Fact Sheet on Environmental Assessment

Four Seasons Cleaners
13778 Doolittle Drive, San Leandro, CA
Alameda County
ACEH File No. RO0003155
May 15, 2015

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.

Spring, 2015

Summary

The Alameda County Environmental Health Department (ACEH) has requested this fact sheet be issued to inform you of ongoing investigation work at the Four Seasons Cleaners property (site), located at 13788 Doolittle Drive in San Leandro, California (Figure 1).

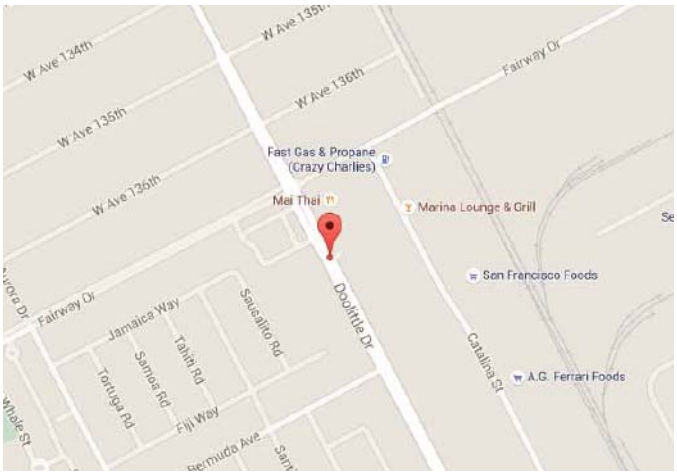

Figure 1

The purpose of the investigation work is to gather more information on the nature and extent of contamination onsite as well as offsite and in adjacent units next to the site building. This fact sheet contains information concerning site background, results of recent investigations, planned investigation activities, and information contacts. A glossary of certain terms also is included.

Background

The Four Seasons Cleaners site currently is situated within a commercial area of the Marina Faire Shopping Center in San Leandro, California. The subject site is located within a larger shopping mall located on the southeast corner of Fairway and Doolittle Drives, with multiple other operating businesses within suites of the facility. The subject site has been a small retail dry-cleaner for 30 years or more. The site currently houses a 55-gallon chemical capacity closed-loop dry cleaning machine, which is bolted to the floor. Prior to 2001, the dry cleaning operation utilized tetrachloroethylene (PCE) as the chlorinated solvent cleaning agent, until the machine was replaced with the current machine.

Environmental Investigation Activities

Environmental investigations have been performed at the site beginning in 2014; these investigations have included soil, soil vapor, and groundwater sampling to assess the type and extent of contamination at the site.

These investigations identified that volatile organic compounds (VOCs), primarily PCE, has been released to the environment in the vicinity of the site as a result of former dry cleaning operations at the site.

VOCs, primarily PCE, have been detected in shallow groundwater and soil vapor in areas surrounding the facility and throughout the dry cleaning suite. The data indicate that the highest concentrations of PCE in soil-vapor are located beneath the dry cleaning operation suite. Concentrations of PCE in groundwater have also been detected in the parking lot in front of the facility to the west and southwest.

Concentrations reported in samples were found at concentrations greater than applicable regulatory agency screening levels. The presence of these chemicals at concentrations exceeding regulatory screening levels does not indicate that adverse impacts to human health or the environment are necessarily occurring, but rather indicates that a potential for adverse risk may exist and that additional evaluation is warranted.

Additional investigations are needed to determine the extent of the contamination at the site. Of particular interest is the potential for movement of

VOCs into the inside of buildings where people could be exposed to contaminated indoor air. This process is called vapor intrusion into indoor air.

Next Steps

Because more information is needed about VOCs throughout the subject suite, adjacent suites and areas surrounding the site, additional investigation is currently being planned to further delineate the extent of VOCs in soil and soil-vapor. This investigation will include advancing soil borings and collecting samples in the vicinity of the subject site and in areas surrounding the site. Additionally, indoor air quality samples are proposed to be collected within the subject facility to evaluate risk to building occupants.

Timeline

As noted above, additional investigation is currently being planned. Fieldwork is planned for June through September 2015, and a report documenting the results will be completed in Fall 2015. The site will be evaluated to assess whether remediation or mitigation are required to protect human health and the environment.

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, and a second is the State's Geotracker website at http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000006425 where the electronic files for the case are available on-line.

A third way interested parties can obtain information is to 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:

Mark Detterman, Senior Hazardous Materials Specialist, 510-567-6876, mark.detterman@acgov.org

Bill Dugan, WellTest, Inc., 408-460-1884, dugan@welltest.biz

Glossary of Terms

Tetrachloroethylene – Tetrachloroethylene, commonly known as PCE, is a colorless organic liquid with a mild, chloroform-like odor. The greatest use of PCE is in the textile industry, and as a component of aerosol dry-cleaning products. It is a known human carcinogen.

Soil-vapor – Soil-vapor refers to the air that is present in the open spaces between soil particles between the ground surface and the water table. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.

Volatile organic compounds (VOCs) – VOCs are organic liquids, including many common solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths. Many VOCs are known human carcinogens. Examples of VOC usage include dry cleaning solvent, carburetor cleaner, brake cleaner, and paint solvents.