

Fact Sheet on Environmental Assessment/Remediation

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

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Summary

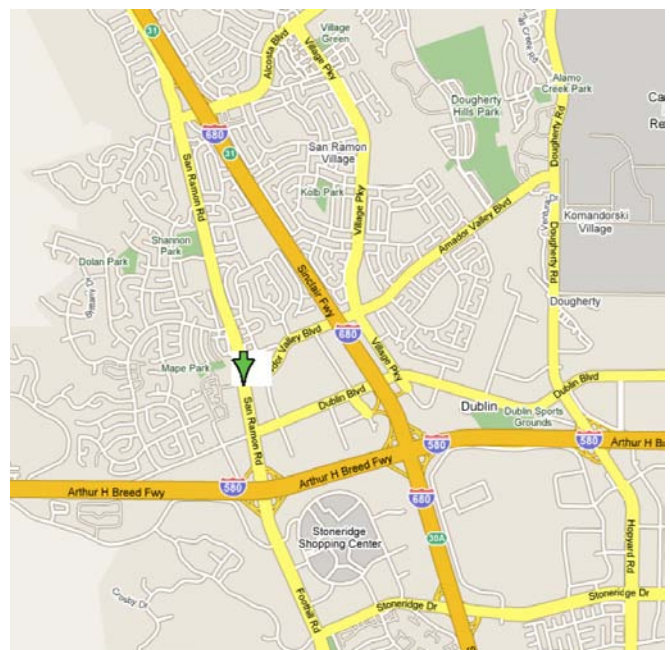
This fact sheet has been prepared to inform community members and other interested parties of the results and status of the soil and groundwater investigation activities, the ongoing remediation pilot test activities, and the interim remediation activities at Crow Canyon Cleaners located at 7272 San 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



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

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 Toxic 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

As noted above, SVE pilot test and interim remediation activities are underway. Results of these activities are estimated to be available by October 2009. A report documenting the results of the SVE pilot test and interim remediation activities will be completed for review by the ACEH by the end of 2009, as requested by the ACEH.

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 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.

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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 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
