

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 18, 2017

College Claremont Venture LLC
1345 Grand Ave.
Piedmont, CA 94610
Attention: Mr. Ronald Elvidge
(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
554 Red Arrow Trail
Palm Desert, CA 92211

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

Ila Lynn Gordon
Trustee of SIRILA Living Trust
Ila Lynn Gordon Investment 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

George Kong (Sent via electronic mail to: gkongwashworld@comcast.net)

Subject: Supplemental Remedial Investigation and Meeting Request; Site Cleanup Program Case No. RO0002981 and Geotracker Global ID T10000000416, Red Hanger Kleaners, 6235-6239 College Ave., Oakland, CA 94618

Dear Responsible Parties:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file, including the documents entitled *Site Investigation and Soil Vapor Extraction Report* (Investigation and SVE Installation Report), dated July 11, 2016, prepared by P&D Environmental, Inc. (P&D) on behalf of College Claremont Venture, LLC (CCV) and EFI Global, Inc. (EFI), and the *Interim Remedial Action Progress Report* (Progress Report), dated December 12, 2016 and prepared by LRM Consulting, Inc. (LRM) for CCV. These documents were prepared to address volatile organic compound (VOC) contamination, primarily tetrachloroethylene (PCE), in the subsurface at the site and in the immediate vicinity from historic dry cleaner operations.

The former Red Hanger Kleaners (RHK) store occupied the ground floor of the 6235-6239 College Ave. 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 RHK ownership and operations identified at this location from at least 1970 to 1987. Prior to RHK, Kay Kleaners operated a dry cleaning operation at the 6251-6255 College Avenue location from 1953 until the change in operations to RHK.

Based on a review of the documents referenced above and the case file, ACDEH is of the opinion that the distribution of contaminants related to dry cleaning operations at the site and adjacent former dry cleaner

locations have not been adequately delineated to assess all sources and necessary remedial actions and human health risk exposure related to contaminant release.

Therefore, ACDEH requests preparation of a work plan to further delineate the extent of contamination in soil, groundwater and soil gas due to the release of dry cleaning chemicals from the former dry cleaner operations at 6235-6239 College Ave and potentially from 6251-6255 College Avenue. Work to further delineate the extent of contamination may be performed collaboratively or individually. If performed individually, ACDEH requests work be coordinated between the Responsible Parties. Please submit the work plan(s) by the date specified below.

MEETING REQUEST

ACDEH requests a meeting with all Responsible Parties and your respective environmental consultants to discuss the strategy for moving forward and coordination of work. We propose a date of **May 11, 2017 at 10 am** at our office in Alameda County. Please confirm your attendance within the next two weeks.

SUBMITTAL ACKNOWLEDGEMENT STATEMENT

Please note that ACDEH has updated it's Attachment 1 with regard to report submittals. ACDEH will now be requiring a Submittal Acknowledgement Statement, replacing the perjury statement, as a cover letter signed by the Responsible Party. The language for the Submittal Acknowledgement Statement is as follows:

"I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's GeoTracker website."

Please make this change to your submittals to ACDEH.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACDEH FTP site (Attention: Keith Nowell), and to the California State Water Resources Control Board (SWRCB) GeoTracker website, in accordance with the following specified file naming convention by the date specified below:

- **June 20, 2017 – Work Plan for Additional Contaminant Delineation** (file to be named RO0002981_WP_R_yyyy-mm-dd)

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 567-6764 or send me an electronic mail message at keith.nowell@acgov.org.

If your electronic mail 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.

Responsible Parties
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Sincerely,

Keith Nowell, PG, CHG
Hazardous Materials Specialist

Enclosure: Attachment 1- Responsible Party(ies) Legal Requirements/Obligations
ACDEH Electronic Report Upload (ftp) Instructions

cc:

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

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 / File