

COUNTY  
E SERVICES AGENCY  
OF ENVIRONMENTAL HEALTH  
y Parkway, Suite 250  
502-6577



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

*not at this address*

002981

NIXIE 957 6E 1 0205/04/17

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 94502654031 2358N125011-00333



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  
ALAMEDA, CA 94502  
(510) 567-6700  
FAX (510) 337-9335

April 20, 2017

George Kong

(Sent via electronic mail to: [gkongwashworld@comcast.net](mailto:gkongwashworld@comcast.net))

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

Dear Responsible Party:

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 the former Red Hanger Kleaners (RHK) located at 6235-6239 College Avenue in Oakland operated by you and the Gordon Family. Investigations completed to date have not fully delineated the extent of impact to soil, soil vapor and groundwater. The locations of soil, groundwater and soil vapor contamination ("hot spots") relative to the location of the former RHK at 6235-6239 College Avenue is shown on **Attachment 1 – Site Map**.

Since at least 1991, the City of Oakland Fire Department and ACDEH recognized S.R. Gordon, CEO of Red Hanger Kleaners, Inc, Ila Gordon, and Ila Gordon Trust as responsible parties (RPs) for the investigation and remediation of contamination resulting from dry cleaning releases and operating practices of the RHK business. Ron Elvidge and College Claremont Venture, LLC were added as RPs after acquiring ownership of the parcel located at 6235-6239 College Avenue.

A summary of historic property ownership and dry cleaner operations at 6235-6239 College Avenue is provided below.

- **Property Ownership.** Review of Alameda County Assessor Office records indicates that the Gordon Family owned the parcel addressed as 6235-6239 College Avenue (Assessor Parcel No. 48A-7069-9-1) since at least 1986. Property ownership was transferred to College Claremont Venture LLC in 2005. **Attachment 2** includes a copies of the Assessor's Office ownership records and parcel map.
- **Historic Dry Cleaner Operations.** In 1986 the Gordon Family moved their dry cleaning business from 6251-6255 College Avenue into the building at 6235-6239 College Avenue and continued operating RHK at this address until 2005. Site inspection records for RHK during operation by the Gordon Family shows a history of poor housekeeping, incomplete record keeping, and insufficient care with respect to management of hazardous wastes and chemicals. In particular, waste materials were stored in exterior areas and inspector notes suggest concern of storm water discharge due to oil drippings and spilled waste dry cleaning chemicals. **Attachment 3** includes selected agency inspection records dated in 1987, 1991 and 1994. The Gordon Family operated RHK at 6235-6239 College Avenue until 2005 when the business was sold to you.