

Nowell, Keith, Env. Health

From: Roe, Dilan, Env. Health
Sent: Tuesday, September 15, 2015 6:35 PM
To: Gary_Bates@efiglobal.com; patrick@ellwoodcommercial.com;
ronpatelvidge@gmail.com
Cc: Nowell, Keith, Env. Health; PDKing0000@aol.com
Subject: RO2981 - Red Hanger Kleeners

Gentleman:

Keith and I phoned Paul King this afternoon to get a status update on the implementation of mitigation measures at the subject site due to the exceedances of the Accelerated Response Action Level (ARAL) for trichloroethylene (TCE) of 8.0 micrograms per cubic meter in indoor air samples collected on September 3 and 4.

Paul indicated that he sent the lab results from this most recent sampling event to you on September 9, and recommendations for mitigation measures including increasing the ventilation in the tenant spaces and installing air filtration units in suites where ventilation cannot be adjusted.

Although some mitigation measures have been implemented (sealing the annular space in the elevator shaft, foundation, and pipe, shampooing the carpet, etc.), the recent indoor air sampling results indicate the need for additional measures to mitigate air quality.

Additional measures should be implemented immediately. Therefore, please provide Alameda County Environmental Health (ACEH) with a scope and timeline providing details with the proposed mitigation measures by the **close of business on Thursday September 17**.

Additionally, as previously requested in an email correspondence on August 21, please also submit a draft Fact Sheet to ACEH by the **close of business on Thursday September 17**, notifying tenants of the TCE exceedances in indoor air and proposed mitigation measures, and the next steps in the ongoing investigation of the tetrachloroethylene (PCE) release from the former Red Hanger Cleaners. The fact sheet should be prepared in accordance with the Department of Toxic Substances Control (DTSC) Vapor Intrusion Public Participation Advisory (March 2012) including but not limited to Appendix C – Indoor Air Sampling and the San Francisco Bay Regional Water Quality Control Board's draft document entitled Interim Framework for Assessment of Vapor Intrusion at TCE-Contaminated Sites in the San Francisco Bay Region, dated October 16, 2014.

The last formal report received by ACEH for the subject site on September 1, 2015 was the Phase II Environmental Site Assessment Soil Gas Investigation prepared by Youngdahl Consulting Group Inc. dated August 25, 2015 and submitted on behalf of EFI Global Inc and Mr. Ron Elvidge. A review of GeoTracker indicates that no GEO_MAPS or EDF data was uploaded in conjunction with this report. Therefore you are currently out of compliance with the State Water Resources Control Board GeoTracker submittal requirements.

Since the submittal of the Phase II Site Assessment in which exceedances of the Urgent Response Action Level (URAL) for TCE were reported, ACEH has worked with Paul King and Gary Bates to assess the risk to building occupants, collect additional indoor air samples, and implement mitigations measures. Although this data has been submitted to ACEH via email correspondence, an interim remedial action report has not been formally submitted. Therefore, please submit an Interim Remedial Action Report to ACEH by October 2, 2015.

Lastly, please submit a work plan for additional assessment of the PCE release from the former dry cleaner by October 16, 2015.

Thank you for your cooperation.

Dilan Roe, P.E.

Program Manager - Land Use & Local Oversight Program

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PDF copies of case files can be reviewed/downloaded at:

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

From: Nowell, Keith, Env. Health

Sent: Friday, September 11, 2015 4:46 PM

To: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>

Subject: RO2981 - Red Hanger Kleeners

Dilan,

I just spoke (very) briefly with Paul King and Gary Bates. Results of an interim sampling of the common areas still show ARAL exceedances. The samples were collected in the 3rd floor men's room and 2nd floor hallway. The next steps will include increasing the ventilation.

They will get back to us early next week.

Keith

Keith Nowell PG, CHG

Hazardous Materials Specialist

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