

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
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April 20, 2017

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

Subject: Interim Remediation System Modifications and Utility Repair/Survey; Site Cleanup Program
Case No. RO0002981 and Geotracker Global ID T10000000416, Red Hanger Kleaners, 6235-
6239 College Ave., Oakland, CA 94618

Dear Responsible Party:

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.

The Investigation and SVE Installation Report prepared by P&D includes a discussion of a soil vapor extraction (SVE) system installed as an interim remedial action at 6235-6239 College Ave for the removal of VOCs from the subsurface. The report concludes that the system is working to reduce PCE concentrations in soil gas where elevated PCE vapor concentrations were identified beneath the building. P&D also concluded, based on vacuum measurements at SG5-7 and SG5-17 (located approximately 40 feet from SVE well SVE1), that the radius of influence of the SVE system likely extends beneath the adjacent residential property at 321/323 63rd Street.

Subsequent to the submittal of the Investigation and SVE Installation Report, EFI and P&D stopped work at the site and LRM took over on behalf of CCV. LRM evaluated the SVE system and presented its findings and recommendations in its Progress Report. In the report LRM recommends the following: