

## Nowell, Keith, Env. Health

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**From:** Nowell, Keith, Env. Health  
**Sent:** Thursday, May 19, 2016 1:47 PM  
**To:** Gary\_Bates@efiglobal.com  
**Cc:** ronpatelvidge@gmail.com; patrick@ellwoodcommercial.com; peet@prodigy.net; jredding@wendel.com; mehrdad@lrm-consulting.com; 'PDKing0000@aol.com'; Roe, Dilan, Env. Health  
**Subject:** RE: RO2981 - 6239 College Ave- Fact Sheet DRAFT 6

Gary,

Please distribute the Fact Sheet to the owner, property manager, and tenants of the adjacent down gradient buildings- I recall the address is 323 63<sup>rd</sup> St. Please provide ACEH with a copy of the Fact Sheet and distribution list.

A separate Fact Sheet will be needed for public notification for corrective action. Note that the distribution of the Fact Sheet for public notification of corrective action will initiate a 30-day public comment period prior corrective action implementation. ACEH will provide the distribution list for the corrective action implementation notification. Please provide ACEH with a draft Fact Sheet for public notification of corrective action. Here is a link for guidance regarding preparation of the notification.

<https://www.dtsc.ca.gov/LawsRegsPolicies/Policies/PPP/upload/DTSC-PublicParticipationManual.pdf>

Regards,  
Keith Nowell

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**From:** PDKing0000@aol.com [mailto:PDKing0000@aol.com]  
**Sent:** Thursday, May 19, 2016 10:02 AM  
**To:** Nowell, Keith, Env. Health <Keith.Nowell@acgov.org>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>  
**Cc:** ronpatelvidge@gmail.com; patrick@ellwoodcommercial.com; peet@prodigy.net; jredding@wendel.com; mehrdad@lrm-consulting.com; Gary\_Bates@efiglobal.com  
**Subject:** Re: RO2981 - 6239 College Ave- Fact Sheet DRAFT 6

Hi Keith,

A mailing list has not yet been defined for this site. Please let me know the mailing list criteria.

Thank you!

Paul

In a message dated 5/19/2016 09:51:54 Pacific Daylight Time, [Keith.Nowell@acgov.org](mailto:Keith.Nowell@acgov.org) writes:

Paul,

I have reviewed your fact sheet. It is suitable for distribution, though I have contributed some editing suggestions below. Please provide ACEH with the Fact Sheet as distributed and a copy of the distribution list contacts. Should you have any questions regarding this correspondence or this case, please call me at (510) 567-6764 or send an electronic mail message at [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org).

Regards,

Keith

My edits are as follows:

**Site Background** - The former Red Hanger Kleeners site currently is situated within a commercial portion of College Avenue just north of Claremont Avenue near the corner of 63rd Street. The subject site includes a three-story building (Onsite Building) on a 0.17-acre lot with several operating businesses within suites within the Onsite Building. The former Red Hanger Kleeners store occupied the ground floor of the Onsite Building from 1987 until 2015 (approximately 28 years). The building to the north at 6251-6255 College Avenue was reported to have been occupied by dry cleaner stores from 1953 to 1987 (approximately 34 years) with Red Hanger Kleeners identified at this location from 1982 to 1987. It is unknown when the dry cleaning operations utilized tetrachloroethene (PCE) as the dry cleaning solvent. Once released, Volatile Organic Compounds (VOCs) such as PCE are able to move in the environment, transitioning from soil to groundwater, from groundwater to soil, and from groundwater or soil to soil vapor and potentially to ambient outdoor and indoor air. Of particular ~~interest~~ change to **concern** is the potential for movement of VOCs into the inside of buildings where people may potentially be exposed to VOCs in the air. This process is referred to as vapor intrusion to indoor air.

**Soil Vapor and Indoor Air Mitigation and Remediation** – To reduce PCE and TCE concentrations in indoor air within the Onsite Building, cracks in the floor slab of the ground floor of the Onsite Building and the elevator pit were sealed, and the hallway and stairwell carpets were shampooed. In addition, air filtration equipment was placed in the Onsite Building in September 2015, ~~with~~ and the air ventilation increased for portions of the building in October 2015.

Keith Nowell

Alameda County Environmental Health Case ~~Manager~~ Worker

510-567-6764

[keith.nowell@acgov.org](mailto:keith.nowell@acgov.org)

Paul King

P&D Environmental Inc.; Consultant

510-658-6916

For consistency, change [Paul.King@pdenviro.com](mailto:Paul.King@pdenviro.com) to [Paul.King@pdenviro.com](mailto:Paul.King@pdenviro.com)

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**From:** [paul.king@pdenviro.com](mailto:paul.king@pdenviro.com) [<mailto:paul.king@pdenviro.com>]

**Sent:** Wednesday, May 18, 2016 3:34 PM

**To:** Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>

**Cc:** Nowell, Keith, Env. Health <[Keith.Nowell@acgov.org](mailto:Keith.Nowell@acgov.org)>; [ronpatelvidge@gmail.com](mailto:ronpatelvidge@gmail.com);  
[patrick@ellwoodcommercial.com](mailto:patrick@ellwoodcommercial.com); [peet@prodigy.net](mailto:peet@prodigy.net); [jredding@wendel.com](mailto:jredding@wendel.com); [mehrdad@lrm-consulting.com](mailto:mehrdad@lrm-consulting.com);

[Gary\\_Bates@efiglobal.com](mailto:Gary_Bates@efiglobal.com); [pdking0000@aol.com](mailto:pdking0000@aol.com)

**Subject:** Re: RO2981 - 6239 College Ave- Fact Sheet DRAFT 6

Hi Dilan,

Per your request, you will find attached DRAFT 6 of the Fact Sheet which incorporates the most recent information for the subject site (document RO2981 FactSheet IndoorAirMitigation DRAFT6 on 051816.docx).

Please let me know if you need any additional information.

Thank you!

Paul

Paul H. King  
Professional Geologist

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(510) 834-0152 facsimile  
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[Paul.King@pdenviro.com](mailto:Paul.King@pdenviro.com)

In a message dated 5/13/2016 08:05:33 Pacific Daylight Time, [Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org) writes:

I would like to aim for a draft to us by Wednesday so we can be sure to have it distributed by Friday.

Sent from my iPhone

On May 13, 2016, at 7:36 AM, Jonathan W. Redding  
<[JRedding@wendel.com](mailto:JRedding@wendel.com)<<mailto:JRedding@wendel.com>>> wrote:

Dilan and Keith:

That is our thinking as well. Paul was going to draft something for me to look at next week and then we will get it over to you by end of week, if that is soon enough. Have a nephew birthday party out of town today/ this weekend. Thanks! Jonathan

Sent from my iPad. Pardon computer generated typos.

> On May 13, 2016, at 7:20 AM, Roe, Dilan, Env. Health

<[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)<<mailto:Dilan.Roe@acgov.org>>> wrote:

>

> Thanks Paul - do you have her contact information. Given the inquiry I think it is important to get a fact sheet out to the tenants of that building asap.

>

> Dilan

>

> Sent from my iPhone

>

> On May 12, 2016, at 7:21 PM,

> "[PDKing0000@aol.com](mailto:PDKing0000@aol.com)<<mailto:PDKing0000@aol.com>><<mailto:PDKing0000@aol.com>>"

> <[PDKing0000@aol.com](mailto:PDKing0000@aol.com)<<mailto:PDKing0000@aol.com>><<mailto:PDKing0000@aol.com>>> wrote:

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> Hi Keith and Dilan,

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> I received a telephone message 5/11/16 at 2:34 PM from Kristin Eppler (510-601-6203 [Akeplerr@gmail.com](mailto:Akeplerr@gmail.com)<<mailto:Akeplerr@gmail.com>><<mailto:Akeplerr@gmail.com>>). I returned her call 5/11/16 and we spoke from 7:15 PM to 7:43 PM. She said that she lives on the upper floor of the residential structure located on 63rd Street that is located immediately to the west of the 6239 College Ave property. I believe she said she is in the back unit (the building has 2 units on the ground floor and 2 units upstairs).

>

> Kristin said that she remembered the dry cleaner operations, has seen our recent investigations, and is concerned about site conditions. I told her that there has been a PCE release, that we have investigated it, and that we are now in the process of installing a SVE system with multiple extraction locations, including 3 extraction locations along the property boundary.

>

> Kristin said that she wanted to know the name of the property owner for the former dry cleaner building and she asked if the property owner where she is located has been notified of the condition at the former dry cleaner property. I said that it was my understanding that the building for the dry cleaner was owned by an entity, and that I did not know if there were multiple owners for the entity. She named Menna Tesfatsian as a property manager for her property and I said that I had requested site access from Menna to investigate the property, I said that Menna said he had conferred with the property owner for the property where Kristin is located, and that Menna had then told me that access was denied.

>

> I said that all of the results of investigations to date and site background or history are provided at GeoTracker and the County website. Kristin said that she had spoken with someone 5/11/16 about GeoTracker and that she had not been successful in getting information at GeoTracker. I said that I would provide her information on how to access the investigation results at GeoTracker.

>

> I asked if she was an attorney or a writer because her questions were very focused. She said she was neither. She said that construction has been going on at the property where she lives for over 4 years, and that recently there has been a problem with homeless people occupying the building because of the prolonged construction, and so she is very aware of things that are going on around her.

>

> Please let me know if you have any questions or need any additional information.

>

> Thank you!

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> Paul

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> Paul H. King

> Professional Geologist

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