

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



March 30, 2005

James Liu  
Harbor Bay Landing, LLC  
P.O. Box 117610  
Burlingame, CA 94011

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

Subject: Red Hanger Kleaners, 883 Island Dr., Alameda, California – File and Report  
Review Findings (Ref. No. RO0002631)

Dear Mr. Liu:

ACEH issued a closure letter regarding the soil (and soil gas) case for subsurface tetrachloroethene (a dry cleaning solvent) at the site on August 18, 1994. Following our case closure, the Regional Water Quality Control Board, San Francisco Bay Region, issued a no further action letter for the groundwater case at the site on August 22, 1994. Copies of both closure letters are attached. In 1998, additional investigation was performed and dry cleaning solvents were detected in groundwater. The investigation results reported in the January 15, 1998, *Limited Phase II Environmental Site Assessment* prepared by Hygienetics Environmental Services are consistent with the previous knowledge of the site. Accordingly, there is no basis for re-opening this case.

In order for ACEH to perform this review, we required that you fund a cleanup oversight account. We will totalize our review costs and present you with detail of all labor and expense charges. Any unused funds will be sent to you at the address listed above. Please notify us immediately, if you require further review and do not want us to disburse your account at this time. If you have any questions, please call me at (510) 567-6719 or contact me via email at robert.schultz@acgov.org.

Sincerely,

Robert W. Schultz, P.G.  
Hazardous Materials Specialist

cc: Erinn Cooke, Newmark Realty Capital, Inc., 595 Market St., Ste. 2700, San Francisco, CA 94105  
Matt Hohne, Property Solutions, Inc., 17752 Skypark Circle, Ste. 230, Irvine, CA 92614  
Betty Graham, RWQCB-SFBR, 1515 Clay St., Ste. 1400, Oakland, CA 94612  
Donna Drogos, ACEH

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

August 18, 1994

Jonathan Winslow  
Kempner Real Estate Management  
3470 Mount Diablo Blvd, Suite A 100  
P.O. Box 1459  
Lafayette, CA - 94549

Reference: Harbor Bay Landing Shopping Center, Alameda, CA.

Dear Mr. Winslow:

I am in receipt of the report "Closure of a Floor Drain and Appurtenant Subsurface Piping", dated August 15, 1994 for the above referenced site. In response to a closure request, all the reports submitted to us have been reviewed and given below is a brief summary and rationale for closure:

A phase I Assessment was conducted on the referenced property by PES Environmental, Inc. in October 1993. The 9.85 acre site consists of a retail shopping center with eight buildings and is occupied by forty-three tenants. The preliminary assessment identified Red Hanger Kleanners which operated a dry cleaning equipment as a potential source of Perchloroethylene (PCE) contamination.

In December 1993, Applied Geosciences conducted a subsurface investigation at the Red Hanger Kleanners site. Four soil borings were advanced in areas that were more likely to be impacted by a release of PCE. Significant concentrations of PCE was obtained in Boring B1 which was near floor drain F1 (10ppb to 34ppb). All the four borings were converted into temporary monitoring wells. PCE, TCE (trichloroethylene), and DCE (cis 1,2 Dichloroethylene) was identified in the ground water samples collected from well B1-1W at concentrations of 5.5 ppb, 9 ppb, and 19ppb respectively. This appears to be consistent with the soil sample analysis data obtained at Boring B1.

In April 1994 Applied Geosciences conducted a soil gas survey to further characterize the PCE contamination. A soil gas survey was performed at 9 locations to estimate the presence of PCE, TCE and cis-1.2-DCE. The samples were collected at approximately 4 feet below the ground surface (near the soil water interphase). PCE was reported in soil gas samples at concentrations varying from ND to 5ppb. Also, during this investigation 9 soil samples were collected and analyzed for halogenated volatile organics using EPA method 8010. Concentrations of PCE in soil samples varied between ND to 14ppb. The laboratory analysis data for the soil and soil gas samples appeared to be consistent with the results of the

previous investigations indicating to a release of PCE near the floor drain F1.

In July 1994, the floor drain F1 was removed along with the associated piping and the soil beneath it was excavated to a depth of 1.5 feet below ground surface. The sewer line previously draining F1 was capped. Two soil samples were collected at the floor of the excavation at 1.5 feet and 3.5 feet. The boring and the the bottom of the excavation were backfilled with bentonite pellets and the remaining portion of the excavation was filled with concrete. PCE was reported to be present at concentrations of 14 ppb and 6 ppb.

Though PCE is present in low concentrations in the soil near F1, the main source of PCE, which was the floor drain F1 has been removed and the area around it has been capped. Hence according to this Department, the soil and groundwater contamination has been sufficiently characterized and the remaining PCE in soil will not pose a risk to public health. This Department does not give closure for issues relating to groundwater. Hence Sum Arigala of the Regional Water Quality Control Board should be contacted for this purpose.

If you have any questions, call me at (510) 567-6700.

Sincerely,



Madhulla Logan  
Hazardous Materials Specialist

CC: Bill Theyskens, Applied Geosciences Inc.  
Sum Arigala, San Francisco Regional Water Quality Control  
Board  
Files

## CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

11 WEBSTER STREET, SUITE 300

OAKLAND, CA 94612

(510) 286-1255

0150450



Mr. Dennis Klimmek  
Kemper Real Estate Management Company  
3470 Mt. Diablo Road, Suite A200  
P. O. Box 1459  
Lafayette, CA 94108-4482

August 22, 1994  
File No.: 2223.09 (SA)

Subject: Alameda Red Hanger Kleeners, Harbor Bay Landing Shopping Center,  
Alameda, California.

Dear Mr. Klimmek:

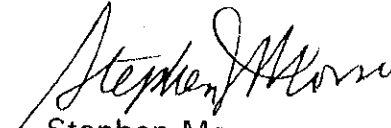
The Alameda County Department of Environmental Health (ACDEH) Staff have requested our review of water quality issues and concurrence of no further investigative or remedial actions at the above site.

Staff of the Regional Board have reviewed reports, prepared by Applied Geosciences Inc., describing the results of the soil and groundwater investigations at the site. The reports document localized pollution of tetrachlorethylene and its degradation products up to 34 ppb in soil, and 19 ppb in groundwater. Based on the information presented in the reports, the existing and potential beneficial uses of the impacted groundwater, it appears that no further delineation, groundwater monitoring or remediation of the pollutants is required. Further, it is my understanding that a deed notice will be placed on the subject property to alert future buyers, developers, and workers of the existing pollution.

Please contact Sumadhu Arigala at (510) -286-0434, if you have any questions regarding this letter.

Sincerely,

Steven Ritchie,  
Executive Officer.

  
Stephen Morse,  
Chief, Toxics Cleanup.

CC: Madhula Logan, ACDEH  
William Theyskins, Applied Geosciences Inc.

## Internal Memo

To: LF, SIM

Date: August 19, 1994

From : SA

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SUBJECT: Alameda Red Hanger Cleaners  
Harbor Bay Landing Shopping Center  
Island Drive/ Mecartney Road  
Alameda, Alameda County.

The Alameda County Department of Env. Health (ACDEH) has recommended no further action for the above mentioned site.

### Site History:

The subject site is a dry cleaning facility that has been operating since 1979. A property transfer prompted a subsurface investigation to assess the possibility of a PCE release to the subsurface environment. The site is reported to be underlain by sandy fill, to depths ranging from 5.5' to 10.5' BGS, followed by native silty clays (bay mud). Four soil borings were advanced in the immediate vicinity of two floor drains and the adjoining sewer lines. Soil samples from the boring in the vicinity of Floor drain F1, located adjacent to the dry cleaning machine, showed PCE up to 34 ppb. Soil samples from the remaining borings showed no chlorinated solvents except for a single sample, at a depth of 5.5' BGS, that showed PCE at 0.81 ppb, TCE at 2.4 ppb, and cis-1,2-DCE at 2.2 ppb.

Four temporary monitoring wells were placed in the soil borings, and representative groundwater water samples were taken at approximately 10.5' BGS. The groundwater sample closest to F1 detected PCE at 5.5 ppb, TCE at 9.0 ppb and cis-1,2-DCE at 19 ppb. The remaining groundwater samples showed ND levels of PCE, however, one of them detected TCE and cis-1,2-DCE at 0.7 and 14 ppb respectively. A soil gas survey was conducted to further characterize the PCE pollution. The soil gas and soil data obtained were consistent with earlier results. PCE concentrations in soil gas were less than 5 ppb, and in soil samples were less than 14 ppb. The floor Drain F1 was excavated and two soil samples from the excavation pit showed less than 14 ppb of PCE. The sewer line previously draining F1 was filled with inert material. The bottom of the excavation was backfilled with bentonite pellets and the remaining portion of the excavation was filled with concrete.

Based on the results from the soil and ground water investigations, sampling events and remediation, it appears that the pollution at the site is localized and soil sources removed. The shallow groundwater at the site fails to meet the TDS requirements for Municipal and domestic use. The PCE & TCE groundwater concentrations are below the Water Quality Objectives recommended by the California 'inland surface waters' and 'enclosed bays and estuaries' plans. Further, based on the distribution of the concentrations of PCE and its degradation products TCE, cis-1,2-DCE, natural attenuation appears to be occurring at site conditions. Hence, I concur with the ACDEH and recommend the no further action letter for the above site.