



16 May 2018

Liang H. Fang and Anna Fong  
2 McMurty Court  
Alameda, CA 94502-7799

Subject: Site Cleanup Program Case No. RO0003080. Bell Cleaners, 1532 to 1540 Park Street, Alameda, California, 94501. Request for Site History Report.

Dear Mr. Liang H. Fang and Ms. Anna Fong:

Alameda County Department of Environmental Health (ACDEH) is requesting site history information for the property located at 1532-1540 Park Street in Alameda, California ("the site"). The assessor's parcel number (APN) for the subject property is 70-190-22. ACDEH is overseeing investigation of hazardous materials released to the environment from a former dry cleaner at the site. Tetrachloroethylene (PCE) has been reported in soil gas, soil, and groundwater at the site. As explained below, the requested information will assist ACDEH staff with our investigation of identified subsurface pollution at and in the vicinity of the site. This letter is directed to Liang H. Fang and Anna Fong as the current property owners.

### **BACKGROUND INFORMATION**

The site structure is identified as the Powell Building and was constructed in about 1925. The property is currently occupied by a restaurant and nail salon: Genghis Khan Kitchen and My Angel Nail Salon, respectively. A third commercial space in the site structure was formerly the location of Bell Cleaners. The former dry cleaner space is currently unoccupied.

Volatile organic compounds (VOCs) including PCE were detected in soil and groundwater beneath 1534 Park Street in 2011. To evaluate potential risks from migration of subsurface VOCs into indoor air (i.e., vapor intrusion), additional investigations were conducted in 2013, 2014, and 2017. PCE was detected immediately beneath the concrete floor at concentrations ranging up to 130,000  $\mu\text{g}/\text{m}^3$ . A work plan for additional investigation dated 13 October 2017 was prepared on behalf of the Von Wittenau Family Trust. To date, the 13 October 2017 work plan has not been implemented.

### **TECHNICAL COMMENTS**

Liang H. Fang and Anna Fong are requested to submit a technical report containing the following information by 15 July 2018.

1. The period of time that Liang H. Fang and Anna Fong has owned the property.
2. For each operator that has operated at the site during the period in Item 1, a description of: (a) the period of time that the operator conducted operations at the property, (b) the operator's name and current mailing address, (c) a contact person and his/her current phone number, and (d) the nature of the operator's business, including chemicals stored or used at the site.
3. The name, current mailing address, contact person, current phone number, and nature of the business (if known) for the prior property owner.

4. The name, current mailing address, contact person, current phone number, and nature of the business (if known) for the any other prior property owners or operators, to the extent that this information is known or reasonably available.
5. A description of any pending litigation involving Liang H. Fang and Anna Fong and subsurface pollution at the site, including:
  - a. Names and contact information for the attorneys for each party to the litigation.
  - b. Copies of depositions and responses to interrogatories with regard to this litigation.
  - c. Copies of applicable insurance policies, to the extent this information is known.
6. Any reports prepared to investigate or evaluate the environmental conditions at the property.
7. A description of the sources consulted to respond to the above items (e.g. written records, former employees, local agency files).
8. Copies of any Phase I Environmental Site Assessment Reports for the property.
9. A statement that the information provided in response to the above items is full, true, and correct, under penalty of perjury.

This request for a report is made pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16 and California Health and Safety Code Section 101480, which allows the local health officer to oversee the remedial action. Any extension in the above deadline must be confirmed in writing by ACDEH staff.

#### **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Department of Environmental Health (Attention: Robert Schultz), according to the following schedule and file-naming convention:

- 15 July 2018 – Site History Report;  
File to be named: SITE\_HIST\_R\_yyyy-mm-dd

If you have any questions, please call me at (510) 567-6721 or send me an electronic mail message at [robert.schultz@acgov.org](mailto:robert.schultz@acgov.org). Online case files are available for review at the following website: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T10000003362](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000003362).

Sincerely,



Robert W. Schultz, CHG  
Senior Hazardous Materials Specialist

cc: Michael Von Wittenau, 9663 Santa Monica Blvd., #560, Beverly Hills, CA 90210  
Marcia Breese, 1020 Via Colusa, Palm Springs, CA 92262  
Dilan Roe, ACEH (Sent via E-mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
GeoTracker, eFile