@kershawinvestments.com>
Cc: "Roe, Dilan, Env. Health" <Dilan.Roe@acgov.org>

Tony and Bob,

The next couple of weeks are a bit busy. Both of us are currently free Thursday Feb 6 at 10, or 11am, and then on Monday February 10 or Tuesday February 11 @ 1, 2, or 3. Some time may develop on Monday Feb 3rd and Tuesday Feb 4th, but there is a local CUPA conference we will attend for part of the time, and our time has not settled yet. Things change quick, so let us know if one of these times will work for you two.

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From: Bob Clark-Riddell [<mailto:briddell@pangeaenv.com>]
Sent: Friday, January 24, 2014 5:21 PM
To: Detterman, Mark, Env. Health; Roe, Dilan, Env. Health

Cc: Tony Kershaw
Subject: RE: Albany A-1 Cleaners Meeting

Mark and Dilan,

Pangea would like to schedule a meeting or conference call to discuss our recent data from implementation of the Data Gap Assessment Workplan. No significant change in subsurface gas or indoor air concentrations. Door-to-door survey did not identify any used wells or subsurface structures of significant concern. Low subsurface gas concentrations (below residential ESLs) were detected in a new probe installed near downgradient apartment complex near the offsite plume, so vapor intrusion apparently not a significant concern for 4-plex.

Since PCE was found downgradient in grab groundwater samples, more assessment is merited. We'd like to discuss next phase of investigation and additional monitoring wells. Will also need to expand our door-to-door survey.

A new tenant is interested in leasing 1187 Solano. The tenant must soon submit plumbing plans to the City of Albany. We would like to make sure your agency has enough information to concur that tenant can commence plumbing and other improvements to facilitate occupancy of the space.

Therefore, the objective of the meeting or call will be to: 1) outline next steps forward for downgradient plume delineation, 2) outline steps for onsite work, and 3) discuss information to be provided in next technical report. In addition, we'd like to discuss what future agency correspondence will look like to show future tenants at 1185 and 1187 Solano.

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
510.435.8664

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Friday, November 15, 2013 11:54 AM
To: Tony Kershaw; Bob Clark-Riddell
Cc: Roe, Dilan, Env. Health
Subject: Albany A-1 Cleaners Meeting

Gentlemen,

Dilan has an open time slot on Tuesday Nov 19th between 3 and 4:30; will this be a workable time for you? I know it's not in Tony's much preferred AM timeframe.

Let us know if you would.

Thanks,

Mark Detterman
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