

Nowell, Keith, Env. Health

To: elvidge@sbcglobal.net
Cc: patrick@ellwoodcommercial.com; dcs@youngdahl.net; gkongwashworld@comcast.net; Gary_Bates@efiglobal.com; Roe, Dilan, Env. Health; lgriffin@oaklandnet.com
Subject: Red Hanger Cleaners - RO2981
Attachments: PercMachandTrap.jpg; HazWasteStorage.jpg; BoilerRmStill.jpg

Dear Mr. Elvidge,

Thank you for the opportunity for Alameda County Environmental Health (ACEH) staff to visit the site today and meet with Patrick Ellwood of Ellwood Commercial Real Estate, David Sederquist consultant with YoungDahl Consulting Group, Inc. (consultant), and Gordon Kong, the business owner. The on-site meeting proved beneficial to view the current configuration of the dry cleaning establishment, look for evidence of prior locations of equipment, and discuss potential sampling locations for the upcoming soil gas and sub-slab vapor intrusion study.

During the site visit two dry cleaning machines were observed within secondary containment traps near the rear of the building. We understand the traps were installed in 2005 in conjunction with the acquisition of the business by Mr. Kong from Mr. Gordon. According to Gordon Kong, the two machines, formerly used for cleaning using tetrachloroethylene ("perc"), have sat idle for two years as the use of perc in the industry has been phased out. Mr. Kong indicated these machines will be removed and replaced with newer, non-perc, dry cleaning machines sometime in the future. A spotting station for fabric pretreatment and press machines were observed near the middle of the dry cleaning suite and a possible perc still was noted in the far corner of the boiler room. Additionally, locations were observed in areas where the concrete floor was exposed that could be indicative of previous equipment locations. These interior areas will be considered for targeted sampling.

Lidded containers, including two 55-gallon drums labeled *waste tetrachloroethylene* and identified as consisting of *dry cleaning filters, residue, and/or other perc contaminated wastes*, were observed stored on a pallet in an outdoor area behind the suite. The accumulation start date on one of the drums was identified as 12/15/09. Accompanying the drums on the pallet were several 5-gallon pails. Dried liquid was observed on the sides of some of these containers. Though the pallet was situated over secondary containment, this exterior area will be considered for targeted sampling.

The integrity of the secondary containment at the site is unknown and the capacity questionable due to reported historic "flooding" at the perc machines.

Based on the outcome of the underground utility survey, the consultant will provide a figure presenting the proposed locations for the collection of soil gas and sub-slab vapor samples for review and approval by ACEH prior to mobilization. The consultant is proposing one mobilization with the collection of samples from ten locations. ACEH notes that based on the conditions described above, additional mobilizations may be required to characterize the site.

Attached are a few photographs taken during today's site visit. Should you have any questions regarding this correspondence or your case, please call me at (510) 567-6764 or send an electronic mail message at keith.nowell@acgov.org.

Regards,
Keith Nowell

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