

# ALAMEDA COUNTY ENVIRONMENTAL HEALTH LOCAL OVERSIGHT PROGRAM SITE INSPECTION RO0357

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LOP Case RO0357, Snow Cleaners, 2678 Coolidge Avenue, Oakland

Site Inspection by Jerry Wickham

December 10, 2009, 5:30 pm

Visited site in response to odor complaint from property owner at 3319 Davis Street, Oakland (see attached email). Met with Diane O'Hara at the site.

I viewed three areas of the site:

- 1) Living room of home
- 2) Soil on the southeast side of home
- 3) Basement

Indistinct but relatively strong odor noticed in the entrance and living room to home. Living room contains a fireplace.

Ms. O'hara pointed out an area along the southeast side of home where she has observed an odor when digging in the surface soil. The area has exposed soil immediately adjacent to home foundation near area where the gas line enters basement. Adjacent residence is only several feet to the southeast. Not able to observe odor; however, conditions were cold and I did not disturb or sample surface soil. Discharge from sump exits the foundation and discharges to area where odor has been observed.

The rear portion of building has a full basement that appears to be approximately 4 to 5 feet below surface grade. The basement contains furnace and sump. About 1 inch of water observed in the base of sump. Sump appeared to be approximately two feet deep. Seepage and standing water on the floor observed along the southeast wall of the basement. Some darker staining observed in concrete where seepage likely to have occurred. The front portion of the building has a crawl space which is open to the basement.

I discussed the ongoing work at Snow Cleaners with Ms. O'hara and indicated I could not identify the source of the odor but indicated that some sampling should be conducted. Ms. O'hara indicated that she would be agreeable to allowing access to the property for sampling. I indicated that sampling of the sump would be first step and that I hoped that could be conducted relatively quickly after I discussed the situation with the consultant for the Snow Cleaners project. Additional work that might be conducted as part of the ongoing soil vapor and borings for Snow Cleaners would not likely occur for several weeks.

## Wickham, Jerry, Env. Health

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**From:** Diane O [dlohara@pacbell.net]  
**Sent:** Tuesday, December 08, 2009 3:20 PM  
**To:** Wickham, Jerry, Env. Health  
**Subject:** RE: Snow Cleaners, Coolidge Ave Oakland

Thanks for the quick response Jerry.

The odor is very strong and I can't say if it's sweet or sour - it's just foul. The smell is on the south side of the house and smells in the cellar, outside in the soil and inside in the living room. The house is stucco and has a full basement/with crawl space. It was built in 1928 if that helps any.

Diane

--- On Tue, 12/8/09, Wickham, Jerry, Env. Health <jerry.wickham@acgov.org> wrote:

From: Wickham, Jerry, Env. Health <jerry.wickham@acgov.org>  
Subject: RE: Snow Cleaners, Coolidge Ave Oakland  
To: "Diane O" <dlohara@pacbell.net>  
Date: Tuesday, December 8, 2009, 2:17 PM

Diane,

Thank you for the information and your inquiry. I would like to get a little more information, if I can.

Can you describe the type of odor? For example, is it a sweet or sour odor or does it have any other distinguishing characteristics such as a petroleum odor? Also, how strong is the odor and do you smell it both inside and outside the house. Also, please let me know how your house is constructed, does it have a slab, crawl space, or other type of foundation? Lastly, can you describe which side of your house (north, south, east, or west) that you notice the odor?

Thank you,

**Jerry Wickham**

Alameda County Environmental Health

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**From:** Diane O [mailto:dlohara@pacbell.net]  
**Sent:** Tuesday, December 08, 2009 11:44 AM  
**To:** Wickham, Jerry, Env. Health  
**Subject:** Snow Cleaners, Coolidge Ave Oakland

Hello Jerry,

I have read some of the public documents regarding subsurface investigative reports for 2678 Snow Cleaners, Oakland. I am very concerned because I recently purchased 3319 Davis St property. I have a distinct smell in the soil adjacent to the house and in the living room adjacent to the soil that smells.

I was going to have the dirt removed and concrete the area in, in hopes the odor would go away. But now that I have just read the reports I'm more concerned. Please let me know what you recommend and if that particular dirt area can be tested further.

Thanks very much,

Diane O'Hara

3319 Davis St

Oakland CA 94601

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