

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP) FOR
HAZARDOUS MATERIALS RELEASES
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

April 19, 2017

Vasilios D. and Eleni V. Bouzos, Trustees
Bouzos Family Living Trust
6697 Byrnes Road
Vacaville, CA 95687

Subject: Site Cleanup Program Case RO0002981 and GeoTracker Global ID T10000000416, Red Hanger Kleaners, 6235-6239 College Avenue, Oakland, California

Dear Vasilios and Eleni Bouzos:

Alameda County Department of Environmental Health (ACDEH) is providing regulatory oversight of the investigation and cleanup of the subject site due to releases of volatile organic chemicals to the subsurface from past dry cleaner activities at the former Red Hanger Kleaners (RHK) located at 6235-6239 College Avenue in Oakland. Investigations completed to date have not fully delineated the extent of impact to soil, soil vapor and groundwater. Data suggests that the sources/releases of dry cleaning chemicals may have occurred from not only the former RHK at 6235-6239 College but also from former dry cleaning operations, including the former RHK, located on your property at 6251-6255 College Avenue. The locations of soil, groundwater and soil vapor contamination ("hot spots") relative to the locations of the former dry cleaner facilities at 6251-6255 College Avenue and 6235-6239 College Avenue are shown on **Attachment 1 – Site Map**.

A summary of historic dry cleaner operations and property ownership at 6251-6255 College Avenue is provided below.

- **6251-6255 College Avenue Historic Dry Cleaner Operations**

Review of Alameda County Recorder records of property ownership and telephone book ads, show that the Gordon Family owned and operated RHK at 6251-6255 College Avenue from about 1973 until 1986. Historic records also indicate that the Gordon Family acquired a predecessor business, Kay Kleaners, which operated at 6251-6255 College Avenue from about 1953. The Gordon Family operated these dry cleaning businesses as a tenant on the property owned by the Bouzos Family until 1986 when the Gordon Family moved their dry cleaning business from 6251-6255 College Avenue to 6235-6239 College Avenue. **Attachment 2** includes copies of yellow page ads showing the dry cleaning businesses and their addresses for select years 1953, 1970, 1973 and 1978. **Attachment 3** includes a copy of a recorded Notice of Bulk Transfer of business assets from Kay Kleaners and Kay Kleaners Inc. to Siebert and Ila Gordon in 1973.

- **6251-6255 College Avenue Property Ownership**

Review of Alameda County Assessor Office records indicates that the Bouzos Family has owned the parcel addressed as 305-307 63rd Street (Assessor Parcel No. 48A-7069-7) since at least 1949. This parcel includes street level tenant spaces with addresses of 6251, 6253 and 6255 College Avenue.

Attachment 4 includes a copies of the Assessor's Office ownership records and parcel map. Business directory and yellow page ads show that the tenant spaces were occupied by dry cleaning businesses from as early as 1938 (Avenue Cleaners) and included Red Hanger Kleeners and a predecessor business (Kay Kleeners) from about 1953 to 1986. **Attachment 5** includes a copy of the EDR Business Directory showing dry cleaners at 6251-6253 College Avenue during the time period of parcel ownership by the Bouzos family. **Attachment 6** includes a record of a call from Vasilios Bouzos to ACDEH in 1987 reporting that drums containing dry cleaning waste had been left behind by the Gordon Family at the RHK tenant unit on the Bouzos Family Property.

Request for Site Access and Information

ACDEH is requiring further investigation of the dry cleaner release to facilitate the delineation of impacts and evaluation of additional source areas from the dry cleaning facilities discussed above. As discussed above, investigations show that the previous dry cleaners located at 6251-6255 College Avenue are up gradient of several hot spot areas of concern where soil, soil vapor and groundwater are contaminated by dry cleaning compounds (see **Attachment 1** - Site Plan). Your full cooperation and participation in these investigations is requested.

In 2016, you received a request to provide site access to allow investigation on your property to further delineate the contamination from former dry cleaning operations. Access was provisionally granted by you with the stipulation that if contamination were encountered it would be the responsibility of property owner of 6235-6239 College Avenue to abate. Please note, that owners of a property where chemicals were used and may have been discharged, bear responsibility for the actions undertaken by their past tenants. **Attachment 7** includes a copy of the correspondence regarding the access requests by the investigators.

It has been reported to ACDEH that during recent site visits by the current owner of 6235-6239 College Avenue and his representatives, that tenant spaces at 6251-6255 College Avenue are undergoing significant renovation with interior walls and floors being removed and new utility connections being installed. It has been reported that the work appears to be managed or supervised by the Bouzos Construction Company. As this work is reportedly within the limits of tenant spaces having significant long term use as dry cleaners, notification to a state or local agency is required if impacted materials are encountered.

Vapor Intrusion Evaluation and Implementation of Mitigation Measures at 6235-6239 College Avenue

Vapor intrusion mitigation measures have been undertaken at the former RHK property at 6235-6239 College Avenue property under oversight of the ACDEH to address indoor air exposure issues resulting from dry cleaning compounds. Mitigation measures at 6235-6239 College Avenue have included conducting a hazardous materials audit of all work spaces, installation of air filters and other improvements to increase building air exchanges, and installation and operation of a soil vapor extraction system to aid in controlling subslab contaminated vapor buildup. These mitigation measures have successfully mitigated risks of exposure to occupants at that the 6235-6239 College Avenue property only.

Vapor intrusion evaluations, and possibly mitigation measure implementation, may need to be performed to further assess potential vapor intrusion impacts in this College Avenue block where releases to the subsurface are known to exist.

Meeting Request

We would like to meet with you within the next two weeks at your property located at 6251-6255 College Avenue to discuss the dry cleaner site investigation and the tenant improvements. At this meeting we request that you provide the following documentation related to the recent tenant improvements:

- Observations of odors or impacted soils and how they were identified and managed;
- Information on former infrastructure related to the historic dry cleaning operations that may have been encountered including floor drains, sumps, and sanitary sewer pipeline and connections; and
- Copies of any permits obtained and field work approvals by City agencies during construction.

Please provide us with several dates and times that you are available for this meeting.

If your email address does not appear on the cover page of this notification ACDEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case. Should you have any questions, please contact me at (510) 567--6764 or send me an electronic mail message at keith.nowell@acgov.org.

Sincerely,

Keith Nowell, PG, CHG
Hazardous Materials Specialist

Attachments:

- Attachment 1 – Site Map
- Attachment 2 – Yellow Page Ads
- Attachment 3 – 1973 Notice of Bulk Transfer
- Attachment 4 – Assessor's Office Records
- Attachment 5 – EDR Business Directory Selected Listing
- Attachment 6 - Agency Inspection Records
- Attachment 7 – Email Correspondence Regarding Site Access

cc: Ronald Elvidge, College Claremont Venture LLC, 1345 Grand Ave., Piedmont, CA 94610 (*Sent via electronic mail to: ronpatelvidge@gmail.com*)

Todd Borst, Trustee, Ila Lynn Gordon Investment Trust, 2305 Little Ben, Lincoln, CA 95648

Ila Lynn Gordon, Trustee of SIRILA Living Trust, Ila Lynn Gordon Investment, Trust of Gordon Family Trust, 554 Red Arrow Trail, Palm Desert, CA 92211

Ila Lynn Gordon, Trustee of SIRILA Living Trust, Ila Lynn Gordon Investment, Trust of Gordon Family Trust, 827 Mesa Grande Drive, Palm Desert, CA 92211

Vasilios and Eleni Bouzos
RO0002981
April 19, 2017, Page 4

Ila Lynn Gordon, Trustee of SIRILA Living Trust, Ila Lynn Gordon Investment, Trust of Gordon Family Trust, PO Box 13214, Palm Desert, CA 92255

Brian J. Gordon, PO Box 13214, Palm desert, CA 92255

David B. Gordon, 9 Calle, San Clemente, CA 92673

Jonathan W. Redding, Wendel, Rosen, Black & Dean LLP, 1111 Broadway, 24th Floor, Oakland, CA 94607 (*Sent via electronic mail to jredding@wendel.com*)

Dilan Roe, ACDEH, (*Sent via electronic mail to dilan.roe@acgov.org*)

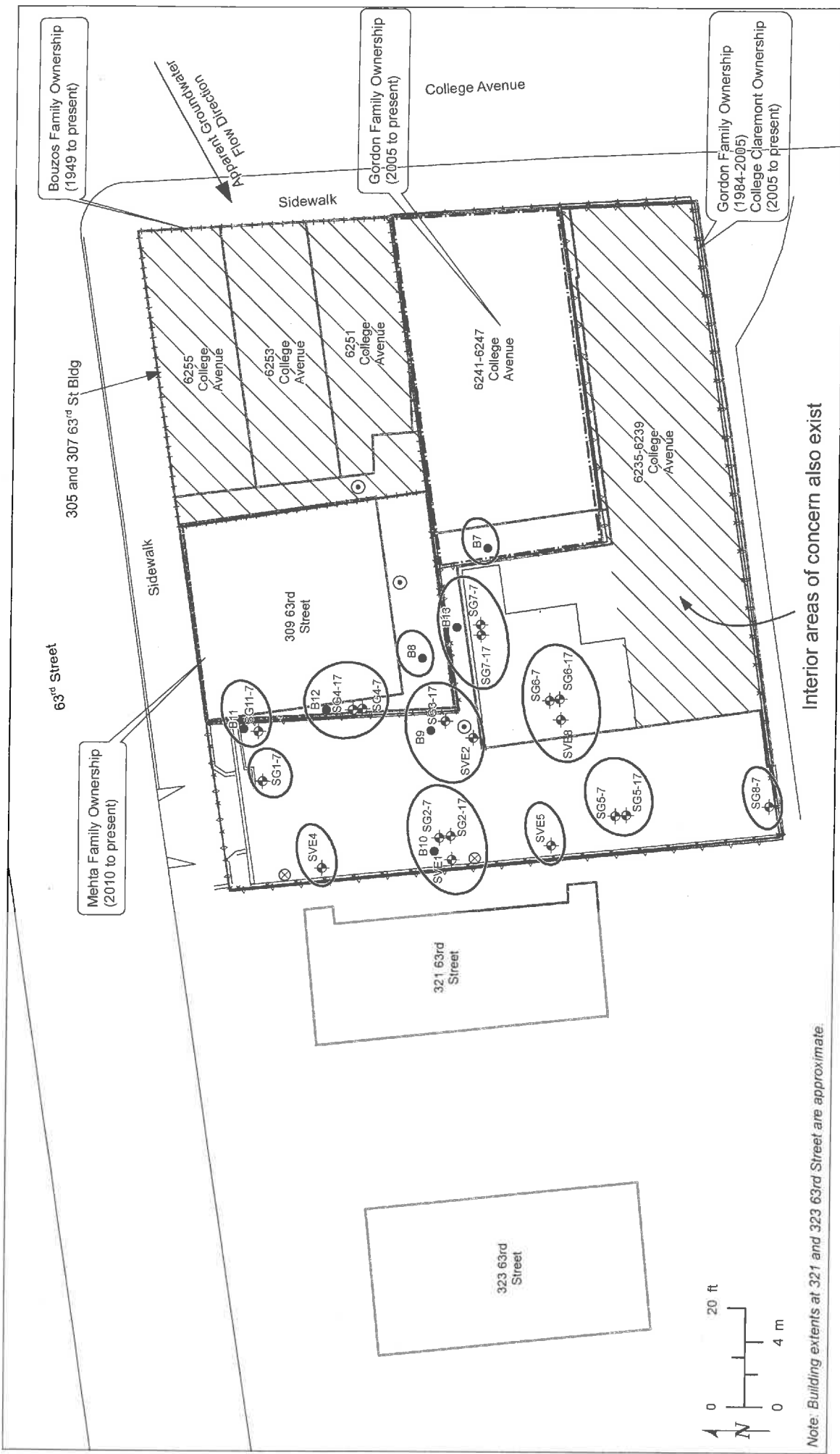
Paresh Khatri, ACDEH, (*Sent via electronic mail to paresh.khatri@acgov.org*)

Keith Nowell, ACDEH, (*Sent via electronic mail to keith.nowell@acgov.org*)

Geotracker, Electronic File

**ATTACHMENT 1
SITE MAP**

Data Location Map for Bouzous and Gordon Parcels



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
- Bouzous Family, 1949 to present
- College Claremont, 2005 to present
- Gordon Family, 1984-2005
- Gordon Family, 2005 to present
- Mehtia Family, 2010 to present

- Former dry cleaners use
- Hot spot area

Interior areas of concern also exist

**ATTACHMENT 2
YELLOW PAGE ADS**

1953

Kay Kleaners

OAKLAND
ALAMEDA, ALBANY, BERKELEY,
EMERYVILLE, PIEDMONT, SAN LEANDRO
AND
PARTS of EL CERRITO and SAN LORENZO
TELEPHONE DIRECTORY

APRIL, 1933



SEE INTRODUCTORY SECTION FOR EMERGENCY CALLS
AND OTHER IMPORTANT MATTERS

SEE THE "CLASSIFIED"
IN THIS DIRECTORY

YELLOW PAGES

ITS YELLOW PAGES TELL
YOU "WHERE TO BUY IT"

THE PACIFIC TELEPHONE and TELEGRAPH COMPANY

1933
OAKLAND
TELEPHONE
BOOK

370
B

PLANT AT 3516 ADELINER Near San Pablo Ave. Underpass to Bay Bridge

CITY OF PARIS DRY CLEANERS

Humboldt 3-5252

Est. 20 Yrs.

Oakland, Calif.

KAY KLEANERS

ED AND KAY ROTH

PICK-UP & DELIVERY PRICES

SLACKS
SWEATERS
SKIRTS
(Plain)

55c

SUITS
O'COATS
DRESSES
(Plain)

\$1.11



SPICK



SPAN

Cash & Carry 49c & 99c

Piedmont 5-1740

6253-55 COLLEGE AVE.
OAKLAND 18

1970

Kay Kleaners, Inc.



WUEY'S LAUNDERETTE & DRY CLEANING
 Wash-Dry-Fold Service
 10520 So Pablo Ave
 Ideal Cleaners 427 Grand Ave
IDEAL CLEANERS 3425 Lake Shore Ave
 (Please See Advertisement This Page)
 Ideta Cleaners 322-14th
 Irving's Cleaners 3105 Telegraph Av
 Island Cleaners 951-55th
J & D Dry Cleaning 2141-35th Av
J & H CLEANERS 6680 E 14th
J & L Laundry & Launderette
 2517 Telegraph Av(B)
JOHN'S CLEANERS 7404 E 14th
K & U Cleaners & Alterations
 3110-35th Av

KAY CLEANERS INC 6251 College Av
KAY'S CLEANERS
 15118 E 14th(SL)
KELLY'S CLEANING & KNIT BLOCKING
 same as Kensington Cleaners
 291 Arlington Av Kensington
KENSINGTON CLEANERS
 Specializing in Knit Blocking
 291 Arlington Av Kensington
Key Route Laundry 5633 San Pablo Av
King Cleaners 8830 E 14th
Kirton's Cleaners
 Pick-Up & Delivery-Alterations
 5835 Occidental
Koenig Paul Wholesale Dry Cleaners
 316-38th

LAUNDRY SPECIALTY CLEANERS
 571 Bancroft Av
 (Please See Ad)
MASTER CRAFT DRY
 1 Day Service on Call
 San Pablo Av & W
 Maurer George 1149

WASH & FOLD SERVICE
 10520 So Pablo Ave
IDEAL CLEANERS 3425 Lake Shore Ave
IRVING'S CLEANERS 3105 Telegraph Av
ISLAND CLEANERS 951-55th
J & D DRY CLEANING 2141-35th Av
J & H CLEANERS 6680 E 14th
J & L LAUNDRY & LAUNDERETTE
 2517 Telegraph Av(B)
JOHN'S CLEANERS 7404 E 14th
K & U CLEANERS & ALTERATIONS
 3110-35th Av

KAY CLEANERS INC 6251 College Av
KAY'S CLEANERS
 15118 E 14th(SL)
KELLY'S CLEANING & KNIT BLOCKING
 same as Kensington Cleaners
 291 Arlington Av Kensington
KENSINGTON CLEANERS
 Specializing in Knit Blocking
 291 Arlington Av Kensington
Key Route Laundry 5633 San Pablo Av
King Cleaners 8830 E 14th
Kirton's Cleaners
 Pick-Up & Delivery-Alterations
 5835 Occidental
Koenig Paul Wholesale Dry Cleaners
 316-38th

LAUNDRY SPECIALTY CLEANERS
 571 Bancroft Av
 (Please See Ad)
MASTER CRAFT DRY
 1 Day Service on Call
 San Pablo Av & W
 Maurer George 1149

WUEY'S LAUNDERETTE & DRY CLEANING
 Wash-Dry-Fold Service
 10520 So Pablo Ave
 Ideal Cleaners 427 Grand Ave
IDEAL CLEANERS 3425 Lake Shore Ave
 (Please See Advertisement This Page)
 Ideta Cleaners 322-14th
 Irving's Cleaners 3105 Telegraph Av
 Island Cleaners 951-55th
J & D Dry Cleaning 2141-35th Av
J & H CLEANERS 6680 E 14th
J & L Laundry & Launderette
 2517 Telegraph Av(B)
JOHN'S CLEANERS 7404 E 14th
K & U Cleaners & Alterations
 3110-35th Av

KAY CLEANERS INC 6251 College Av
KAY'S CLEANERS
 15118 E 14th(SL)
KELLY'S CLEANING & KNIT BLOCKING
 same as Kensington Cleaners
 291 Arlington Av Kensington
KENSINGTON CLEANERS
 Specializing in Knit Blocking
 291 Arlington Av Kensington
Key Route Laundry 5633 San Pablo Av
King Cleaners 8830 E 14th
Kirton's Cleaners
 Pick-Up & Delivery-Alterations
 5835 Occidental
Koenig Paul Wholesale Dry Cleaners
 316-38th

LAUNDRY SPECIALTY CLEANERS
 571 Bancroft Av
 (Please See Ad)
MASTER CRAFT DRY
 1 Day Service on Call
 San Pablo Av & W
 Maurer George 1149

WASH & FOLD SERVICE
 10520 So Pablo Ave
IDEAL CLEANERS 3425 Lake Shore Ave
IRVING'S CLEANERS 3105 Telegraph Av
ISLAND CLEANERS 951-55th
J & D DRY CLEANING 2141-35th Av
J & H CLEANERS 6680 E 14th
J & L LAUNDRY & LAUNDERETTE
 2517 Telegraph Av(B)
JOHN'S CLEANERS 7404 E 14th
K & U CLEANERS & ALTERATIONS
 3110-35th Av

KAY CLEANERS INC 6251 College Av
KAY'S CLEANERS
 15118 E 14th(SL)
KELLY'S CLEANING & KNIT BLOCKING
 same as Kensington Cleaners
 291 Arlington Av Kensington
KENSINGTON CLEANERS
 Specializing in Knit Blocking
 291 Arlington Av Kensington
Key Route Laundry 5633 San Pablo Av
King Cleaners 8830 E 14th
Kirton's Cleaners
 Pick-Up & Delivery-Alterations
 5835 Occidental
Koenig Paul Wholesale Dry Cleaners
 316-38th

LAUNDRY SPECIALTY CLEANERS
 571 Bancroft Av
 (Please See Ad)
MASTER CRAFT DRY
 1 Day Service on Call
 San Pablo Av & W
 Maurer George 1149

1975

Kay Kleaners

(serving the community for 25 years)

1978

Red Hanger Kleaners

(w/ formerly Kay Cleaners - same owner (spelling wrong))

(of Gordon Enterprises)

(Kay Kleaners Ad points to Red Hanger Ad)

(showing since 1949)

ALTERATIONS • WEDDING GOWNS
 • FUR, SUEDE & LEATHER
DRAPERIES
 EXPERTLY
 CLEANED
 OPEN MON.-FRI. 8-6 SAT. 8-30
 (East 14th St. nr. Estudillo) **483-4232** SAN LEANDRO

122 FELTON CENTER WAY

REDHANGER CLEANERS
 CUSTOM FITTINGS

WHY THE BEST?

FORMERLY
KAY CLEANERS
 (SAME OWNERS)

EL SOBRANTE
 223-1352
 3851 San Pablo
 Dam Road

RICHMOND
 233-0451
 319 37th St
 Al McDonough Ave.

CONCORD
 685-3773
 3423 Chestnut Ave.
 Chestnut Sq Center

OAKLAND - ALAMEDA
 654-1740 521-3700
 NEAR HARBOR IN NEW HARBOR
 BAY LANDING
 6291 COLLEGE AVE | SHOPPING CENTER

Specializing In

- Bridal Gowns • Formal Wear
- Antique Garments • Fine Lace
- Table Cloths • Knit Blooming
- Leathers • Furs • Alterations • Reweaving

DRAPERIES - LAMBREQUINS - BEAUTY PLEATS - OUR SPECIALTY!
 PROFESSIONALLY REMOVED & REHUNG
 We Are A 1-Stop Professional Plant
 SAME DAY SERVICE NO EXTRA CHARGE

PROFESSIONAL
 QUALITY CLEANING

DOUBLE &
 ALMOND HES
 OPEN
 TALK 'TIL 10 P.M. WEEKDAYS
 9 P.M. 'TIL 12 P.M.
 SATURDAYS

DIAMOND Cleaners

SERVING YOU SINCE 1929

FAST SERVICE

WE OPERATE OUR OWN PLANT

COMPLETE

DRAPERY CLEANING
 Hand Blocked Knits

EXPERT

SHIRT LAUNDRY
 Shirts On Hangers - No Extra Charge

DOWN FILLED GARMENTS
 Alterations

MAYWARD
 21642 Mission Blvd.
 552-1847

OAKLAND
 Formal Wear
 Feathill Square Shopping Center
 552-1847

MIRINA CENTER
 2292 Marina Blvd. San Leandro
 351-8780

WE SPECIALIZE IN DRY CLEANING
& LAUNDRY
WE OFFER DRY CLEANING
WITHINING DOWN
PRESERVATION
SAMEDAY SERVICE
CALL 652-6580

IDEAL CLEANERS
QUALITY
CLEANING
We Operate
Our Own Plant

- ★ SAME DAY SERVICE
- ★ MINOR REPAIRS—NO CHARGE
- ★ COMPLETE ALTERATIONS

• Belts • Leather & Suede • Petstain
• Gloves • Draperies • Curtains

444-9586
322-14th ST.
MAIN OFFICE - PLANT

SERVING
OAKLAND & BERKELEY

**EARL'S
CLEANERS**
THE BOWLER'S FRIEND

1 HOUR SERVICE
NO EXTRA CHARGE
6 DAYS A WEEK

THE FINEST IN
DRY CLEANING
We Operate Our Own Plant
We Charge
No Less

159-1899

SHRILL STEEL

DRY CLEANING
ALTERATIONS

1 HOUR SERVICE

FOR INFORMATION CALL:

HAT CLEANERS
13877 Skyline Bl. 531 9313
High Fashion Cleaners 2712 Fruitvale Av. 536 2346

HILLSIDE CLEANERS
We Operate Our Own Plant
2497 Parker Av. 638 6336
Holiday Cleaners Of America 1451 Leimers Bl. 531 8428
Housman Cleaners 1811 13th Av. 534 3046
Hood Owl Fabricare 5110 Broadway 655 5269
Hood Owl Inc. 5110 Broadway 547 9853

IDEAL CLEANERS
327 4th. Phone See Advertisement This Page 444 9586

J & D Dry Cleaners 2141 35th Av. 531 7830
J & H CLEANERS
1400 E. 14th 569 1626
J & L Laundry & Lingerie
517 Telegraph Av. Bx. 848 1788
Jen's Dry Cleaning & Tailoring 3525 E. 14th 635 3039

KAY CLEANERS
See Our Ad - Red Hanger Kisezers
8331 Collier Av. 654 1740

KAYS CLEANERS
13116 E. 14th St. 276 3000
King Cleaners 8130 E. 14th 568 4633

KWIK CLEANERS
122 Pelton Center, W. S. 483 4232
Please See Advertisement Previous Page

LAKE QUALITY CLEANERS
135 17th 895 8851
Dry Cleaning Only & Alterations

LAKE SHORE LEATHER BOUTIQUE
832 8338

**SPECIALIZING IN
LEATHER & SUEDE
CLEANING & DYEING -
EVERYTHING IN LEATHER**

3227 Lake Shore Av. 836 0596

LAHAI CLEANERS THE
In Kaiser Center - Downtown
Cleaning - Alterations - Tailoring
Open Mon-Fri 7:45 AM-5:45 PM
300 Lakeside Dr. 452 2780

LAKESHORE CLEANERS 1835 Harrison Bldg 655 2128
Louis Paper Cleaners 5109 Parkway Av. E. 239 9508

LAUNDRY & CLEANING
2153 10th St. 531 9313
2418 10th St. 531 9313
2418 10th St. 531 9313

LAUNDRY & CLEANING
2418 10th St. 531 9313

LAUNDRY & CLEANING
2418 10th St. 531 9313

MARY'S CLEANERS
Monterey - Berkeley
ALL CLEANING
DRAPERIES & CURTAINS
Open TUE-FRI 10:00 AM-6:00 PM
3425 Lakeside Dr.

MAY CLEANERS
3425 Lakeside Dr.

MARY'S CLEANERS
Monterey - Berkeley
ALL CLEANING
DRAPERIES & CURTAINS
Open TUE-FRI 10:00 AM-6:00 PM
3425 Lakeside Dr.

MAY CLEANERS
3425 Lakeside Dr.

ATTACHMENT 3
1973 NOTICE OF BULK TRANSFER

1973 OR
3574 454

FORMING REQUESTED BY

12/31/73

AND WITH RECEIPTS SENT TO

Name SUBROUT R. & IAN L. GORDON
Street Address 539 Indian Home Rd.
City Danville, CA. 94526

NO. 12-1155807 RE 3574 IM 454
Reception

1271 DFC 16 PM 1:47

NO. 12-1155807

SPACE ABOVE THIS LINE FOR CREDITOR'S USE

NOTICE OF BULK TRANSFER

(REV. 6/18/71 - AOT 1/6/72)

Notice is hereby given to the Creditors of Kay Kleanes
Edmund & Katherine Rata Transferor(s), whose business address is
6251 College Ave., Oakland County of Alameda
State of California, that a bulk transfer is about to be made to SUBROUT R. & IAN L.
GORDON Transferor(s) whose business address is 6251 College
Ave. OAKLAND County of Alameda
State of California.

The property to be transferred is located at 6251 College Ave.
OAKLAND County of Alameda State of California.

Said property is described in general as: All stock in trade, fixtures, equipment and good will of that
Daycleaning business known as Kay Kleanes
and located at 6251 College Ave. OAKLAND 94618
County of Alameda State of California.

The bulk transfer will be consummated on or after the 31 day of December, 1973
at 6251 College Ave. (Kay Kleanes)
OAKLAND County of Alameda State of California.

So far as known to the Transferor(s), all business names and addresses used by Transferor(s) for the
three years last past, if different from the above, are:

Kay Kleanes, Inc. 6251 College Ave. Oakland, Alameda, Ca.
Business Name Street Address City County State

Dated: December 15, 1973

Signed by:

[Signature] Transferor.
[Signature] Transferor.

NOTICE: This form is to be used only for the transfer of a business name or other property. Not original and not valid for use as a title or for record and public use. Use as required by law.

The Inter-City Express

104 MADISON STREET • OAKLAND 7, CALIFORNIA
TELEPHONE (OAKLAND) 1-4773

Jan 73

ATTACHMENT 4
ASSESSORS OFFICE RECORDS



COUNTY OF ALAMEDA
Assessor's Office

Property Value System

[Help](#)

[New Query](#)

History | **Value** | **Transfer** | **Map** | **Glossary**

Parcel Number: **48A-7069-7** Inactive: **N** Lien Date: **01/01/2016** Owner: **BOUZOS VASILIOS D & ELENI V TRS**

Property Address: **305 63RD ST, OAKLAND, CA 94618-1266**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
BOUZOS VASILIOS D & ELENI V TRS	List Owners	PO BOX 11238 , OAKLAND, CA 94611-0238	07/28/2000	2000-224982		1	3200
BOUZOS VASILIOS D & ELENI V	List Owners	PO BOX 11238 , OAKLAND, CA 94611-0238	01/30/1981	1981-15552		1	3200
BOUZOS ANGELO D & VASILIOS D	List Owners	305 63RD ST , OAKLAND, CA 94618-1266	04/10/1979	1979-66571		1	3200
BOUZOS ANGELO	List Owners	305 63RD ST , OAKLAND, CA 94618-1266	03/01/1969	TRAN-53576		1	3200
BOUZOS ANGELO	List Owners	305 63RD ST , OAKLAND, CA 94618-1266	01/07/1949	AD-1232		1	3200

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the

Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
Click [here](#) for more information regarding supported browsers.

Copyright © 2001 Alameda County

ASSESSOR'S MAP 48A
Santa Fe Tract No. 6. (Bk. 20 Pg. 10)

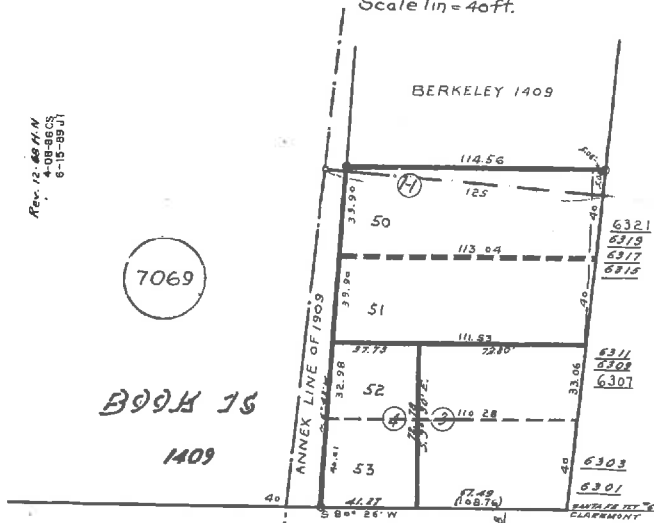
Code Area Nos. 17-003
13-000

Claremont Avenue Tract. Revised. (Bk. 13 Pg. 12)
Scale 1 in = 40 ft.

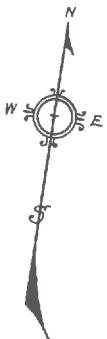
Rev. 12-26-74, W
4-08-86CS
6-15-89 J1

7069

BOOK 15
1409



13-000
17-003
SOUTH LINE OF BERKELEY ANNEX OF AUGUST 1906



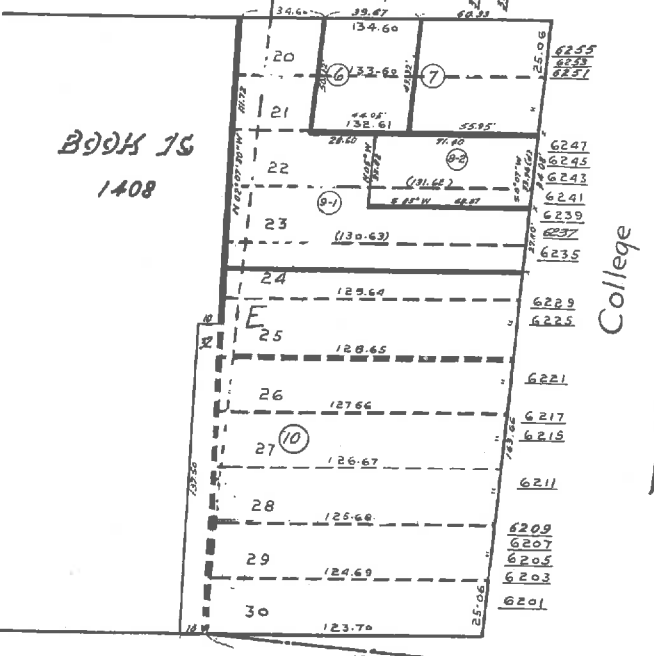
63RD

Street

Avenue.

7070

BOOK 15
1408



College Avenue.

7071

62ND Street

ANNEX LINE OF 1909
Florio St.

1407

1267

ATTACHMENT 5
EDR BUSINESS DIRECTORY SELECTED LISTINGS

FINDINGS

College Ave

6253 College Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Kay Kleaners	Pacific Telephone

COLLEGE AVE

6253 COLLEGE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1955	KAY KLEANERS	The Pacific Telephone & Telegraph Co.

College Ave

6253 College Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1955	KAY KLEANERS	The Pacific Telephone & Telegraph Co.
1938	AVENUE CLEANERS	Pacific Telephone

6255 College Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	ROYAL	Pacific Bell
1992	SILHOUETTES	PACIFIC BELL DIRECTORY
1991	Siicani S Silhouettes	PACIFIC BELL WHITE PAGES PACIFIC BELL WHITE PAGES
1980	Red Hanger Kleaners Office	Pacific Telephone
1950	BEST FOOD MARKET THE	The Pacific Telephone & Telegraph Co.
1945	BLUE & GOLD LIQUORS	The Pacific Telephone & Telegraph Co.
1943	Davis Dorothy K Mrs liquors DAVIS Jas A Dorothy slsmn h DAVIS Jas A jr shipydwkr r	R. L. Polk & Co. R. L. Polk & Co. R. L. Polk & Co.
1938	CONTINENTAL LIQUOR STORES	Pacific Telephone
1928	Market Marie Mrs ladies wea R	R.L. Polk and Co of California

COLLEGE ST

6253 COLLEGE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1938	AVENUE CLEANERS	Pacific Telephone

**ATTACHMENT 6
AGENCY INSPECTION RECORD**

Alameda Co. Health Services Agency
Division of Environmental Health
Hazardous Materials Unit

874-7237

BILLING ADJUSTMENT

NAME OF ESTABLISHMENT Red Hanger Cleaners
ADDRESS ~~4839~~ 6251 Colleye
CITY, ZIP Oakland 94618

The following actions should be taken regarding the billing for this establishment:

Rescind the bill for the following reasons:

Moved to:

Address 6239 Colleye
City, Zip Oakland 94618

No Hazardous Materials

Out of business

Make adjustment to billing - change number of employees to _____

Continue billing without change

Continue billing with following changes:

New Name _____

New Owner _____

VERIFIED BY: Lawell Mills DATE 1/6/87

* For Haz/Mat uses only

654-1740

LJM/12-86

Call before inspection
perc
drums of material left by this establishment
at old address. owner of bldg
Vasilios Bouzos. During inspection
verify that drums have been removed
Inspected old address to verify it "clean" at
request of owner

ALAMEDA COUNTY
HEALTH CARE SERVICES



DAVID KEARS
Agency Director

GENERATOR

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

SITE ID ~~1539~~ 1539
NAME Red Hemmer Cleaners
ADDRESS 6239 College Ave.

DATE 2-2-87
PHONE 654-1740
EPA ID
CITY/ZIP Oakland 94618

The marked items represent violations of the Calif. Administrative Code:

General

- 1. Waste ID 66471
- 2. EPA ID's 66472
- 3. >90 day Stor 66508
- 4. Labels 66504
- 5. Biennial RPT 66493
- 6. Records 66492

Comments: Moved from 6251
College Ave.

Manifest

- 7. Correct 66480
- 8. Copies sent 66484
- 9. Except RPT 66484
- 10. Copies Rec 66492

Waste bank to be picked up
by Technician of Emeryville
Drums do not have established
address but instead an ID

Misc

- 11. Treatment 66371
- 12. On-site Disp
H&S 25189.5
- 13. ExHazzWaste 66570

number from Technician. To
pick up from the yard still
residue, cartridges,

Prevention

- 14. Communic 67121
- 15. Aisle space 67124
- 16. Local Emer 67126
- 17. Maintenance 67120
- 18. Training 67105

Revol receipt 4/89/4 5-22-86
Last receipt would be
Technician 1 wk ago,

Contingency

- 19. Prepared 67140
- 20. Name List 67141
- 21. Copies 67141
- 22. EmerCoortng 67144

Receipts must be kept
available for 3 years.

Containers, Tanks

- 23. Condition 67241
- 24. Compatibility 67242
- 25. Maintenance 67243
- 26. Inspection 67244
- 27. Buffer zone 67246
- 28. Tank Insp 67259
- 29. Closure 67260
- 30. Safe Store 67261
- 31. Freeboard 67257
- 32. Other

Pick up Technician 1-16-87

CONTACT PERSON Bert Gordon

TITLE President

SIGN [Signature]

INSPECTOR THOMAS PEACOCK

SIGN [Signature]

COMPLAINT REPORT FORM
(Use ball-point pen.)

Storage File

Is this an emergency? Yes No If yes, call the Office of Emergency Services (OES): 800-852-7550

Log Number: 020910051 Date Complaint Received: 9/25/91 Time: 1020 Received By: Matt McLarron

Notifications made (Yes/No) Prop. 65 _____ Local agency _____ Who? _____

INFORMANT	ALLEGED RESPONSIBLE PARTY
Name: <u>Elaine Kelly</u>	Name: <u>Burt Gordon</u>
Address: _____	Firm: <u>Red Hange Cleaners</u>
City: _____ Zip: _____	Address: <u>6239 College</u>
Phone: () <u>530-9311 (T-TR) only</u>	City: <u>OAKLAND</u> zip: <u>94618</u>
<input checked="" type="checkbox"/> Confidential OR <input checked="" type="checkbox"/> Anonymous: (Check one.)	County Code*: <u>1</u> Phone: <u>(510) 654-1740</u>

COMPLAINT DATA

Date of Incident: on going Allegation Code*: B Quantity: 4 drums

Type/Condition of Containers Visible: (2) 55 gallon (2) smaller drums

Source of Complaint/Code*: D If Code A, Specify: _____

Response Code *: R Region/Agency Referred To: Alameda Co Env. Health

Other Comments: Drums stored for at least 2 years, possibly P.C.E. in parking lot in backside of building. There are hazardous waste labels on the drums. After the informant wishes to remain anonymous but is willing to answer any other general questions. She works up stairs from the dry cleaners for the past 2 years, and has noticed the drums since she was there.

Response Date: _____ Investigator: _____ Date Assigned: _____

Note: Information to be transferred to complaint log is highlighted in bold italic print. Attach an addendum if necessary.

* See code on reverse side

Original—Regional Office *JFK 9/20* Duplicate—Log Triplicate—Investigations

COMPLAINT REPORT FORM
(Use ball-point pen.)

File

Matt McCann

Is this an emergency? Yes No If yes, call the Office of Emergency Services (OES): 800-852-7550

Log Number: 02090051 Date Complaint Received: 9/26/91 Time: 1020 Received By: Matt McCann

Notifications made (Yes/No) Prop. 65 _____ Local agency _____ Who? 540-3739

INFORMANT	ALLEGED RESPONSIBLE PARTY
Name: <u>Elaine Kelly</u>	Name: <u>Dust Gordon</u>
Address: _____	Firm: <u>Red Hanger Cleaners</u>
City: _____	Address: <u>6239 College</u>
Phone: <u>(510) 265-1740</u>	City: <u>OAKLAND</u> ZIP: <u>94618</u>
<input checked="" type="checkbox"/> Confidential OR <input checked="" type="checkbox"/> Anonymous (Check one.)	County Code: <u>1</u> Phone: <u>(510) 265-1740</u>

COMPLAINT DATA

Date of Incident: in spring Allegation Code: B Quantity: 4 Drums

Type/Condition of Contaminant Visible: (A) 55 gallon (2) smaller drums

Source of Complaint/Code: D If Code A, Specify: _____

Response Code: R Region/Agency Referred to: Alameda County Health

Other Comments: Drums stored for at least 2 years, possibly PCB in parking lot in backside of building. There are hazardous waste labels on the drums. The informant wishes to remain anonymous but is willing to answer any other general questions. She works up stairs from the Dry Cleaners for the past 2 years, and has noticed these drums since she was there.

10-25-91 Inspection of site was performed. Their records on the site reveals they dispose of their waste approx. every 6 weeks. They use Technicon

Response Date: 10-25-91 Investigator: Carry Selb Date Assigned: _____

Note: Information to be transferred to complaint log is highlighted in bold italic print. Attach an addendum if necessary.

* See code on reverse side

Original—Regional Office

Duplicate—Log

Triplicate—Investigations



Alameda County Urban Runoff Clean Water Program

A Consortium of Local Agencies

Municipality: Oakland

Agency Conducting Inspection: Alameda County (HM)

Inspector: Rael M. Magallanes / Brad Oca

4894
Bm

Date of inspection: 3-17-94

Date of last inspection:

Facility ID #: 1539

Standard Industrial and Commercial Business Inspection Checklist A

I. Background Information (as reported by Facility Contact)	
1. Name of Facility: <u>Red Hanger Cleaners</u>	2. ACURID#:
3. Starting Date of Business:	4. Business Owner: <u>Robert Fordon</u>
5. Facility Contact (include title): <u>David Fordon</u>	6. Phone No. of Contact: <u>654-1740</u>
7. Site Address: <u>2239 College Ave, Oakland 94618</u>	
8. Mailing Address: <u>P.O. Box 1131, Lafayette, CA 94549-113</u>	
9. Property Owner (if different from Business Owner): <u>SIRILA Living Trust</u>	10. Phone No. of Property Owner: <u>786-3633</u>
11. Mailing Address for Property Owner: <u>P.O. Box 1131, Lafayette 94545</u>	
12. Business Type: <u>Dry Cleaner</u>	13. Standard Industrial Classification Codes: <u>7214</u>
14. Does facility have Spill Prevention Plans?:	yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
15. Is facility covered under a NPDES permit to discharge storm water?	general <input type="checkbox"/> individual <input type="checkbox"/> none <input checked="" type="checkbox"/>
16. Is facility covered under any other permits?	none <input type="checkbox"/> air quality <input checked="" type="checkbox"/> sanitary sewer <input type="checkbox"/> underground storage tanks <input type="checkbox"/>
17. Operating Schedule: Continues throughout year <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> (circle the months that the facility is in operation)	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
II. Monitoring (as reported by Facility Contact)	
Is storm water sampled?	yes <input type="checkbox"/> no <input checked="" type="checkbox"/> If yes, indicate sampling locations on facility layout.
Sampling method:	Sample monitoring:
grab <input type="checkbox"/>	last sampling date
composite <input type="checkbox"/>	frequency of sampling
other <input type="checkbox"/>	
Parameters tested for:	
pH <input type="checkbox"/>	TSS <input type="checkbox"/>
oil & grease <input type="checkbox"/>	bioassay <input type="checkbox"/>
conductivity <input type="checkbox"/>	other <input type="checkbox"/>
TOC <input type="checkbox"/>	
III. Facility Layout	
Attach map(s) that identify and describe locations of storm drains/inlets, outdoor/indoor (storm and sewer) drains, storm water conveyance structures, storage areas, unit process areas, vehicle and heavy equipment wash and maintenance areas, and storm water sampling locations. If facility operator cannot provide an existing map, include a sketch on page 6.	
See Attachment A for sample facility map.	

Facility Name: Red Hanger Cleaners Fac ID#: 1539
 Date: 3/7/94

Standard Inspection Checklist A

IV. Outdoor Material Storage Areas Waste Perc Not Applicable

1. How are outdoor storage areas cleaned swept wiped absorbent material other: _____
2. How often are outdoor storage areas cleaned? once per week
3. Are materials stored in specified areas? yes no
4. Are storage containers (including drums) inspected regularly for cracks and leaks? yes no
5. Are storage containers (including drums) free of cracks/leaks? yes no
6. Are the covers/lids of containers kept closed or are containers not exposed to rainwater? yes no
7. If storage containers are cleaned, describe how wash water and/or the residual material is disposed.

8. Is the surface of the storage area paved and impermeable? yes no
9. Where do surface drains in this area discharge? no drains storm drains sanitary unknown
10. Is the outdoor storage area covered and unexposed to rainwater? yes no
11. Has the potential for storm water runoff or runoff from the storage areas been eliminated? yes no
12. Is the ground surface free of any stains or other signs of pollutants? yes no
13. Describe best management practices (BMPs) used to prevent materials from outdoor storage areas from contacting storm water and discharging to storm drains.

V. Waste Disposal Areas and Practices Dumpster Not Applicable

1. Are the lids on any waste dumpsters and/or trash compactors onsite kept closed? yes no
2. Are dumpsters and/or trash compactors inspected regularly for cracks/leaks? yes no
3. Are dumpsters and/or trash compactors free of cracks/leaks? yes no
4. Is the area free of litter? yes no
5. Where do drains discharge? no drains storm drains sanitary unknown
6. Is waste storage area enclosed or covered from rainfall? yes no
7. Has the potential for storm water runoff or runoff from the waste disposal areas been eliminated? yes no
8. Is the floor/ground surface free of any stains or other signs of pollutants on the floor? yes no
9. Describe BMPs used to prevent pollutants from waste disposal areas from contacting storm water and discharging to storm drains.
Garbage other than cardboard are in plastic bins prior to dumping into dumpster

Facility Name: Red Hanger Cleaners Fac ID# 1539
 Date: 3-17-94

Standard Inspection Checklist A

VI. Vehicle and Heavy Equipment Storage and Maintenance Areas Not Applicable

A. Parking Areas and Access Roads Parking Area

1. Are vehicles and/or heavy equipment parked onsite? yes no

2. How often are parking areas cleaned? Once per week

3. Describe method for cleaning parking areas. area Swept

4. Where do drains in parking areas discharge? no drains storm drains sanitary unknown

5. Are parking areas covered or enclosed? yes no

6. Are parking areas or access roads free of any sign of past spills? yes no

7. Are parking areas or access roads free of signs of excessive leaking from oil and/or motor fluids? yes no

B. Vehicle and Heavy Equipment Repair and Maintenance Areas N/A Not Applicable

1. Where do drains in repair and maintenance areas discharge? no drains storm drains sanitary unknown

2. Are repair and maintenance activity areas onsite enclosed or covered and unexposed to rainwater? yes no

3. Has the potential for storm water runoff from repair/maintenance areas been eliminated? yes no

4. Is the floor/ground surface of repair/maintenance area free of any stains or other signs of pollutants? yes no

C. Vehicle and Heavy Equipment Wash Areas N/A Not Applicable

1. Where do drains in wash areas discharge? no drain recycled storm drains sanitary unknown

2. Is wash area covered or enclosed and unexposed to rainwater? yes no

3. Has the potential for storm water runoff from the wash area been eliminated? yes no

4. Is the floor of the wash area free of any stains or other signs of pollutants? yes no

5. Describe BMP's used to minimize the discharge of pollutants from access roads and vehicle and heavy equipment parking, repair, maintenance, and wash areas to storm water.

VII. Rooftop Equipment Cooling tower (not exposed) Not Applicable

Describe the potential for pollutants from rooftop equipment to be exposed to storm water runoff (e.g. condensation, exhaust gas, emissions, exposed motors/pumps, etc.).

Facility Name: Red Hanger Cleaner Fac ID# 1539
 Date: 3-17-91

Standard Inspection Checklist A

VIII. Storm Water Conveyance System and Spill Response/Prevention Practices Not Applicable

1. How often are storm drain inlets (including catch basins) inspected, maintained, and/or cleaned?
When required / Plugged 3x month
2. Describe method of cleaning. vacuum flush with water other: Roveled
3. Describe any testing for illicit connections to the storm drain system conducted by the facility (e.g. visual inspection, dye tests, etc.).
None
4. If there are any other areas onsite that may be exposed to storm water (e.g. process and/or work areas, indoor storage areas, materials handling areas, etc.), fill out appropriate section of Attachment B.
 all areas of the facility have been described see Attachment B for further information
5. Briefly describe BMPs taken to prevent spills from entering the storm drain system and methods for clean-up should a spill occur.
None / Absorbent used

IX. Significant Materials (Materials that may have potential to be released with storm water discharges)

Estimate degree of material exposure to storm water using Code: 0 - None
 1 - Little Potential for exposure to storm water
 2 - Some potential for exposure to storm water
 3 - Great potential for exposure to storm water

	(Code)	Describe Materials if appropriate:
Raw Materials used in processing or production	0	None
Finished Materials	0	
Hazardous Substances	2C	oil drippings / spilled waste prod.
Metals (especially copper, lead, zinc) solids (e.g. metal scraps) and solutions	0	
Waste Products	1C	litter from dumpster / Cardboard.
Other	0	

Standard Inspection Checklist A

736-3633

X. Conclusions (to be completed by the Inspector)

1. For each area of activity, indicate a numerical code to describe the level of potential discharge to the storm drains AND a letter code to describe the type of potential discharge found.

Level of Potential Discharge:

- 0 - not applicable for facility
- 1 - little potential for pollutant discharge to storm drains
- 2 - some potential for pollutant discharge to storm drains
- 3 - great potential for pollutant discharge to storm drains

Type of Potential Discharge:

- A - illicit connection
- B - where drain discharges unknown
- C - activity area and/or material exposed to storm water
- D - other (please specify)

Areas of Activity:

Outdoor Material Storage Areas 2C

Waste Disposal Areas 1C

Rooftop Equipment 0

Vehicle and Heavy Equipment Storage and Maintenance Areas

parking areas and access roads 0

repair and maintenance areas 2C

wash areas 0

Other Areas: 0

2. Is a General Permit required? yes no questionable*
*need clarification from Regional Water Quality Control Board whether permit is required.
3. Does the facility have a Storm Water Pollution Prevention Plan (SWPPP)? yes no
4. Did the inspector use facility's SWPPP during the inspection? yes no
5. Describe outreach performed by inspector to promote the Alameda County Urban Runoff Clean Water Program.

- general ACURCWP brochure industrial brochure
 verbal BMP handouts (describe below) *Industrial*
 Informed facility that General Permit may be necessary Other (describe below)

6. Follow-up Activities: None Warning Notice
 Informal Violation Formal Violation

If a violation was identified, indicate date of follow-up inspection if scheduled: _____
 no follow-up inspection necessary follow-up inspection to be scheduled at a later date

7. Time to perform inspection: 2 hours

Recommended actions:

- (1) Clean up dumpster area.
- (2) Provide cap/plug for dumpster, stop leaks.
- (3) Clean debris (plant material) around Hazardous waste area.

Comments:

- (4) Provide berm around Hazardous waste container or other method as to contain leakage.
- (5) Oil dripping to be clean up quickly as to prevent seepage to unroll. Do not water wash -

Facility Representative Signature: [Signature]

Date: 3-17-94

Print Facility Rep. Name: _____

Inspector's Signature: Paul Meregil

ATTACHMENT 7
EMAIL CORRESPONDENCE REGARDING SITE ACCESS

Alexander, Jeriann [FCL]

From: Jonathan W. Redding <JRedding@wendel.com>
Sent: Tuesday, November 22, 2016 5:18 PM
To: 'Mehrdad Javaherian'; Alexander, Jeriann [FCL]
Subject: FW: Request for site access at 6251-6255 College Ave, Oakland

See below re: stated access requirements for invasive testing on Bouzos parcel. JNA, note Bouzos Properties.

Jonathan W. Redding
Wendel, Rosen, Black & Dean LLP
1111 Broadway, 24th Floor
Oakland, CA 94607
(510) 219-8751 (Cell)
(510) 834-6600 (Office)
(510) 622-7697 (Direct)
(510) 808-4685 (Fax)
jredding@wendel.com

From: PDKing0000@aol.com [mailto:PDKing0000@aol.com]
Sent: Sunday, March 13, 2016 11:29 AM
To: jredding@wendel.com
Cc: ronpatelvidge@gmail.com; patrick@ellwoodcommercial.com
Subject: Fwd: Request for site access at 6251-6255 College Ave, Oakland

Hi Jonathan,

I am forwarding to you the site access authorization obtained for 6251-6255 College Ave in Oakland (the property located upgradient of our property). This property is also the location of the former Kay's Cleaners.

Please review the request for indemnification by the property owner and let me know if you have any thoughts on how to proceed with respect to the request. With respect to general liability issues P&D can provide the property owner with the requested indemnification associated with site access. P&D is not able to provide assurances of indemnification for any issues that may be related to the investigation findings.

If it can be demonstrated that a single offsite upgradient source is responsible for all detected PCE at the 6239 College Avenue site, the implications for further Ron Elvidge and EFI liability and requirements for further work are substantial. Similarly, if an offsite upgradient source can be demonstrated even with an on-site release identified for 6239 College Avenue, the implications for further Ron Elvidge and EFI liability and requirements for further work could also be substantial.

Thank you!

Paul

From: danbouzos@gmail.com
To: paul.king@pdenviro.com

Sent: 2/3/2016 21:57:37 Pacific Standard Time
Subj: RE: Request for site access at 6251-6255 College Ave, Oakland

Paul:

We agree that you may place two wells on our property. One at 5 feet deep and one at 17 feet deep in the area previously discussed, subject to proof of insurance; including a minimum liability of \$2M and proof of workers compensation. We must be notified at least 48 hours in advance and must be on site for the work. We will also need copies of the two drawing that you had the other day showing the wells on the Red Hanger property and the subsurface spread of the contamination. Final drawings must be provide showing the wells on our property and a complete report of all findings. The completed wells must be flush with the level of the concrete and must not create a trip hazard.

If any contamination is found then it is the your client's responsibility to abate.

Vasilios Bouzos, Eleni Bouzos, and Bouzos Properties must be named additionally insured on the policy and must be fully indemnified. A complete policy must be provided not just a coverage page and must be acceptable to the owners. The policy is to be emailed to danbouzos@gmail.com 48 hours before work begins.

Please email to coordinate.

All communication must be in writing.

Looking forward to working with you.

Very truly yours,

Dan Bouzos

510.772.2435 cell/text

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

Sent: Monday, February 01, 2016 3:59 PM

To: Danbouzos@gmail.com

Subject: Request for site access at 6251-6255 College Ave, Oakland

Hi Dan,

It was very nice meeting you Friday 1/29/16.

As we discussed, I am performing a subsurface investigation of dry cleaner chemical at the property next door (to the south) of the 6251-6255 College Ave, Oakland property associated with former dry cleaner operations at 6239 College Avenue. I am requesting permission to install some soil gas wells in the alley behind 6251-6255 College Avenue so that we can determine if dry cleaning chemicals are present in the soil gas adjacent to the 6251-6255 College Avenue building. A map showing the locations of the proposed soil gas wells is attached.

Each of the two proposed soil gas wells will be installed in boreholes that are 6-inches in diameter. A small diameter tube will be placed into each borehole, sand will be poured into the borehole so that the lowermost two feet of the borehole is filled with sand and the lower end of the tube is surrounded by the sand. The remaining portion of the boreholes will be filled with cement and the top of the soil gas wells will be covered with a utility vault measuring approximately 10 inches in diameter. Proposed soil gas well SG11 will be 7 feet deep, and proposed soil gas well SG12 will be 17 feet deep.

Installation of the soil gas wells will be completed in approximately one day. All soil generated during soil gas well installation will be removed from the site on the day that it is removed from the ground. We will return to the site approximately two weeks after the wells are installed to collect an air sample from the wells. All activities will be performed in a manner such that access to the property is not obstructed and tenants are not inconvenienced. The wells will be removed at some time in the future which has not yet been determined. All activities will be performed at no cost to you.

As we also discussed, our investigation is being overseen by Mr. Keith Nowell of the Alameda County Department of Environmental Health. Mr. Nowell can be contacted at 510-567-6764 or by e-mail at keith.nowell@acgov.org.

As we also discussed, the information regarding our investigation is available on-line at the following link:

<http://geotracker.waterboards.ca.gov/>

Enter the desired address (6239 College Avenue, Oakland), and then click on the Search button.

Hover the cursor over the green box that is visible on the map at the location of the site until the cursor turns into a hand with a pointing finger, then left click once and a window will pop up.

Left click once on the blue hyperlink name of the site that is in the window that popped up (Red Hanger Kleaners).

On the second row of tabs left click once on Site Maps/Documents

Scroll down to see the most recent reports and communications.

Your providing us site access will be greatly appreciated so that we can assess if dry cleaner chemical is present at your property and complete our investigation.

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

Thank you!

Paul

Paul H. King
Professional Geologist

P&D Environmental, Inc.
55 Santa Clara Avenue, Suite 240
Oakland, CA 94610

(510) 658-6916 telephone
(510) 834-0152 facsimile
(510) 387-6834 cellular
Paul.King@pdenviro.com

CONFIDENTIALITY NOTICE:

This e-mail message is confidential, is intended only for the named recipient(s) above, and may contain information that is privileged, attorney work product or exempt from disclosure under applicable law. If you have received this message in error, or are not a named recipient(s), you are hereby notified that any dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this message in error, please immediately notify the sender by return e-mail and delete this e-mail message from your computer. Thank you.

Thank you for considering the environment before printing this e-mail.