

# Indoor Air Sampling Notification Letter to Tenants

## Rainbow Apparel

10700 MacArthur Boulevard

Oakland, California

November 2016

**RECEIVED**

By Alameda County Environmental Health 2:47 pm, Dec 01, 2016

## Why We Are Here

AEI consultants, on behalf of WAC Enterprises FHS, LLC, current owner of the subject site, with direction from the Alameda County Department of Environmental Health (ACDEH), is investigating the presence of dry cleaning solvent contamination in soil, soil vapor, and groundwater at 10700 MacArthur Boulevard in Oakland, California. The solvent contamination comes from past dry cleaning operations conducted at the site and while the dry cleaners are no longer there, the contamination remains in soil, groundwater and soil vapor. The main contaminant of concern is perchloroethylene (also known as "perc", "PCE", and "tetrachloroethylene"). Depending on the amount and duration of exposure, PCE can have adverse human health effects such as kidney and liver damage and has caused cancer in laboratory animals.

## What We Found

In August 2016, indoor air samples were collected within the adjacent vacant tenant suite (Former Anna's Linens) to assess if PCE contamination found in soil gas under the building from earlier tests has the potential to impact indoor air within the building. Indoor air sampling results showed no immediate health threat. However, the concentrations reported exceed the applicable regulatory agency screening levels which considers a long-term exposure scenario which is acceptable for people living or working in the building over an extended period of time.

## What actions are being taken to solve the problem?

As part of the continued assessment activities, AEI plans to collect indoor air samples within your tenant suite during December 2016. The intent is to assess if there is the potential for exposure to PCE within and adjacent to the former dry cleaner suite. AEI will contact you approximately 48 hours prior to sampling activities to coordinate access. The results of the sampling will be communicated to you the tenant, following which, if determined necessary, mitigation measures may be implemented.

## Sampling

After a chemical inventory has been taken by AEI, we will ask you to remove sources of Volatile Organic Compounds (VOCs) from your area of the building before the indoor air sampling. Sources of VOCs can be identified based on experience and also by use of special instruments. The following items may contribute VOCs and should be checked, and if necessary removed, prior to indoor air sampling:

- Cleaning products and solvents
- Glues, sealants, caulks, and similar construction materials
- Lighter fluid
- Paints and varnishes
- Items with a pressurized spray bottle
- Freshly dry-cleaned clothes
- Products with fragrance or an odor

To the extent practical, any of these named products should be removed prior to sampling. On the day of the sampling, we will arrive to drop off the indoor air sampling canister at a pre-arranged time. The indoor air sampling canister will be calibrated to take a continuous air sample over the course of several hours (typically 8 hours or 24 hours). The canister does not require any power or batteries. Once the canister has been located and sampling begins, it is important not to touch or to interfere with it. The goal of the indoor air sampling is to measure the concentration of VOCs in your tenant suite under normal conditions. Therefore, during sampling, you should continue with your regular routine. However, it is

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important to understand that certain activities will have an impact on the concentration of VOCs in the air. For example, opening windows and external doors for an extended period will generally decrease the concentration of VOCs in indoor air. These activities should be avoided so that your potential highest exposure can be determined.

AEI is continuing its investigation of the solvent contamination at the site to obtain the environmental information needed for developing short and long term solutions to the problems. We will work closely with the AEI, the building owner, and tenants to make sure that your health is protected.

## **Project Contacts**

If you have questions, please contact one of the following individuals:

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