Fact Sheet on Environmental Assessment

Former Red Hanger Kleaners Site

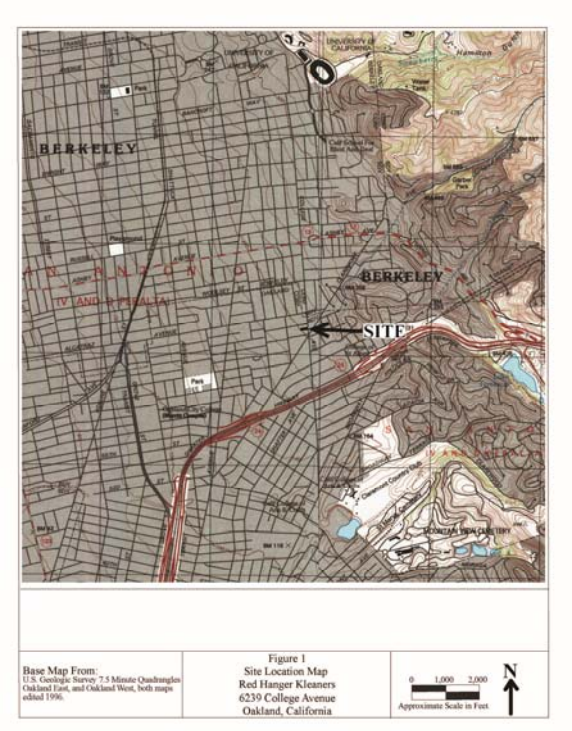
6239 College Avenue
Oakland, California
Alameda County
ACEH File No. RO0002981
February 2017

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director

RECEIVED
By Alameda County Environmental Health 12:36 pm, Feb 28, 2017

Winter, 2017

The Alameda County Department of Environmental Health (ACDEH) is issuing this fact sheet to inform you of ongoing environmental investigation and remediation work in the vicinity of the former Red Hanger Kleaners (site), located at 6235 to 6239 College Avenue in Oakland, California (Figure 1).



The purpose of the environmental investigation work is to gather more information on the nature and extent of dry cleaning chemicals potentially present in soil vapor beneath the ground surface at and in the vicinity of the former dry cleaning suite. The purpose of the remediation is to reduce dry cleaning chemical concentrations beneath the ground surface. This fact sheet contains information concerning historical use of the site, results of recent environmental investigations, remediation activities, and information contacts. A glossary of certain terms also is included.

Site Background - The former Red Hanger Kleaners site 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) situated on a 0.17-acre lot with several operating businesses within suites within the Onsite Building. The former Red Hanger Kleaners business 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 businesses from 1953 to 1987 (approximately 34 years) with Red Hanger Kleaners ownership and operations identified at this location from at least 1970 to 1987. Figure 2 shows the orientation of the previous dry cleaning areas of use in relation to adjacent properties.

Common dry cleaning chemicals include Volatile Organic Compounds (VOC) such as tetrachloroethene (PCE or "Perc") and carbon tetrachloride, as well as petroleum based chemicals including "Stoddard Solvent" and white gasoline. PCE is known to have been utilized at the Red Hanger Kleaners businesses at both 6251 to 6255 and 6235 to 6239 College Avenue. 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 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.

Glossary of Terms

Soil Vapor—Soil vapor 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 chemicals, including those present in many common solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths. Examples of VOC usage include dry cleaning solvent, carburetor cleaner, brake fluid, and paint solvents.

Recent Investigation Activities - Environmental investigations have been performed in the site area beginning in March 2005; these investigations have included sampling and analysis of soil, soil vapor, groundwater and indoor air to assess the type and extent of contamination. Almost all of the investigation points have been installed

within the 6239 College Avenue site boundary. In total, laboratory analysis has been conducted on 80 samples collected from 48 soil boreholes (borings) and indoor air and soil vapor sampling locations.

Environmental investigations performed to date have identified that VOCs, specifically PCE, appears to have been released into the subsurface beneath and adjacent to the Onsite Building and other adjacent structures. Releases of PCE may also have occurred from adjacent dry cleaners referenced above.

In general, soil and groundwater concentrations reported during the investigations performed to date are near or below applicable regulatory screening levels, and ambient outdoor air quality is not considered to be adversely impacted by site-related chemicals based on media-specific data collected to date. Concentrations of PCE reported in soil vapor beneath the Onsite Building and within the onsite parking areas occur at concentrations greater than applicable regulatory screening levels, therefore requiring remediation to reduce such levels to below screening levels.

In addition, PCE and trichloroethene (TCE) were detected in indoor air samples from the Onsite Building at concentrations greater than applicable regulatory agency screening levels. The presence of these chemicals at concentrations exceeding regulatory screening levels does not necessarily indicate that adverse impacts to human health or the environment have occurred. To this end and out of the abundance of caution, tenant notifications regarding site conditions, including efforts to reduce and/or mitigate indoor air VOC concentrations, and sample results were provided to tenants on August 20, September 22, October 16, and November 2, 2015.

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, and the air ventilation rate was increased for portions of the Onsite Building in October 2015 to reduce PCE and TCE air concentrations. The laboratory analytical results of air samples collected on October 13 and October 21, 2015 confirmed that the air filtration and ventilation mitigation measures effectively reduced PCE and TCE air concentrations in the Onsite Building to below detectable concentrations or to below actionable regulatory agency trigger and screening concentrations.

Cleanup of Environmental Impacts – To reduce PCE concentrations in soil vapor beneath the Onsite Building and within the onsite parking areas, a Soil Vapor Extraction (SVE) system has been (and remains) in operation since June 2016, targeting soil vapor concentrations beneath the Onsite Building and within the onsite parking area. PCE vapors extracted by the SVE system have been treated onsite via activated carbon, with no PCE emissions to ambient air.

Next Steps – A supplemental soil, soil vapor and groundwater investigation is planned to further delineate potential source areas of past releases at the former dry cleaning businesses at and in the immediate vicinity of the 6235 to 6239 College Avenue site. These studies will target assessing PCE and its degradation by-products. Investigation results will be used to optimize/enhance the existing SVE system to expedite and more comprehensively remove PCE and its degradation byproducts from the subsurface. Offsite investigations are also planned to confirm the limits of impact due to PCE and its degradation byproducts.

The entire case file can be viewed over the internet on the ACDEH 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 remedial actions to Keith Nowell at the address below.

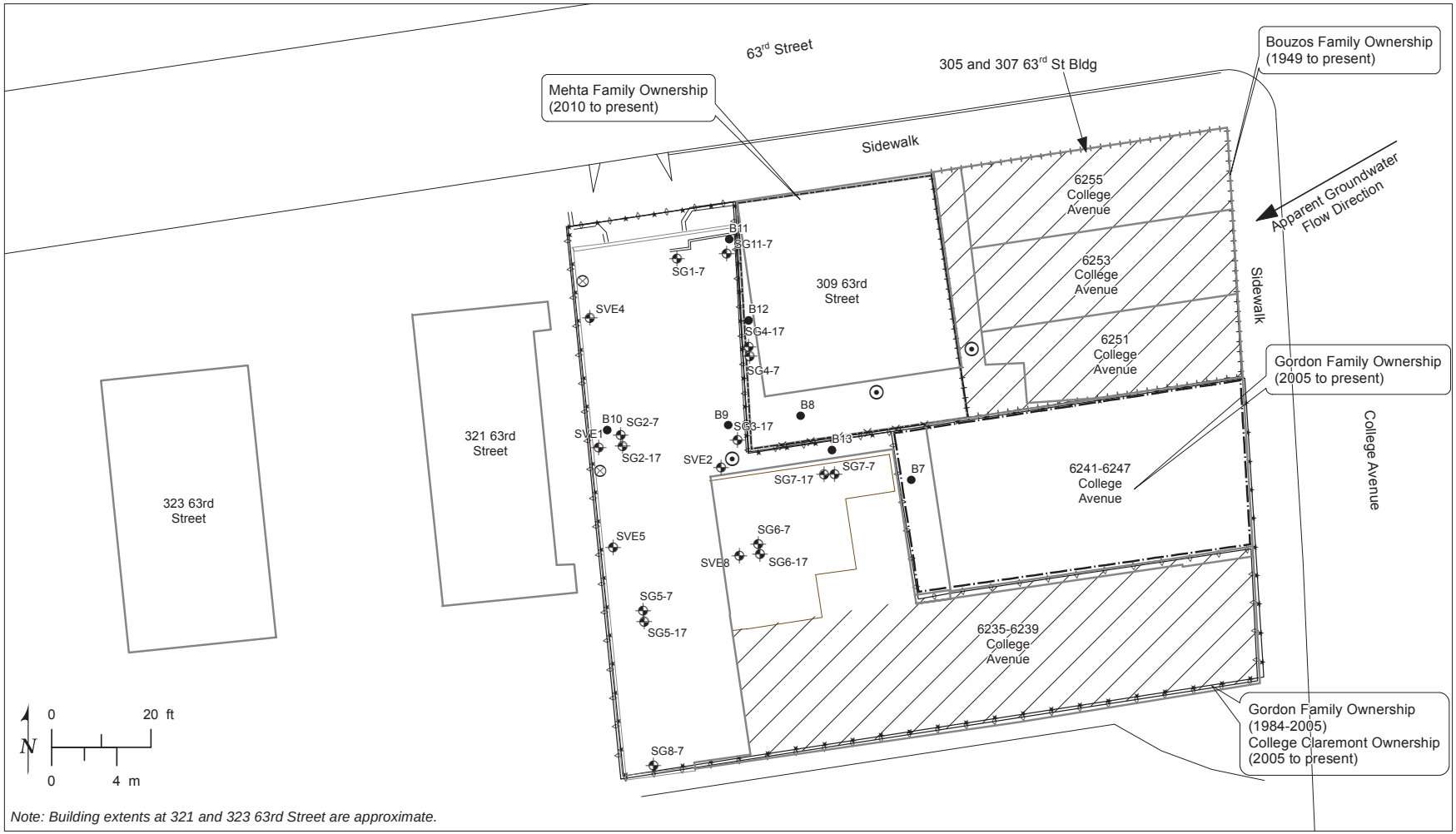
For More Information

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

Keith Nowell, PG, CHG.
Alameda County Department of Environmental Health, Case Manager
510-567-6764
keith.nowell@acgov.org

Dilan Roe, PE
Alameda County Department of Environmental Health, Program Manager
510-567-6767
dilan.roe@acgov.org

Mehrdad Javaherian, Ph.D., MPH, PE
LRM Consulting, Inc.; Consultant
415-706-8935
mehrdad@lrm-consulting.com



Note: Building extents at 321 and 323 63rd Street are approximate.

- Drain inlet
- Sanitary sewer cleanout
- Soil vapor extraction point
- Previous boring
- Building outline
- Fence
- Garage

Property Ownership

- Bouzos Family, 1949 to present
- College Claremont, 2005 to present
- Gordon Family, 1984-2005
- Gordon Family, 2005 to present
- Mehta Family, 2010 to present

- Former dry cleaners use

Fact Sheet Site Plan

FIGURE 2