

Nowell, Keith, Env. Health

From: Nowell, Keith, Env. Health
Sent: Friday, June 03, 2016 10:57 AM
To: 'eslerm@earthlink.net'
Cc: 'Gary Bates (gary_bates@efiglobal.com)'; 'ronpatelvidge@gmail.com'; 'patrick@ellwoodcommercial.com'; 'peet@prodigy.net'; 'jredding@wendel.com'; 'mehraddad@lrm-consulting.com'; 'PDKing0000@aol.com'; Roe, Dilan, Env. Health
Subject: RE: ACEH case file RO2981 and GeoTracker Global ID T10000000416, Red Hanger Kleeners, 6235-6239 College Ave., Oakland

Dear Ms. Lerman,

Thank you for bringing to our attention the presence of a strange odor in the third floor men's room. This room is one of the indoor air sampling locations in your building and has been sampled at least six (6) times in the past year. The indoor air samples are analyzed by an appropriate EPA test method that analyzes for 25 chemical compounds. Since the implementation of mitigation measures in the Fall of 2015, only one of the chemicals, chloroform, has been identified in the analysis at a concentration exceeding the applicable San Francisco Bay Region, Regional Water Quality Control Board (SFBR-RWQCB) Environmental Screening Level (ESL). The chloroform concentration has dropped three-fold since the implementation of the mitigation measures.

The source of the chloroform has not been identified. Chloroform is not typically associated with dry cleaner operations, nor is it a chemical associated with degradation of dry cleaning chemicals, including those released at the site. It may be that the source of the chloroform is a consumer product. It has been the experience of Alameda County Environmental Health (ACEH) staff that several indoor air contaminant sources have been associated with consumer products.

The strange odor reported in the third floor men's room may be the result of sewer gas entering through a dry p-trap. Dry floor drain p-traps were identified in a building survey conducted in August 2015. The p-traps were filled with water; however, unless maintained, the p-traps may dry out allowing the entry of sewer gas. Dry floor drain p-traps are a common source of odor. I can attest to this as our building experiences a similar problem. The problem is best addressed by having your building maintenance personnel view the condition of the traps on a regular basis and add water when appropriate. Additionally, since mitigation implementation, none of the reported indoor air concentrations exceed the Odor Nuisance Level ESLs.

The recently distributed fact sheet indicated a soil vapor extraction system will be implemented shortly. Associated with the system startup will be additional rounds of indoor air sampling. This will include sample collection within the third floor men's room.

Should you wish to review the documents in the case file, online case files are available for review at the following ACEH website: <http://www.acgov.org/aceh/index.htm>

and at the

State Water Resources Control Board's (SWRCBs) GeoTracker website: <http://geotracker.waterboards.ca.gov/>.

Please contact me at 510 / 567-6764 or send me an electronic mail message at keith.nowell@acgov.org should you wish to discuss this further.

Regards,
Keith Nowell

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

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

From: eslerm@earthlink.net [mailto:eslerm@earthlink.net]
Sent: Thursday, June 02, 2016 5:49 PM
To: Nowell, Keith, Env. Health <Keith.Nowell@acgov.org>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>
Cc: paul.king@pdeviro.com
Subject: Environmental assessment Red Hanger Kleeners site

Hello,

I am a tenant in the building at 6239 College Ave. I spoke with Paul King several months ago concerning a strange odor in the men's room on the third floor. It seemed to get better after that, but there is still a slight lingering of that same chemical smell. It may have nothing to do with the soil Vapor or the vocs but I thought I should mention it having just read the fact sheet.

Thank you very much for the work you've done to clean up our building's environment.

Esther Lerman, MFT
[\(510\) 548-6241](tel:(510)548-6241)
Sent from my MetroPCS 4G LTE Android device