

Khatri, Paresh, Env. Health

From: Jim Roessler [jim@roesslerinvestmentgroup.com]
Sent: Thursday, February 18, 2010 8:34 AM
To: Khatri, Paresh, Env. Health
Cc: Mehrdad Javaher; DWP5334@aol.com; jpark1015@gmail.com; GabrielHC8@aol.com; TianaCJenkins@aol.com; BBurrowsRE@aol.com
Subject: FW: [Fwd: RE: Crow Canyon Dry Cleaners]
Attachments: 2010 February Fact Sheet.doc

Paresh,

Please find attached the latest Fact Sheet for the Lamps Plus center in Dublin.

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

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

From: Mehrdad Javaher [mailto:mehrdad@endpoint-inc.com]
Sent: Thursday, February 18, 2010 6:30 AM
To: Jim Roessler
Subject: Re: [Fwd: RE: Crow Canyon Dry Cleaners]

Jim-

Attached is a revised version of the Draft Fact Sheet. Following your review, please submit to Paresh Khatri at the County for his review (his

email is Paresh.Khatri@acgov.org.

Please let me know if you have any questions.

Regards,
Mehrdad

On 2/17/2010 2:00 PM, Jim Roessler wrote:

> Mehrdad,
>
> This is a little embarrassing but I am not sure which one was the
> latest. Attached is the one I now think was the last one we did.
>
> Jim Roessler

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

> -----Original Message-----

> From: Mehrdad Javaher [mailto:mehrdad@endpoint-inc.com]
> Sent: Wednesday, February 17, 2010 7:26 AM
> To: Jim Roessler
> Cc: Natasha Roessler
> Subject: [Fwd: RE: Crow Canyon Dry Cleaners]

> Jim-

> The attached version you sent me is an old one. There should be a
more
> recent version. Please take another look.

>
> Thanks
> Mehrdad

> ----- Original Message -----

> Subject: RE: Crow Canyon Dry Cleaners
> Date: Fri, 12 Feb 2010 09:44:12 -0800
> From: Jim Roessler <jim@roesslerinvestmentgroup.com>
> To: Mehrdad Javaher <mehrdad@endpoint-inc.com>
> CC: Natasha Roessler <natasha@roesslerinvestmentgroup.com>

> Mehrdad,

> I think this was the last Fact Sheet in work.

> Jim Roessler

> Roessler Investment Group
>
> 360 Post Street, Suite 602
>
> San Francisco, CA 94108
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> Phone: (415) 837-3722

> Fax: (415) 837-3717

>

> Email: Jim@RoesslerInvestmentGroup.com

>

>

>

> -----Original Message-----

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

> Sent: Friday, February 12, 2010 8:07 AM

> To: Jim Roessler

> Subject: Crow Canyon Dry Cleaners

>

> Hi Jim-

>

> While we await the County's review of the remediation report and related

>

> monitoring recommendations, we are supposed to update the Fact Sheet for

>

> the site and redistribute.

>

> Please let me know if you'd like me to review and update the info in the

>

> fact sheet related to the remediation efforts. I will not bill for this

>

> until we have a final monitoring plan and will include it as part of that work.

>

> If you'd like me to prepare this, please send me the latest version of

> the Fact Sheet in MS Word.

>

> Thanks

> Mehrdad

>

>

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.

Winter, 2010

Summary

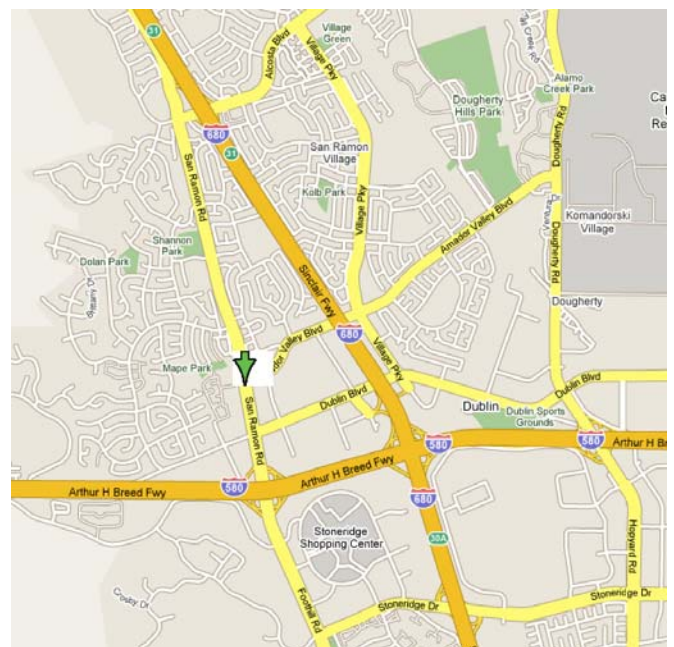
This fact sheet has been prepared to inform community members and other interested parties of the results and status of the soil and groundwater investigation and remediation activities at the Crow Canyon Cleaners located at 7272 San Ramon Road, in Dublin, CA. The site is located in a commercial strip 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, have performed 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



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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 was performed from July 2009 through November 2009, including over 2.5 months of SVE operations for removal of PCE mass from beneath the ground surface.

Cleanup Activity

As discussed above, SVE pilot test and interim remediation has been conducted from July through November. This included 2.5 months of SVE operations and routine sampling of soil vapor prior to and throughout the SVE operations. After 2.5 months of vapor extraction, soil vapor and PCE mass removal rates reached asymptotic levels, resulting in termination of SVE operations in October 2009. During the SVE operations, the PCE concentrations beneath the ground surface declined significantly in concert with mass removal efforts. To date, one round of post-SVE operation sampling has been conducted (in November 2009), indicating that the PCE levels remain below relevant regulatory screening levels. Of particular relevance were significantly reduced levels in a monitoring well within the vacant suite located between the dry cleaner and the Montessori Plus School.

Following a meeting held with the ACEH in January 2010, an SVE Interim Remediation Report documenting all SVE activities and related sampling has been submitted to the ACEH for review. The report includes recommended actions for ongoing monitoring to further evaluate the effectiveness of SVE operations conducted in 2009. Upon approval by the ACEH, the proposed monitoring will be initiated. Following completion of this monitoring, a Corrective Action Plan (CAP) outlining future action at the

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site will be prepared. Depending on the monitoring results, future action may range from additional monitoring, additional remediation, or no further action.

Timeline

As noted above, a report documenting the results of the SVE pilot test and interim remediation activities, and outlining a proposed monitoring program for the site has been submitted for review by the ACEH. Once the proposed monitoring program, which extends through 2010, has been approved by the ACEH and implemented at the site, a CAP will be prepared, and another public participation period will occur before any additional work is started. Preparation of a CAP is likely to occur in 2011.

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 viewed. One is the Alameda County Environmental Health Department's website at <http://www.acgov.org/aceh/index.htm>, where the electronic files for the case are available on-line. Another information repository is located at the Dublin Branch, Alameda County Library, 200 Civic Drive in Dublin; Contact person is Pam Blade, 925-828-1315.

A second way interested parties can obtain information is to contact the site representatives/spokespersons listed below.

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 post-pilot test/interim remediation monitoring, this fact sheet will be updated documenting the results of 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 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.

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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

Jing Heisler, PG, Endpoint Consulting, Inc.
Environmental Consultant , 415-398-3265
jing@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
