

Nowell, Keith, Env. Health

From: Nowell, Keith, Env. Health
Sent: Monday, September 21, 2015 12:04 PM
To: PDKing0000@aol.com
Cc: Gary_Bates@efiglobal.com; patrick@ellwoodcommercial.com; ronpatelvidge@gmail.com; wkochenderfer@cs.com; dave@bblandlaw.com; Roe, Dilan, Env. Health
Subject: RE: RO 2981 Red Hanger Cleaners at 6239 College Ave - Draft tenant notification
Attachments: RO2981_ Fact Sheet_ Indoor Air Mitigation-2015-08-21_DR.docx

Paul,

As discussed in the Alameda County Environmental Health (ACEH) email correspondence dated August 21, 2015, please revise the draft tenant notification for the subject site in accordance with the DTSC Vapor Intrusion Public Participation Advisory (March 2012) including but not limited to Appendix C – Indoor Air Sampling.

ACEH has attached a word document of a sample fact sheets/notification from Alameda County for your use as a starting template.

Additionally, please upload all correspondences to the ACEH ftp and State Water Resources Control Board (SWRCB) GeoTracker websites prepared after 6:35 PM, 9/15/2015.

Regards,
Keith Nowell

From: Roe, Dilan, Env. Health
Sent: Friday, August 21, 2015 11:13 AM
To: PDKing0000@aol.com; Nowell, Keith, Env. Health <Keith.Nowell@acgov.org>
Cc: Gary_Bates@efiglobal.com; patrick@ellwoodcommercial.com; ronpatelvidge@gmail.com; wkochenderfer@cs.com; dave@bblandlaw.com
Subject: RE: RO 2981 Red Hanger Cleaners at 6239 College Ave - Draft tenant notification

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Dilan Roe, P.E.
Program Manager - Land Use & Local Oversight Program
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
510.567.6767; Ext. 36767
QIC: 30440
dilan.roe@acgov.org

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

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

From: PDKing0000@aol.com [<mailto:PDKing0000@aol.com>]
Sent: Thursday, August 20, 2015 1:53 PM
To: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Nowell, Keith, Env. Health <Keith.Nowell@acgov.org>
Cc: Gary_Bates@efiglobal.com; patrick@ellwoodcommercial.com; ronpatelvidge@gmail.com; [wkochederfer@cs.com](mailto:wkochenderfer@cs.com); dave@bblandlaw.com
Subject: RO 2981 Red Hanger Cleaners at 6239 College Ave - Draft tenant notification

Hi Dilan and Keith,

Per my discussion with Dilan yesterday, you will find below a draft tenant notification for the subject site.

Please let me know if you have any questions or comments.

Thank you!

Paul

Paul H. King
Professional Geologist

P&D Environmental, Inc.
55 Santa Clara Avenue, Suite 240
Oakland, CA 94610

(510) 658-6916 telephone
(510) 834-0152 facsimile
(510) 387-6834 cellular
Paul.King@pdenviro.com

8/20/2015

Dear Tenant,

Detectable concentrations of the chemical trichloroethene (TCE) have been identified in air in the building at 6239 College Avenue in Oakland. The source of the TCE is presently unknown. The TCE air concentrations in the hallway on the second floor and in a bathroom located on the third floor marginally exceed concentrations which require reduction. Testing within the suites at the property did not identify TCE concentrations in air exceeding levels requiring action to reduce the TCE air concentrations at this time.

In addition, a dry cleaner was formerly located on the first floor of the building, and detectable concentrations of the dry cleaning chemical tetrachloroethene (also called perchloroethene, PCE) have been detected in air in common areas (hallway and bathroom) and in tenant spaces at concentrations that do not require immediate action, but were detected at concentrations that require further evaluation.

We are providing you with this notification as a precaution and to advise you that women who are pregnant or who suspect that they might be pregnant are advised to not enter the premises until TCE air concentrations in the building are reduced.

We initially received information on July 28, 2015 that there were detectable concentrations of TCE and PCE in common areas (hallway and bathroom) in the building, and after conferring with the Alameda County Department of Environmental Health (ACDEH) we collected additional common area air samples to confirm the initial results. Based on review of the confirmation air sample results and after conferring with the ACDEH, we collected air samples in common areas and in tenant spaces. We received these most recent results on August 17, 2015 with the results confirming the presence of TCE and PCE in tenant spaces as described above.

We are taking immediate action to identify the source of the TCE and we are also taking immediate action to reduce the TCE concentrations in air by performing the following actions. We will shampoo the carpet on the second and third floor in the hallway to address the possibility of the source being located in the carpet. We are also having the sewer vent piping evaluated for air leaks to address the possibility of the TCE and PCE source being located in the sewer pipes, and we will be sealing any gaps in the elevator pit floor. We will then perform confirmation air sampling and let you know the results.

This work is being performed with supervision by the ACDEH.

If you have any questions or need any additional information, please do not hesitate to contact the following:

- Dilan Roe at the ACEHD at 510-567-6767 or
- Patrick Ellwood at 510-238-9111 or
- Paul King of P&D Environmental, Inc. at 510-658-6916.

Fact Sheet on Environmental Assessment

Swiss Valley Cleaners Site

1395 MacArthur Boulevard

San Leandro, California

Alameda County

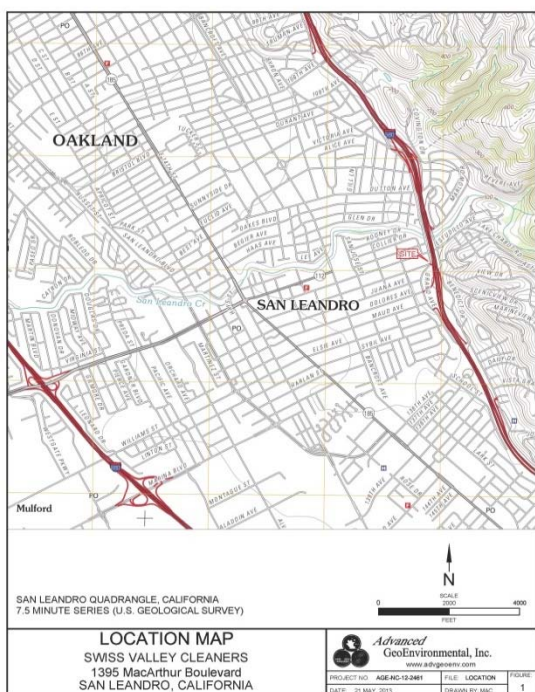
ACEH File No. RO0003120

July 2014

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.

Summer, 2014

The Alameda County Environmental Health Department (ACEH) is issuing this fact sheet to inform you of ongoing investigation work at the Swiss Valley Cleaners (site), located at 1395 MacArthur Boulevard in San Leandro, California (Figure1).



The purpose of the investigation work is to gather more information on the nature and extent of contamination within the dry cleaning suite (soil, groundwater, soil vapor, and indoor air), as well as off-site (soil and soil vapor) and in indoor air samples in suites adjacent to the dry cleaners, within the building. This fact sheet contains information concerning site background, results of recent investigations, remediation activities, and information contacts. A glossary of certain terms also is included.

Site Background - The Swiss Valley Cleaners site currently is situated within a commercial area of the Estudillo Shopping Center just west of interstate 580 on the corner of MacArthur Boulevard and Joaquin Avenue. The subject site is in a strip mall on a 1.76-acre lot with several operating businesses within suites at the mall. The subject site was a small retail dry-cleaner for 30 years or more, prior to initial site investigations. The site currently houses a 55-gallon capacity closed-loop, chemical dry cleaning machine, which

is bolted to the floor and recently used green chemicals as a dry cleaning agent. Prior to 2001, the dry cleaning operation utilized tetrachloroethylene (PCE) as the dry cleaning solvent, until the machine was replaced with the current machine. Volatile Organic Compounds (VOCs) such as PCE are able to move in the environment, from soil to groundwater, from groundwater to soil, and from groundwater or soil to air. Of particular interest is the potential for movement of VOCs into the inside of buildings where people could be exposed to contaminated air. This process is called soil-vapor intrusion into indoor air.

Glossary of Terms

Soil Gas—Soil gas 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.

Recent Investigation Activities - Environmental investigations have been performed at the site from 1998 through 2014; these investigations have included sampling and analysis of soil, soil-vapor, groundwater and indoor air to assess the type and extent of contamination at the site. In total, laboratory analysis has been conducted on 182 samples collected from 96 borings and indoor air sampling containers.

Investigations performed at the site have identified that VOCs, specifically PCE, leaked into the subsurface beneath the subject building. Soil and soil vapor samples have only been collected to date beneath the dry cleaning suite; however, work is planned to collect additional soil and soil vapor samples beneath adjacent suites in order to define the lateral extent of the PCE contamination. Limited groundwater data has been collected, but additional data will also be collected in the near future.

Concentrations of PCE have been also been detected in

Fact Sheet on Environmental Assessment

Swiss Valley Cleaners Site

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Summer, 2014

subsurface soil-vapor samples in the parking lot and surrounding the perimeter of the Estudillo Plaza shopping center.

Concentrations reported in soil-vapor and indoor air samples collected beneath the dry cleaning suite were found at concentrations greater than applicable regulatory agency screening levels requiring additional investigation. 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.

The highest concentrations of PCE in indoor air are located within the suite associated with dry cleaning at the site and in the adjacent suite located at 1383 MacArthur Boulevard (Solthea Salon & Beauty Supply). Concentrations of PCE over screening levels have also been detected in indoor air samples collected in the Estudillo Plaza Optometry facility located at 1377 MacArthur Boulevard. PCE concentrations were reported in the indoor air of the suite at 1369 MacArthur Boulevard, but were well below established regulatory screening levels requiring further investigation.

Because the screening levels were exceeded and indoor air samples indicated vapor intrusion of PCE into a number of suites at the site, Advanced GeoEnvironmental Inc. (AGE) was recently requested to evaluate health risks associated with the contamination and the analysis indicated that there does not appear to be an imminent risk, but these concentrations still require clean-up.

Cleanup of Environmental Impacts – As discussed, VOCs have been detected in soil, groundwater, soil-vapor and indoor air samples at the site. In general, soil and groundwater concentrations reported during the investigations performed at the site are below regulatory screening levels. However, soil-vapor concentrations reported during investigative activities are well above regulatory screening levels and are likely the cause of PCE vapors intruding into the subject facility and immediately surrounding units. PCE vapor concentrations reported in soil-vapor and indoor air require remediation (clean-up) at this time to mitigate the potential for health risks by reducing concentrations in both soil and soil vapor.

Soil-Vapor and Indoor Air Mitigation and Remediation - AGE has been working with ACEH to plan and implement corrective action at the site in conjunction with site use. Currently, AGE is determining the appropriate remedial measures for removal of residual soil-vapor impact from the

subsurface at the site.

Initial mitigation measures are being implemented currently due to elevated VOC impact to indoor air with the installation of a fresh air circulation system in the dry cleaning suite and immediately adjacent suites to increase fresh air intake and exhaust into the suites. This will aid in reducing the overall residual impacts to indoor air.

A pilot test, installation of fresh air and exhaust fans in the subject facility and modifications to existing HVAC systems in the adjacent suites were presented as recommendations in the AGE-prepared, *Indoor Air Sampling Report – Second Quarter 2014*, dated July 1, 2014. AGE conducted a soil vapor extraction pilot test in August 2014 within the dry cleaning suite to determine the effectiveness of this remedial technology on the residual contaminate mass at the site and the effectiveness of reducing the soil-vapor concentrations of PCE.

Next Steps – Based on results of the pilot test, it is likely that a dedicated remediation system will be installed to continue to remove the PCE impact soil-vapor from the site. This will include the installation of additional vapor extraction wells and a temporary remediation system and enclosure.

The entire case file can be viewed over the internet on the ACEH at <http://www.acgov.org/aceh/lop/ust.htm> or at the State of California Water Resources Control Board website at <http://geotracker.swrcb.ca.gov>.

Please send written comments regarding the investigation and proposed actions to Mark Detterman at the address below.

For More Information

Please contact any of the following individuals with questions or concerns you may have:

Mark Detterman
Alameda County Environmental Health Case Manager
510-567-6876
mark.detterman@acgov.org

Daniel Villanueva
Advanced GeoEnvironmental Inc.; Consultant
209-467-1006
dvillanueva@advgeoenv.com