

SITE SCREENING FORM

Site Name: Ford Clothes Cleaners
AKA Ford Cleaners, Ford Dry Cleaners, Ford Dry Cleaning Plant
Site Location: 105-111 Nevin Ave., Richmond, CA 94801

Site Summary:

The Ford Clothes Cleaners site (Site) is located on the north side of Nevin Avenue between 1st and 2nd Streets in Richmond. The property (APN# 538-0410018) is owned by Mr. Climmie Gamble and Ms. JoEvelyn Gamble. Mr. Gamble is an elder of the Holy Mission Christian Center, which has been located at the Site since at least 1992. The Site is surrounded by a mix of industrial, commercial and residential land uses. The nearest school is about 0.5 miles ESE, and the nearest hospital is about 0.5 miles E. The nearest bodies of water are the San Pablo Canal, 0.8 miles WNW, and the Santa Fe Channel, which is about 1 mile SW. Groundwater is encountered at six to eight feet bgs, groundwater flow in the area is generally toward the west.

The property owners have not responded to a DTSC information request letter or to a follow-up letter. Aerial photographs show that there is a single building on-site and the Site appears to be mostly paved (Figure 1). A drive-by site visit was conducted on January 31, 2007. The Site is flat, with a concrete-paved area used for parking on the property in front of the church. Oil stains were observed in this area.

Sanborn Fire Insurance maps for 1930 and 1951 do not identify any dry cleaning businesses on Nevin Avenue between 1st and 2nd Streets. However, Polk Directories for Richmond list a dry cleaning business operated by Elmo C. Edwards at 125 Nevin Avenue from about 1947 to 1950, at 105 Nevin Avenue in 1953, and at 111 Nevin Avenue from 1954 through 1965. In 1953, the business also operated at 4718 Carlos Avenue, Richmond. From 1947 to 1948, the business was identified with the owner's name. Beginning in 1950, the business was variously known as Ford Dry Cleaning Plant, Ford Dry Cleaners and Ford Cleaners. Telephone directories for Richmond and West Contra Costa County list Ford Dry Cleaners at 111 Nevin Avenue from 1968 through 1984, the year of the last telephone listing for the business. The 1968 telephone directory for Richmond identifies the owner as E. C. Edwards, and describes the dry cleaning operation as a "Stoddard-solvent-plant." In a phone interview in 2007, Mr. Gary Patigler of Electro Forming (130 Nevin Avenue) told DTSC that the owner of the dry cleaning

operation owned the property and continued to own it after the dry cleaners went out of business in the late 1980's.

Agency records were searched for information on Ford Dry Cleaners or operators at 105-111 Nevin Avenue, where the dry cleaners had operated the longest. Costa County Health Services had records for 105 Nevin Avenue. In the 1990's, the County tried to verify information that there were up to three underground tanks at the Site and that these might have been removed. The County was unable to confirm this information and could not determine what substances might have been stored in the tanks. The City of Richmond had no business license records for Ford Dry Cleaners or any businesses at the Site. Bay Area Air Quality Management District (BAAQMD), which regulates emissions of dry cleaning solvents, did not have any files for Ford Dry Cleaners or the Site. DTSC and SFRWQB also had no files for Ford Dry Cleaners or the Site. A report in the DTSC file for the Richmond Parkway project (Initial Site Assessment, Richmond Parkway Project Alignment, Sector 2 [Bendix, 1992]) stated that Ford Cleaners had occupied the Site from at least 1954 to 1963, based on information in Richmond City Directories. No information on use of dry cleaning solvents or other chemicals at the Site was reported.

There are no sampling data for the Site, but soil and groundwater sampling have been conducted around the Site from 2003 to 2006 as part of investigations into hazardous substances releases at the former AMOT Controls Corporation (Figure 2). Samples were collected from the AMOT parking lot immediately west of the Site (Boring B-3), the AMOT parts warehouse immediately to the east (Boring B-4), and the main AMOT facility to the west across 1st Street (Boring B-1). The dry cleaning solvent tetrachloroethylene (PCE) was detected in grab groundwater samples above the screening level (MCL=5 ppb) in the AMOT parking lot (30 ppb) and in the main AMOT facility (up to 17 ppb). PCE was not detected above the screening level in the grab groundwater sample collected from the AMOT warehouse. No soil samples contained PCE above the screening level (PRG=0.48 ppm). AMOT used trichloroethylene (TCE), paints, and petroleum products, but reportedly did not use PCE, and the company's hazardous waste storage area was in the main facility. The current owner of the warehouse property uses it for storing and repairing antique cars. The former AMOT parking lot, which is paved, was being used as a construction materials and scrap storage yard but is now occupied by a community garden, with all plants grown in planters, which are raised up off the pavement.

Conclusion: The sampling data are consistent with a release of PCE at the Site with subsequent westward migration in groundwater. However, the source of the PCE contamination has not been identified yet. Additional sampling is needed to delineate the contamination.

Status Recommendation: PEA with sampling

Rationale/Supporting Documentation: Richmond Parkway Initial Site

Assessment (Bendix, 1992); Phase I/II Environmental Site Assessment for 401 1st Street Properties (Former AMOT Controls) (Cambria, 2003); Phase II Subsurface Investigation Report, 401 1st Street (AEI Consultants, 2004); Site Assessment Summary and Remediation Cost Estimate, AMOT Controls Corporation (Pangea Environmental Services, 2005); Site Characterization Report (Revised) at Former AMOT Corporation Facility (Aqua Science Engineers, 2007).

Prepared by: Allan Fone Date: 5/21/08 Hours spent: 15 hours

Unit Chief Approval:  Date: 5/27/08

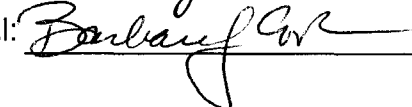
Branch Chief Approval:  Date: 6/5/08

Figure 1
Former Ford Clothes Cleaners
Aerial Photograph of Site Vicinity

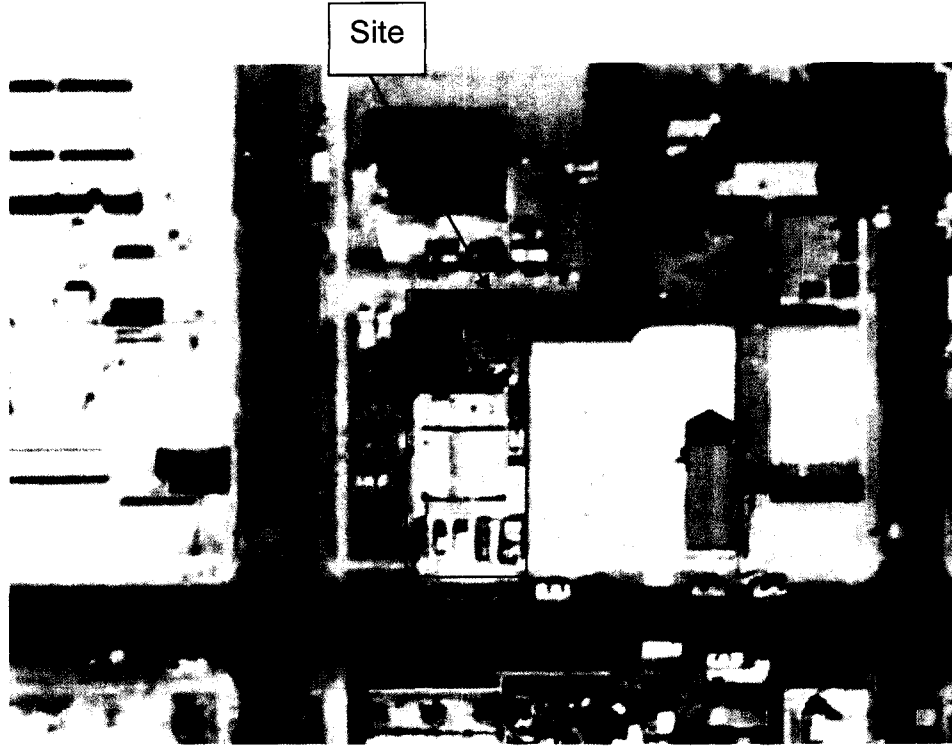


Figure 2
 Former Ford Clothes Cleaners
 Map Showing Site and Former AMOT Controls Facility

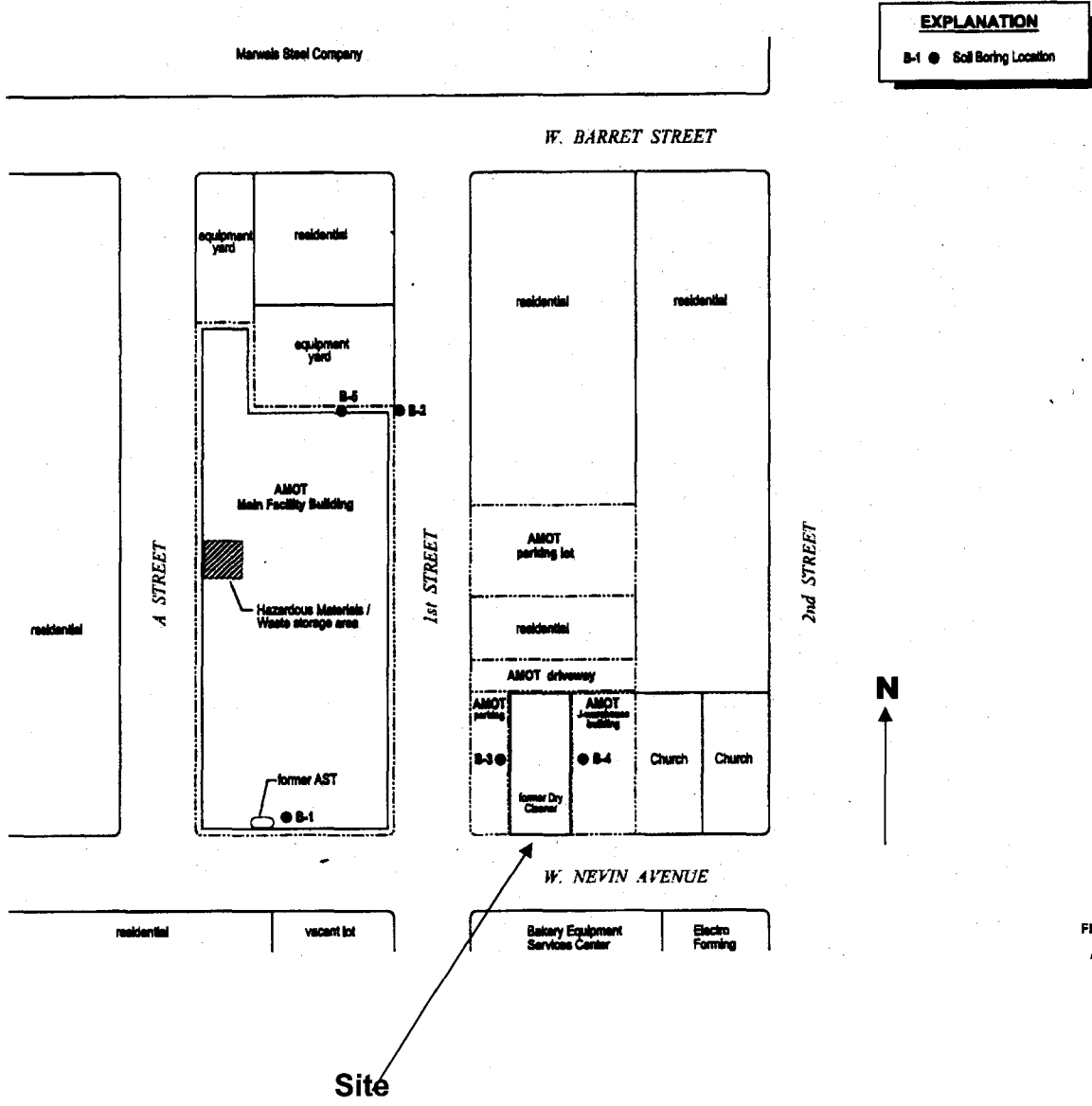


FIG 1

SITE SCREENING OBSERVATION RECORD

Site Name: Ford Dry Cleaners Site Screener: Allan Fone
 EPA ID Number: _____ Date: 1/31/2007

1. Status: Active _____ Different Company church
 Inactive _____

2. Setting: Residential X Commercial X
 Industrial X Agricultural _____
 Paved X Unpaved _____
 Restricted access fence Unrestricted access _____
 Near RR tracks _____ Near drainage _____

Vegetation front of building - weeds in pavement cracks and potted plants;
rear - not observed from street
 Topography flat

3. Visibility: People live and work nearby. Front of Church and parking area are visible from sidewalk/street. Yard behind church is not visible due to fences and surrounding buildings.

4. Waste Description/Containment: Not observed from street/sidewalk.

| | |
|-----------------|-----------------|
| Pit _____ | Ditch _____ |
| Tanks _____ | Buckets _____ |
| Dumpster _____ | Sacks _____ |
| Scattered _____ | Piles _____ |
| Pond _____ | Trash Can _____ |
| Drums _____ | Other _____ |

| | |
|--------------------------|--------------|
| Stored On: Asphalt _____ | Pallet _____ |
| Concrete _____ | Gravel _____ |
| Bare Ground _____ | Other _____ |

| | |
|---------------------------|--------------|
| Waste Type: Garbage _____ | Liquid _____ |
| Sludge _____ | Gas _____ |
| Inert _____ | Solid _____ |

Describe quantities, labeling, colors, odors, etc.: Not observed from street/sidewalk.

5. Distance to surface water and sensitive environments or ecosystems: _____
About 0.8 miles WNW to San Pablo Canal and 1.0 miles SW to Santa Fe Channel

6. Proximity to residences, schools, daycare facilities, hospitals, nursing homes, etc.: _____
Residences are located to the north in the same city block as the Site.
Nearest elementary school is 0.5 miles to the SE.

7. Estimated number of people working or living in the area: For this census tract
and block group: population of 643, density of 9000 people per square mile

8. Distance to food processing/packaging or agricultural production: restaurant 0.1 east

9. Additional Information: Did not have permission to conduct site inspection.
Property owner has not responded to information request.

10. Sketch or attach a diagram of the facility with relevant features and labels.

See aerial photo (Figure 1) and site map (Figure 2) attached to Site Screening report. Photo of front of church is attached to this Site Screening Observation Record.

Photo 1. Former Ford Clothes Cleaners Site
105-111 Nevin Avenue

