

ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

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

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

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Ila Lynn Gordon Investment
Trust of Gordon Family Trust
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Palm Desert, CA 92211

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

Dear Responsible Parties:

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, operated by you 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**.

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. **Attachment 2** includes agency request letters dated 1981, 2005, 2009, 2011 and 2012 addressed to Gordon Family Parties.

A summary of historic property ownership and dry cleaner operations at 6251-6255 College Avenue and 6235-6239 College Avenue is provided below.

6251-6255 College Avenue

- **Property Ownership. 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