

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

Ila Lynn Gordon
Trustee of SIRILA Living Trust
Ila Lynn Gordon Investment
Trust of Gordon Family Trust
554 Red Arrow Trail
Palm Desert, CA 92211

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

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

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

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

spaces with addresses of 6251, 6253 and 6255 College Avenue. **Attachment 3** includes a copies of the Assessor's Office ownership records and parcel map. Business directory and yellow page ads (**Attachment 4**) show that the tenant spaces were occupied by dry cleaning businesses from as early as 1938 (Avenue Cleaners) and included Red Hanger Kleanners and a predecessor business (Kay Kleanners) from about 1953 to 1986. **Attachment 5** includes a copy of the EDR Business Directory showing dry cleaners at 6251-6253 College Avenue during the time period of parcel ownership by the Bouzos family. **Attachment 6** includes a record of a call from Vasilios Bouzos to ACDEH in 1987 reporting that drums containing dry cleaning waste had been left behind by the Gordon Family at the RHK tenant unit on the Bouzos Family Property.

- **Historic Dry Cleaner Operations.** Review of Alameda County Recorder records of property ownership and telephone book ads, show that the Gordon Family owned and operated the former RHK at 6251-6255 College Avenue from about 1973 until 1986. Historic records also indicate that the Gordon Family acquired a predecessor business, Kay Kleanners, which operated at 6251-6255 College Avenue from about 1953. The Gordon Family operated these dry cleaning businesses as a tenant on the property owned by the Bouzos Family until 1986 when the Gordon Family moved their dry cleaning business from 6251-6255 College Avenue to 6235-6239 College Avenue. **Attachment 2** includes copies of yellow page ads showing the dry cleaning businesses and their addresses for select years 1953, 1970, 1973 and 1978. **Attachment 7** includes a copy of a recorded Notice of Bulk Transfer of business assets from Kay Kleanners and Kay Kleanners Inc. to Siebert and Ila Gordon in 1973.

6235 - 6239 College Avenue

- **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 8** 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 9** 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 George Kong.

George Kong operated RHK at 6235-6239 College Avenue until at least 2014 when the dry cleaning machines using tetrachloroethylene (PCE) were removed. Agency site inspections in 2014 during operation of RHK by George Kong indicated poor housekeeping and insufficient care with respect to management of hazardous wastes and chemicals. In particular, drums of waste materials were stored in exterior areas with an accumulation start date of December 2009, and a possible PCE still in addition to two dry cleaning machines containing PCE were observed within the dry cleaning suite in although reportedly idle for two years. Additionally, George Kong indicated that there had been a history of "flooding" at the dry cleaning machines even though secondary containment was in place. The dry cleaning machines utilizing PCE were removed

from the site by the end of September 2014. **Attachment 10** includes selected agency correspondence dated in 2014.

Meeting Request

ACDEH is requiring further investigation of the dry cleaner release to facilitate the delineation of impacts and evaluation of additional source areas from the dry cleaning facilities discussed above. Your full cooperation and participation in these continued investigations and future remedial efforts is required.

We would like to meet with you within the next two weeks to discuss the next phase of investigation and coordination with the other RPs. Please provide us with several dates and times that you are available for this meeting. If your email 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. Additionally if your mailing address information is incorrect please provide us with your current information.

Should you have any questions, please contact me at (510) 567--6764 or send me an electronic mail message at keith.nowell@acgov.org.

Sincerely,

Keith Nowell, PG, CHG
Hazardous Materials Specialist

Attachments:

- Attachment 1 – Site Map
- Attachment 2 – Agency Letters
- Attachment 3 – Assessor's Records for 6251-6255 College Avenue
- Attachment 4 – Yellow Page Ads
- Attachment 5 – EDR Business Directory Selected Listings for 6251-6255 College Avenue
- Attachment 6 – 1987 Vasilios Bouzos Complaint
- Attachment 7 – 1973 Notice of Bulk Transfer
- Attachment 8 – Assessors Records for 6235-6239 College Avenue
- Attachment 9 – Agency Inspection Records for Red Hanger Kleaners, 6235-6239 College Avenue
- Attachment 10 – ACDEH Correspondence for 6235-6239 College Avenue

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

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

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*)

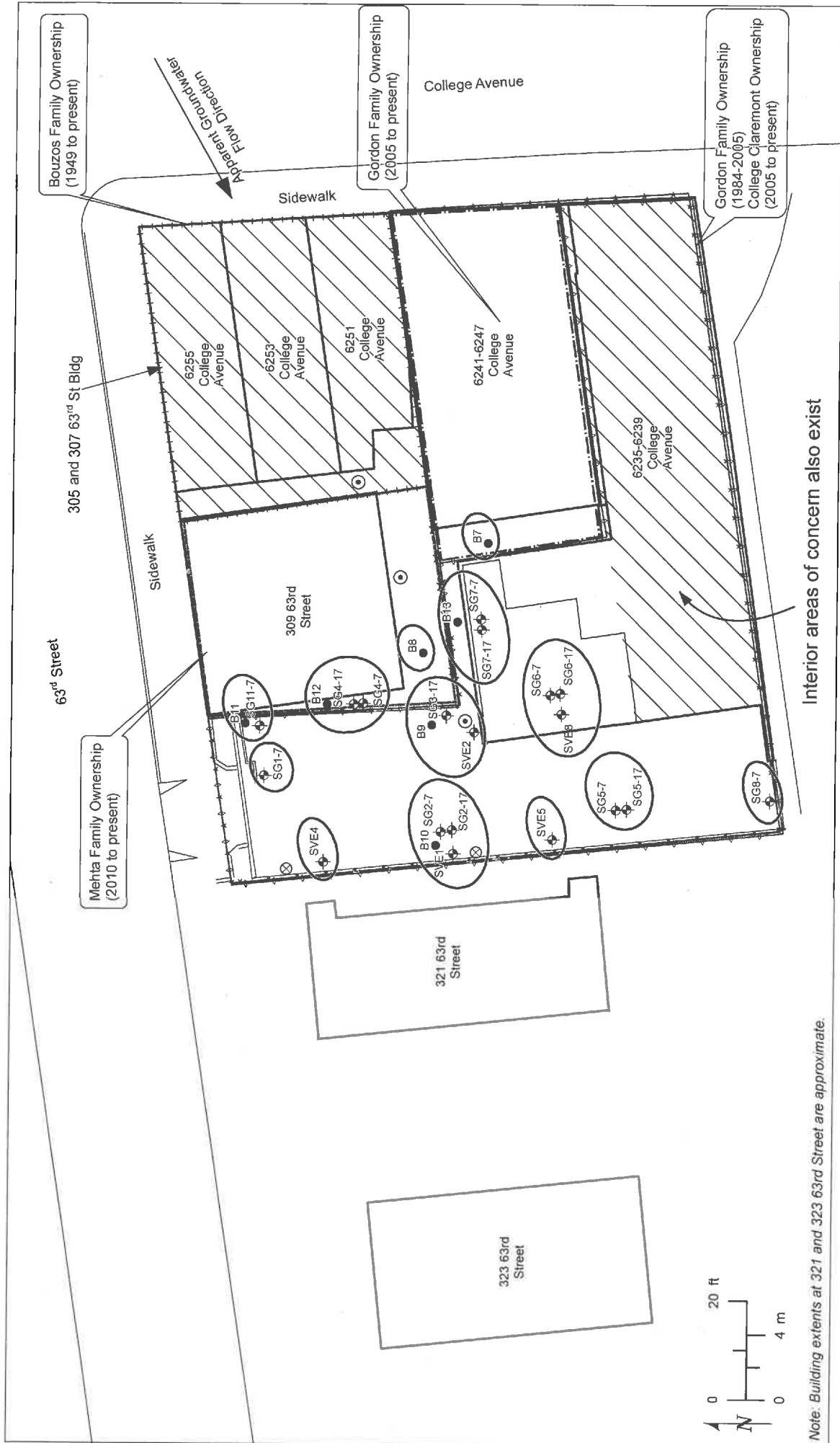
Dilan Roe, ACDEH, (*Sent via electronic mail to dilan.roe@acgov.org*)

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, Electronic File

ATTACHMENT 1
SITE MAP



Interior areas of concern also exist

Note: Building extents at 321 and 323 63rd Street are approximate.

- | | | | |
|-----|-----------------------------|---|-------------------------|
| ⊗ | Drain inlet | ⊗ | Former dry cleaners use |
| ⊙ | Sanitary sewer cleanout | ○ | Hot spot area |
| ⊕ | Soil vapor extraction point | | |
| ● | Previous boring | | |
| — | Building outline | | |
| —x— | Fence | | |
| — | Garage | | |
-
- | | |
|--|------------------------------------|
| | Property Ownership |
| | Bouzouf Family, 1949 to present |
| | College Claremont, 2005 to present |
| | Gordon Family, 1984-2005 |
| | Gordon Family, 2005 to present |
| | Mehta Family, 2010 to present |

Data Location Map for Bouzouf and Gordon Parcels

ATTACHMENT 2
AGENCY LETTERS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

October 28, 1991

Mr. S. R. Gordon, CEO
Red Hanger Kleaners, Inc.
6239 College Ave.
Oakland, CA 94618

Dear Mr. Gordon:

As per your request, the contact person at the Department of Toxic Substance Control who received the complaint of your facility at the above address is Mr. Matt McCarron at 540-3739.

If you have any questions, please contact me at 271-4320.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

cc: Matt McCarron, Dept. of Toxic Substances
Files

CITY OF OAKLAND



250 FRANK OGAWA PLAZA, SUITE 3341

• OAKLAND, CALIFORNIA 94612

Fire Department
Fire Prevention Bureau
Hazardous Materials Management Program

(510) 238-3927
FAX: (510) 238-6739
TTY/TDD: (510) 238-8884

July 15, 2005

Ms. Ila Gordon
6239 College Ave.
Oakland, CA 946

**RE: SOIL SAMPLING AND LABORATORY REPORT FOR SITE RED HANGER CLEANERS
LOCATED AT 6235 COLLEGE AVENUE, OAKLAND CA.**

Dear Ms. Gordon:

Oakland Fire Department has reviewed the soil sampling and laboratory report prepared and submitted on your behalf by EFI Global dated June 2, 2005 EFI PN:98380-00-051. It should be noted that Volatile Organic Compounds (PCE) in low concentrations were found in soil at a depth of 3 to 4 feet bgs.

While the levels indicated in the report are below California Regional Water Quality Control Board, Environmental Screening Levels for commercial/industrial properties it is a recommendation that additional site characterization be accomplished should the use of the property changes.

Therefore, based on the information provided in the above reference report and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action is required by this agency. In addition, this site will be entered into the City of Oakland, Permit Tracking System for monitoring.

Sincerely,


LeROY GRIFFIN
Assistant Fire Marshal
Hazardous Materials Program Manager

cc: Mr. Mark Williams

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



94618
JAN 26 '09 PM 3:28

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

January 15, 2009

Mr. Ronald Elvidge
William Kochenderfer, Esq.
12210 Herdal SR #11
Auburn, CA 94603

College Claremont Venture Co. Ila Gordon
1345 Grand Ave.
Piedmont, CA 94610

Ila Gordon Trust
PO Box 1131
Lafayette, CA 94549-1131

Subject: Fuel Leak Case No. RO0002981 and Geotracker Global ID T10000000416, Red Hanger Cleaners, 6335-6339 College Ave., Oakland, CA 94618

Dear Mr. Elvidge and Mrs. Gordon:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the May 17, 2005 *Phase II Subsurface Investigation Report* that was prepared by AEI Consultants and the June 2, 2005 Request for No Further Action – Red Hanger Cleaners submitted by EFI Global. The reports indicate that tetrachloroethene (PCE) was detected in both soil and groundwater. Soil samples collected from either the 3 or 4 feet below ground surface in soil borings SB-1 through SB-4 contained a maximum concentration of 0.26 milligrams per kilogram (mg/kg) which is below the environmental screening level for PCE. However, no soil samples were collected at depth. A groundwater sample collected from SB-1 contained maximum concentrations of 48 micrograms per liter ($\mu\text{g/L}$) PCE. The extent of the PCE contamination in soil and groundwater has not been defined.

ACEH requests that you address the following technical comments, perform the requested work, and send us the work plan requested below.

TECHNICAL COMMENTS

- 1. Dissolved Groundwater Plume Characterization.** Grab groundwater samples collected downgradient of the dry cleaning machines detected a maximum concentration of 48 $\mu\text{g/L}$ PCE. In addition, another sample collected in a subsequent sampling event contained 15 $\mu\text{g/L}$ PCE. Both of these concentrations are above the 5 $\mu\text{g/L}$ RWQCB ESL for PCE. Therefore groundwater is undefined horizontally to the southwest of these two borings. Also, the vertical extent of the PCE contamination has not been assessed since deeper groundwater samples have not been collected. Please submit your plan to assess the horizontal and vertical extent of contamination at the site.
- 2. Soil Characterization.** Four soil samples were collected around the locations of the dry cleaning machines. These soil samples were collected from three of four feet bgs

depending on the boring. No deeper samples were obtained from the borings near the dry cleaning machines leaving the vertical extent of soil contamination undefined. Please submit your plan to assess the vertical extent of soil contamination at the site.

3. **UST Characterization.** One soil sample was collected from 11.5 feet below ground surface from the middle of the suspected 1,000-gallon underground storage tank (UST) pit. No hydrocarbons or oxygenates were detected in this soil sample. However, groundwater is present at the site at a greater depth and has not been sampled for these constituents. Please submit a work plan to determine if groundwater has been impacted in this area by the date requested below.
4. **Preferential Pathway Study.** The purpose of the preferential pathway study is to locate potential migration pathways and conduits and determine the probability of the NAPL and/or plume encountering preferential pathways and conduits that could spread contamination. We request that you perform a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for vertical and lateral migration that may be present in the vicinity of the site.

Discuss your analysis and interpretation of the results of the preferential pathway study (including the well survey and utility survey requested below) and report your results in the report requested below. The results of your study shall contain all information required by California Code of Regulations, Title 23, Division 3, Chapter 16, §2654(b).

a. Utility Survey

An evaluation of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s) is required as part of your study. Please include maps and cross-sections illustrating the location and depth of all utility lines and trenches within and near the site and plume areas(s) as part of your study.

b. Well Survey

The preferential pathway study shall include a well survey of all wells (monitoring and production wells: active, inactive, standby, decommissioned (sealed with concrete), abandoned (improperly decommissioned or lost); and dewatering, drainage, and cathodic protection wells) within a ¼-mile radius of the subject site. As part of your detailed well survey, please perform a background study of the historical land uses of the site and properties in the vicinity of the site. Use the results of your background study to determine the existence of unrecorded/unknown (abandoned) wells, which can act as contaminant migration pathways at or from your site. Please review and submit copies of historical maps, such as Sanborn maps, aerial photographs, etc., when conducting the background study.

REQUEST FOR INFORMATION

ACEH's case file for the subject site contains only the electronic reports listed on our website (<http://www.acov.org/aceh/lop/ust.htm>). You are requested to submit copies of all other reports

related to environmental investigations for this property (including Phase 1 reports) by **March 16, 2009**.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Barbara Jakub), according to the following schedule:

- **April 15, 2009** –Work Plan including well survey.

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

Mr. Elvidge and Mrs. Gordon
RO0002981
January 15, 2009, Page 4

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 639-1287 or send me an electronic mail message at barbara.jakub@acgov.org.

Sincerely,



Barbara J. Jakub, P.G.
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Robert Flory, AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032
Donna Drogos, ACEH
Barbara Jakub, ACEH
File

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	ISSUE DATE: July 5, 2005
	REVISION DATE: December 16, 2005
	PREVIOUS REVISIONS: October 31, 2005
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

Effective January 31, 2006, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- It is preferable that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- Signature pages and perjury statements must be included and have either original or electronic signature.
- Do not password protect the document. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. Documents with password protection will not be accepted.
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:
RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in Excel format. These are for use by assigned Caseworker only.

Submission Instructions

- 1) Obtain User Name and Password:
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to dehloptoxic@acgov.org
or
 - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of Alicia Lam-Finneke.
 - b) In the subject line of your request, be sure to include "ftp PASSWORD REQUEST" and in the body of your request, include the Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape and Firefox browsers will not open the FTP site.
 - b) Click on File, then on Login As.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name at acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by Report Upload. (e.g., Subject: RO1234 Report Upload)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

July 24, 2009

Mr. Ronald Elvidge College Claremont Venture Co. Ila Gordon
William Kochenderfer, Esq. 1345 Grand Ave. Ila Gordon Trust
12210 Herdal SR #11 Piedmont, CA 94610 Unknown Address
Auburn, CA 94603

Subject: Fuel Leak Case No. RO0002981 and Geotracker Global ID T10000000416, Red Hanger Cleaners, 6335-6339 College Ave., Oakland, CA 94618

Dear Mr. Elvidge and Mrs. Gordon:

The purpose of this correspondence is to inform you of changes to groundwater monitoring requirements for all fuel leak cases in California. The California State Water Resources Control Board (State Water Board) has approved Resolution No. 2009-0042 (*Actions to Improve Administration of the UST Cleanup Fund and UST Cleanup Program*). Resolution No. 2009-0042 states that, "*Regional Water Board and LOP agencies shall reduce quarterly groundwater monitoring requirements to semiannual or less frequent monitoring at all sites unless site-specific needs warrant otherwise and shall notify all responsible parties of the new requirements no later than August 1, 2009. If more than semiannual monitoring is required for a case, the responsible party and State Water board shall be notified of the rationale and the notice shall be posted on Geotracker.*"

If your site does not have monitoring wells, the new groundwater monitoring requirements in State Water Board Resolution No. 2009-0042 do not affect you at this time. These new groundwater monitoring requirements potentially may apply if monitoring wells are installed at your site in the future.

If you have any questions, please call me at (510) 639-1279 or send me an electronic mail message at barbara.jakub@acgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara J. Jakub".

Barbara J. Jakub, P.G.
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Jill A Quillan, Environmental Resources Management, 1777 Botelho Drive, Suite 260, Walnut Creek, CA 94596
Leróy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032
(Sent via E-mail to: lgriffin@oaklandnet.com)
Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Barbara Jakub, ACEH (Sent via E-mail to: barbara.jakub@acgov.org)
Geotracker, File

RESPONSIBLE PARTY OF RECORD AS OF 07/22/2009

RO0002981, RED HANGER CLEANERS, 6335-6339 COLLEGE AVE , OAKLAND, CA, 94618

Alameda County Environmental Health (ACEH) has the following information on record regarding the Responsible Party(ies) for the above referenced site. Please update the following information for our records. Should you have contact information regarding additional Responsible Parties, please correct the information accordingly. Also, please check the "e-mail preferred" box to receive all future correspondences and notifications by e-mail.

E-mail Preferred

Hardcopy Preferred

ACEH is requesting your e-mail address so that we can correspond with you quickly and efficiently regarding your case. Please note that ACEH respects your privacy. Your e-mail address will remain confidential and will not be provided to any third party.

Current Information

RONALD ELVIDGE
C/O WILLIAM KOCHENDERFER ESQ
12210 HERDAL SR #11
AUBURN CA 95603
wkochenderfer@cs.com
5308871456

ILA GORDON
GORDON ILA L TRUST
UNK
UNK CA 00000

Corrections or Additions

Name: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
E-mail: _____
Home Phone: (____) _____
Office Phone: (____) _____
Cell Phone: (____) _____

Name: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
E-mail: _____
Home Phone: (____) _____
Office Phone: (____) _____
Cell Phone: (____) _____

RO0002981, 6335-6339 COLLEGE AVE , OAKLAND

6335-39 College Ave

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

August 14, 2009

Mr. Ronald Elvidge
William Kochenderfer, Esq.
12210 Herdal SR #11
Auburn, CA 94603

College Claremont Venture Co.
1345 Grand Ave.
Piedmont, CA 94610

Ila Gordon
Ila Gordon Trust
PO Box 1131
Lafayette, CA 94549-1131

Subject: Fuel Leak Case No. RO0002981 and Geotracker Global ID T10000000416, Red Hanger Cleaners, 6335-8339 College Ave., Oakland, CA 94618

Dear Ladies and Gentlemen:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the April 13, 2009 *Site Characterization Work Plan* that was prepared by Environmental Resources Management. ACEH conditionally approves your work plan. No additional work plan is needed at this time provided you incorporate the technical comments listed below. Please provide 72-hour written notification to this office (e-mail preferred to barbara.jakub@acgov.org) prior to the start of each phase of the field activities.

TECHNICAL COMMENTS

1. **Perjury Letter** – The perjury letter must be signed by an officer or legally authorized representative at your company. Please submit a letter signed by the responsible party for all future documents as described in the perjury statement section below.
2. **Soil Sampling** – In addition to your proposed soil sampling, ACEH requests that soil samples be collected for analysis from the capillary fringe, saturated zone, at lithologic changes and areas with high PID readings.
3. **Suspected UST Vicinity Analytes** – In addition to your proposed groundwater analyses, please ensure that samples are analyzed for ethylene dibromide (EDB) and ethylene dichloride (EDC) by EPA Method 8260.

AUG 19 09 - 0150

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Barbara Jakub), according to the following schedule:

- **January 15, 2010** – Soil and Water Investigation Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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Ladies and Gentlemen
RO0002981
August 14, 2009, Page 3

certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 639-1287 or send me an electronic mail message at barbara.jakub@acgov.org.

Sincerely,



Barbara J. Jakub, P.G.
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Jill A Quillan, Environmental Resources Management, 1777 Botelho Drive, Suite 260,
Walnut Creek, CA 94596
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland,
CA 94612-2032
Donna Drogos, ACEH
Barbara Jakub, ACEH
File

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	ISSUE DATE: July 5, 2005
	REVISION DATE: March 27, 2009
	PREVIOUS REVISIONS: December 16, 2005, October 31, 2005
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

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REQUIREMENTS

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- Signature pages and perjury statements **must** be included and have either original or electronic signature.
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:
RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in Excel format. These are for use by assigned Caseworker only.

Submission Instructions

- 1) Obtain User Name and Password:
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to dehloptoxic@acgov.org
 - Or
 - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of My Le Huynh.
 - b) In the subject line of your request, be sure to include "ftp PASSWORD REQUEST" and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker)** you will be posting for.
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
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 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by Report Upload. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO# use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.



ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

June 24, 2011

Mr. Ronald Elvidge
William Kochenderfer, Esq.
12210 Herdal SR #11
Auburn, CA 94603

College Claremont Venture Co. Ila Gordon
1345 Grand Ave.
Piedmont, CA 94610

Ila Gordon Trust
PO Box 1131
Lafayette, CA 94549-1131

Subject: Spills Leaks, Investigation and Cleanup Leak Case No. RO0002981 and Geotracker Global ID T10000000416, Red Hanger Cleaners, 6335-6339 College Ave., Oakland, CA 94618

Dear Ladies and Gentlemen:

Alameda County Environmental Health (ACEH) staff has reviewed the case file including the document entitled, *2009 Site Characterization Summary Report* dated January 20, 2010, which was prepared by Environmental Resources Management (ERM) for the subject site. The above-mentioned report presented the results of a characterization of the vertical extent of contamination at the site. ERM also submitted files to review the site for case closure. ACEH has identified additional data gaps and as such the case is not ready for closure. ACEH requests that you address the following technical comments and send us a work plan as requested below.

TECHNICAL COMMENTS

1. **Soil Vapor Survey** – PCE was detected in many of the soil samples at the site. While the detections appear to be rather low, most are below the environmental screening level (ESL) for PCE in soil; new information has demonstrated that soil vapor can be present at elevated concentrations in locations where the soil concentrations appear to be low. In addition, no evaluation of the vapor pathway has been made along the sewer line. Please submit a work plan to evaluate vapor intrusion at the site including beneath the Red Hanger Kleaners building and along the sewer line in the alleyway between the Red Hanger Kleaners and the Great Wall Restaurant.

TECHNICAL REPORT REQUEST

Please submit technical reports to ACEH (Attention: Barbara Jakub), according to the following schedule:

- **August 24, 2011** –Work Plan

Ladies and Gentlemen
RO0002981
June 24, 2011, Page 2

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 639-1287 or send me an electronic mail message at barbara.jakub@acgov.org.

Sincerely,



Barbara J. Jakub, P.G.
Hazardous Materials Specialist

Digitally signed by Barbara J. Jakub
DN: cn=Barbara J. Jakub, o, ou,
email=barbara.jakub@acgov.org,
c=US
Date: 2011.06.24 09:36:03 -07'00'

Enclosure: Responsible Party(ies) Legal Requirements/Obligations
ACEH Electronic Report Upload (ftp) Instructions

cc: Jill Quillin, P.G. ERM, 1277 Treat Boulevard, Walnut Creek, CA 94597
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland,
CA 94612-2032 (Sent via E-mail to: lgriffin@oaklandnet.com)
Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)
Barbara Jakub, ACEH (Sent via E-mail to: barbara.jakub@acgov.org)
GeoTracker, e-file

Responsible Party(ies) Legal Requirements/Obligations

REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

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UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

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Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	REVISION DATE: July 20, 2010
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

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Submission Instructions

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 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to deh_loptoxic@acgov.org
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
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 - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
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 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to deh_loptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
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ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

October 19, 2012

Mr. Ronald Elvidge
William Kochenderfer, Esq.
12210 Herdal SR #11
Auburn, CA 94603
(Sent via E-mail to:
wkochenderfer@cs.com)

College Claremont Venture Co.
1345 Grand Ave.
Piedmont, CA 94610

Ila Gordon
Ila Gordon Trust
PO Box 1131
Lafayette, CA 94549-1131

Subject: Site Cleanup Program Leak Case No. RO0002981 and Geotracker Global ID T10000000416, Red Hanger Cleaners, 6335-6339 College Ave., Oakland, CA 94618

Dear Ladies and Gentlemen:

Alameda County Environmental Health (ACEH) staff has reviewed the case file including the document entitled, *Soil Gas Survey Workplan* dated May 23, 2012, which was prepared by EFI Global for the subject site. The above-mentioned work plan proposes performing vapor sampling at four locations.

ACEH generally concurs with the proposed scope of work and requests that you address the following technical comments, perform the proposed work, and send us the technical reports described below.

TECHNICAL COMMENTS

1. **Vapor Sampling Protocols** – The work plan proposes utilizing the April 2012 Department of Toxic Substances Control and Los Angeles Regional Water Quality Control Board *Advisory – Active Soil Gas Investigations* to conduct the soil vapor survey. However, ACEH has the following concerns based on the proposed methodology:
 - a. **Shroud and Tracer Gas** – The sampling protocols do not indicate that a shroud will be used while sampling. ACEH recommends using a shroud so Helium gas can be used as the tracer gas rather than isopropyl alcohol. This will minimize interference with the analytes being tested.
 - b. **Additional Soil Vapor Analytical Suite** – In addition to the proposed sampling analytes please report all volatile organic compounds that are detected by EPA 8260B and add analysis for oxygen and the tracer gas used (Helium). To better understand the soil vapor environment please additionally analyze for atmospheric gases (nitrogen and oxygen), as well as methane, CO₂, and the tracer gas by appropriate methodologies.

Ladies and Gentlemen
RO0002981
October 19, 2012, Page 2

- c. **Vapor Point Construction** – The DTSC Guidance specifies that at least six inches of dry granular bentonite be placed on top of the sand pack before hydrated bentonite is used. Also the guidance specifies to add the water to the hydrated bentonite at the surface. Please make this change to your protocol.

NOTIFICATION OF FIELDWORK ACTIVITIES

Please schedule the fieldwork activities and provide ACEH with at least three (3) business days notification prior to conducting the fieldwork.

TECHNICAL REPORT REQUEST

Please upload technical reports to ACEH's ftp site and to the State Water Resources Control Board's Geotracker website, in accordance with the specified file naming convention below.

- **December 31, 2012** – Soil and Water Investigation Report
(File to be named: SWI_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) 639-1287 or send me an electronic mail message at barbara.jakub@acgov.org.

Sincerely,



Digitally signed by Barbara J. Jakub
DN: cn=Barbara J. Jakub, o, ou,
email=barbara.jakub@acgov.org,
c=US
Date: 2012.10.19 15:51:50 -0700

Barbara J. Jakub, P.G.
Hazardous Materials Specialist

Enclosure: Responsible Party(ies) Legal Requirements/Obligations
ACEH Electronic Report Upload (ftp) Instructions

cc: Gary Bates, EFl Global, 11000 Richmond Avenue, Suite 250, Houston, TX 77042 (*Sent via E-mail to: gary_bates@efiglobal.com*)
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (*Sent via E-mail to: lgriffin@oaklandnet.com*)
Donna Drogos, ACEH (*Sent via E-mail to: donna.drogos@acgov.org*)
Barbara Jakub, ACEH (*Sent via E-mail to: barbara.jakub@acgov.org*)
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Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	REVISION DATE: July 20, 2010
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ATTACHMENT 3
ASSESSOR'S RECORDS
6251 – 6255 COLLEGE AVENUE



COUNTY OF ALAMEDA
Assessor's Office

[Help](#)

[New Query](#)

Property Value System

[History](#) | [Value](#) | [Transfer](#) | [Map](#) | [Glossary](#)

Parcel Number: **48A-7069-7** Inactive: **N** Lien Date: **01/01/2016** Owner: **BOUZOS VASILIOS D & ELENI V TRS**
 Property Address: **305 63RD ST, OAKLAND, CA 94618-1266**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
BOUZOS VASILIOS D & ELENI V TRS	List Owners	PO BOX 11238 , OAKLAND, CA 94611-0238	07/28/2000	2000-224982		1	3200
BOUZOS VASILIOS D & ELENI V	List Owners	PO BOX 11238 , OAKLAND, CA 94611-0238	01/30/1981	1981-15552		1	3200
BOUZOS ANGELO D & VASILIOS D	List Owners	305 63RD ST , OAKLAND, CA 94618-1266	04/10/1979	1979-66571		1	3200
BOUZOS ANGELO	List Owners	305 63RD ST , OAKLAND, CA 94618-1266	03/01/1969	TRAN-53576		1	3200
BOUZOS ANGELO	List Owners	305 63RD ST , OAKLAND, CA 94618-1266	01/07/1949	AD-1232		1	3200

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

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ASSESSOR'S MAP 48A

Santa Fe Tract No. 6. (Bk. 20 Pg. 10)

Code Area Nos. 17-003
B-000

Claremont Avenue Tract. Revised. (Bk. 13 Pg. 13)

Scale 1 in = 40 ft.

Rev. 12-88 M.V.
4-08-86 C.S.
6-15-88 J.

7069

BOOK 15
1409

BERKELEY 1409

13-000
SOUTH LINE OF BERKELEY ANNEX OF AUGUST 1906
17-003

Avenue.



7070

63RD

Street.

N 4° 33' W

BOOK 15
1408

College

Claremont Avenue.

7071

62ND Street

Florio St.

1407

1267

ATTACHMENT 4
YELLOW PAGE ADS
6251 – 6255 COLLEGE AVENUE

1953

Kay Kleaners

OAKLAND
ALAMEDA, ALBANY, BERKELEY,
EMERYVILLE, PIEDMONT, SAN LEANDRO
AND
PARTS of EL CERRITO and SAN LORENZO
TELEPHONE DIRECTORY

APRIL 1953



SEE INTRODUCTORY SECTION FOR EMERGENCY CALLS
AND OTHER IMPORTANT MATTERS

SEE THE "CLASSIFIED"
IN THIS DIRECTORY

YELLOW PAGES

ITS YELLOW PAGES TELL
YOU "WHERE TO BUY IT"

THE PACIFIC TELEPHONE and TELEGRAPH COMPANY

1953
OAKLAND
TELEPHONE
BOOK

370
B

PLANT AT 3516 ADELINER Near San Pablo Ave. Underpass to Bay Bridge

CITY OF PARIS DRY CLEANERS
Humboldt 3-5252 Est. 20 Yrs. Oakland, Calif.

KAY KLEANERS

ED AND KAY ROTH

PICK-UP & DELIVERY PRICES

SLACKS
SWEATERS
SKIRTS
(Plain)

55c

SUITS
O'COATS
DRESSES
(Plain)

\$1.11



Cash & Carry 49c & 99c

Piedmont 5-1740

6253-55 COLLEGE AVE.
OAKLAND 18

1970

Kay Kleeners, Inc.



332-5112
 483-3643
 893-7350
 536-0831
 451-2337

ALTERATIONS
 MAJOR & MINOR
 CLEANING & LAUNDRY
 We Operate Our Own Plant

532-6916

3110-35th Av ----- 652-6801
 655-8942
 654-2172
 654-4205
 569-2106
 638-6983
 893-3715
 845-5618
 653-8652
SPECIALTY CLEANERS
 832-7474

474-2829
 832-7474

HUEY'S LAUNDERETTE & DRY CLEANERS
 Wash-Dry-Fold Service
 10520 So. Pablo Av
 Ideal Cleaners 427 Grand Av
 Ideal Cleaners 3425 Lake Shore Av

IDEAL CLEANERS
 (Please See Advertisement This Page)
 Ideta Cleaners 3105 Telegraph Av
 Irving's Cleaners 951-55th
 Island Cleaners 5831 Telegraph Av

J & H CLEANERS
 J & L Laundry & Launderette
 2517 Telegraph Av(B)

JOHN'S CLEANERS
 K & U Cleaners & Alterations
 3110-35th Av

KAY KLEANERS INC
KAY'S CLEANERS
 15118 E 14th(SL)

KELLY'S CLEANING & KNIT BLOCKING
 same as Kensington Cleaners
 291 Arlington Av Kensington

KENSINGTON CLEANERS
 Specializing in Knit Blocking
 291 Arlington Av Kensington

Key Route Laundry 5633 San Pablo Av
 King Cleaners 8830 E 14th
 Kirton's Cleaners

Pick-Up & Delivery-Alterations
 5835 Occidental
 Koenig Paul Wholesale Dry Cleaners
 316-38th

(Continued Next Page)

MARSHALL STEEL
 3512 Marlet
 Laundry-Curtains-Blankets
 Wash-Apparel

MARSHALL STEEL
 3512 Marlet
 Laundry-Curtains-Blankets
 Wash-Apparel

Alameda Central Av Alameda
 2416 W South Shore
 2793 Br 2115 Allston
 Berkeley Br 2632 Ashby
 Berkeley Br 1463 Shatt
 Berkeley Br
 East Oakland Br & 90th
 MacArthur Br 4100
 East Oakland Br 445 Co

Kensington Branch 613
 Montclair Branch 4901 Bldwy
 Oakland Br 3419 Fruit
 Oakland Branch 3425
 Oakland Br 225 E 18
 Oakland Br No 8 730
 Oakland Br 3258 Lak
 Branch No 6 4024 Pi

San Leandro Branch
 571 Bancroft Av
 (Please See Ad)

MASTER CRAFT DRY
 1 Day Service on C
 San Pablo Av & Wa
 Muller George 1149

Action-Point

1975

Kay Kleaners

(serving the community for 25 years)

ST OAKLAND

CALL
FOR SERVICE
LEAF & TAMP
CLEANING SERVICE
FLOOR CLEANING
DRY CLEANING
KID & TEXTILE CLEANING
AND ALTERATIONS
BY TABLE CLEANING



530-1177



Cleaners & Dyers (Cont'd)

HIGH TEST CLEANERS

ONE DAY SERVICE AVAILABLE
Shirts - Formal Wear - Leather
Suits - Draperies - Blankets
WE OWN & OPERATE OUR OWN PLANT

23871 Sotheby Rd. 531-9313

HILLSIDE CLEANERS

824 Grand Ave. Don Plant
3500 4th Street
95001 City of Amherst
2421 Avenue B

628-6336

531-8424

HOLLOWAY CLEANERS

SINCE 1947
DIMOND DISTRICT
KNIT BLOCKING - CLEANING
DYING - LAUNDRY
PRESSING - MINOR ALTERATIONS
Open Monday thru Saturday
365 Folsom Ave.

530-3700

534-3046

441-9286

533-9727

533-7836

KAY CLEANERS

Serving This Community for 27 Years
We are a 1-Stop Professional Dry Cleaning Service
1-4 Hr. Service - No Extra Charge
7 AM - 6 PM Wk. Days, 9 AM - 7 PM Sat.
We specialize in Draperies - Wedding Gowns - Formal Wear & Alterations
Alvar Coliseum Ave.
6251 Coliseum Ave. 591-282

KAY'S CLEANERS

1516 E. Tenth St.
Same as Arlington Cleaners
291 Arlington Ave. Kenilworth 592-2121

KENSINGTON CLEANERS

Specializing in Knit Blocking
513 Arlington Ave. Kenilworth 592-2121
Kim Rogers Laundry 5633 San Pablo Ave. 434-9242
Kissner's Cleaners
Kim Rogers 6830 E. 14th 584-6666

KWIK CLEANERS

Pick-Up & Delivery - Alterations
5835 Occidental 495-88

SAN LEANDRO - FELTON CENTERS

Dry Cleaning & Pressing
As You Want It - When You Want It
122 Palfrey Center, Wy. St. 497-4187

LAKE QUALITY CLEANERS

Laurelwood Ave. Lakeside
3403 Lake Shore Ave. 495-1010

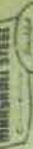
LAKE SHORE LEATHER ROUTINE

1500 Lakeside Blvd. 495-1010

Cleaners & Dyers (Cont'd)

MICHAEL STEEL

PROFESSIONAL CLEANING SERVICE
Includes:
• Leather & Suede
• Carpets
• All Wearing Apparel



Professional Nearest You™

ALAMEDA

Michael Steel
1458 Central Ave. Alameda 522-7100
Michael Steel
1822 Dwight Wy. Bk. 548-5218
1255 South Shore Center Alameda 522-5800

BERKLEY

Michael Steel
215 Alhambra Wy. Bk. 549-1274
Michael Steel
1822 Dwight Wy. Bk. 548-5218
1483 Sloatwood Ave. Bk. 843-2857

EAST OAKLAND

Michael Steel
1625 Broadway
Michael Steel
4150 Alameda 548-8324
4150 Alameda 531-8660

MAIN PLANT

MICHAEL STEEL
1427 Telegraph Ave. 625-2850

MILLS LAUNDRETTE AND GLE CENTER

Montclair Center, 1122 La. Hwy.
Montclair Cleaners 2841-2842
Mover's Cleaners 2841-2842

NEAL'S CLEANERS

CLEANING - LAUNDRY -
Conditioning Our Own Finest
KNIT BLOCKING - 1045
8917 MacArthur Bl.

NEAT CLEANERS & HATTERS

Professional Dry Cleaning
2297 San Pablo Ave.
Hutton Cleaners & Laundry
2766 Richmond

NIFTY CLEANERS & GROOMERS

Professional Dry Cleaning
1500 14th St. Bk. 843-2857
1-HOUR SERVICE
2435 Telegraph Ave.

NO-D-LEAF Dry Cleaners

30729 Broadway
Suite Bc 3 432-6200
Suite Bc 7 432-6200

NORRE EQUIPPED CLEANING VILLAGE

1118 MacArthur
Professional Dry Cleaning
Harris Street
Harris Street Laundry & G
Harris Street Laundry & G
Harris Street Laundry & G
Harris Street Laundry & G

NORRE LAUNDRY & CLEANING

Professional Dry Cleaning
1118 MacArthur
Professional Dry Cleaning
1118 MacArthur

NORRE LAUNDRY & CLEANING

Professional Dry Cleaning
1118 MacArthur
Professional Dry Cleaning
1118 MacArthur

1978

Red Hanger Kleaners

(w/ formerly Kay Cleaners - same owner (spelling wrong))

(of Gordon Enterprises)

(Kay Kleaners Ad points to Red Hanger Ad)

(showing since 1949)

San Leandro
QUALITY FRENCH DRY CLEANING
 At Reasonable Prices
 ALL GARMENTS HAND FINISHED

* PERSONAL BLOCKING
 * ALTERATIONS
 * SHIRT LAUNDRY
 * WEDDING GOWNS

* FUR, SUEDE & LEATHER

483-4232

DRAPERIES
 EXPERTLY
 CLEANED

DRY CLEANING
 (East 14th St. nr. Estudillo)

SAN LEANDRO

**Kwik
 Kleeners**

VISIT OUR
 SPOTLESS PLANT

122 PELTON CENTER WAY.

REDFANCER

SINCE 1948

Specializing in

- Bridal Gowns • Formal Wear
- Singer, Dancers • Fine Lace
- Table Cloths • Bed Spreads
- Linens • Furs • Alterations • Remaking

EMERGENCY LAUNDRY - OUR SPECIALTY!

PROFESSIONAL DRY-CLEANING & FINISHING
 WE ARE A Y-Stop Professional Plant

SAFETY DAY SERVICE - NO EXTRA CHARGE

RICHMOND 333-0451
 11111 The
 N. Alameda Ave.

OAKLAND 654-1740
 521-5700

REAR CLEANING
 IN HOT WATER

BY APPOINTMENT
 4321 COLLEGE AVE.
 BERKELEY, CALIF.

**PROFESSIONAL
 QUALITY CLEANING**

KAY CLEANERS
 (SAME OWNER)

EL TORRANTE
 223-1352

3811 Ave. Park
 Danville, Calif.

DIAMOND ELECTROPS

WE OPERATE OUR OWN PLANT

COMPLETE
 DRAPERY CLEANING
 Heavy Bleached Linens

• Formal Wear
 • Blouses
 • Fabric Spots
 • Stains
 • Color
 • Shine

1441 LAMBER
 4301 E. 140th St.
 257-8189

DOWN FILLED
 GARMENTS
 Alterations

879485
 71821 Alameda Blvd
 532-3317

16871 Alameda Blvd
 471-7423

3180 Alameda Blvd. East Dept. 04

WE OPERATE OUR OWN PLANT

FAST SERVICE

EXPERT
 SHIRT LAUNDRY

Special On Handkerchiefs - No Extra Charge

MAIN OFFICE
 223 Alameda Blvd. San Leandro
 351-8710

879485
 Every Evening Centre
 871-1667

DIAMOND ELECTROPS

WE OPERATE OUR OWN PLANT

COMPLETE
 DRAPERY CLEANING
 Heavy Bleached Linens

• Formal Wear
 • Blouses
 • Fabric Spots
 • Stains
 • Color
 • Shine

1441 LAMBER
 4301 E. 140th St.
 257-8189

DOWN FILLED
 GARMENTS
 Alterations

879485
 71821 Alameda Blvd
 532-3317

16871 Alameda Blvd
 471-7423

3180 Alameda Blvd. East Dept. 04

WE OPERATE OUR OWN PLANT

FAST SERVICE

EXPERT
 SHIRT LAUNDRY

Special On Handkerchiefs - No Extra Charge

MAIN OFFICE
 223 Alameda Blvd. San Leandro
 351-8710

879485
 Every Evening Centre
 871-1667

LAUREL DIST EAST OAKLAND

SPECIAL

24 Hour (Call 10)

1 HOUR CLEANING
 Public Cleanings

DRY CLEANING
 483-4232

LAUNDRY & CLEANING

DRY CLEANING
 483-4232

LAUNDRY & CLEANING
 483-4232

DRY CLEANING SERVICE

DRY CLEANING SERVICE
 483-4232

DRY CLEANING SERVICE

DRY CLEANING SERVICE
 483-4232

DRY CLEANING SERVICE

DRY CLEANING SERVICE
 483-4232

DRY CLEANING SERVICE

DRY CLEANING SERVICE
 483-4232

DRY CLEANING SERVICE

DRY CLEANING SERVICE
 483-4232

DRY CLEANING SERVICE

DRY CLEANING SERVICE
 483-4232

ALTERATIONS • WEDDING GOWNS
 • FUR, SUEDE & LEATHER

DRAPERIES
 EXPERTLY
 CLEANED

483-4232

OPEN MON.-FRI. 8-6 SAT. 8:30-5
 (East 14th St. nr. Estudillo)

122 PELTON CENTER WAY

SAN LEANDRO



FORMERLY
KAY CLEANERS
 (SAME OWNERS)
EL SOBRANTE
223-1352
 3851 San Pablo
 Dam Road

"SINCE 1949"

Specializing In

- Bridal Gowns • Formal Wear
- Antique Garments • Fine Lace
- Table Cloths • Knit Blocking
- Leathers • Furs • Alterations • Reweaving

DRAPERIES - LAMBREQUINS - BEAUTY PLEATS - OUR SPECIALTY!
 PROFESSIONALLY REMOVED & REHLING
 We Are A 1-Stop Professional Plant
 SAME DAY SERVICE - NO EXTRA CHARGE

PROFESSIONAL
 QUALITY CLEANING



OAKLAND &
 ALAMEDA HRS
 OPEN
 7 A.M. 'TIL 6 P.M. WEEKDAYS
 9 A.M. 'TIL 6 P.M.
 SATURDAYS

RICHMOND
233-0451
 319-37th St.
 At McDonald Ave.

CONCORD
685-3773
 3423 Chestnut Ave.
 Chestnut Sq Center

OAKLAND
654-1740
 NEAR CLAREMONT
 AVE.
 6251 COLLEGE AVE SHOPPING CENTER



**DOWN FILLED
 GARMENTS**
 Alterations

HAYWARD
 21642 Mission Blvd.



**WE OPERATE OUR OWN PLANT
 COMPLETE
 DRAPERY CLEANING**

Hand Blocked Knits
 Formal Wear
 OAKLAND

Football Square Shopping Center
 569-1867

SERVING YOU SINCE 1929

FAST SERVICE

**EXPERT
 SHIRT LAUNDRY**

Shirts On Hangers - No Extra Charge

MARINA CENTER
 2262 Marina Blvd. San Leandro
 351-8780



DRY CLEANERS & Launderers

800-848-8888
 800-848-8888
 800-848-8888
 800-848-8888

PERMITS CLEANERS & LAUNDERERS
 844 7768
 PREMIER 1 HOUR CLEANERS
 Premier Cleaners & Laundry

QUALITY FRENCH LAUNDRY
 FREE PICK-UP & DELIVERY
 LAUNDRY in by 7:30 - Out by 4:30
 2436 Sacramento Bk.

Quality French Laundry & Cleaners
 Located in Swan's Dept. Store
 10th & Washington
 Queen's Cleaners 6224 San Pablo Av
 Ray's Cleaners 8424 E. 14th
 Red Arrow Cleaners 3224 Broadway
RED HANGER CLEANERS
 6231 College Av

Revelation Cleaning Alameda 521 5700
Russell Health 1070 E 14th 522 9131
Rab's Knit Shop 632 6580
 See Our Ad Under Knit Goods-Retail
 San Leandro Tailors 2240 E 14th 544 400
 San Pablo Cleaners 5930 San Pablo Av 652 9850
 School Street Cleaners 3104 School 261 5587

SCOTCH CLEANERS
 WE OPERATE OUR OWN PLANT
 COMPLETE LAUNDRY SERVICE
 ALL TYPES OF EXPERT ALTERATION
 3338 Foothill Bl 533 2085

SHERMAN CLEANERS
 Professional Dry Cleaning
 And Pressed Draperies
 3275 Lake Shore Av 444 7330
 Shorepoint Cleaners 420 Westline Dr Alameda 521 6284
SMART CLEANERS 2706 Park Bl 444 4585
 10024 San Pablo Av EC 525 8857
Smart Cleaners & Laundry 1900 University Av Bk 843 7627

SHOW CLEANERS INC
 COMPLETE
 DRY CLEANING SERVICE
 176 El Camino Blvd EC
 Westley Cleaners 494 W. 14th St
 West Coast Cleaners 5242 S. Foothill Rd
 West Coast Cleaners 2618 6750

SELECT CLEANERS 5365 Foothill Bl 261 3636
 Seminary Cleaners 2856 Foothill Bl 638 1888
 Servpro Of Berkeley 1028 Pomona Av Alby 525 0725

SHERMAN CLEANERS
 Professional Dry Cleaning
 And Pressed Draperies
 3275 Lake Shore Av 444 7330
 Shorepoint Cleaners 420 Westline Dr Alameda 521 6284
SMART CLEANERS 2706 Park Bl 444 4585
 10024 San Pablo Av EC 525 8857
Smart Cleaners & Laundry 1900 University Av Bk 843 7627

SHOW CLEANERS INC
 COMPLETE
 DRY CLEANING SERVICE
 176 El Camino Blvd EC
 Westley Cleaners 494 W. 14th St
 West Coast Cleaners 5242 S. Foothill Rd
 West Coast Cleaners 2618 6750

W G GRACE OWNERS
 2-DAY SERVICE
 PICK-UP & DELIVERY
 ALTERATIONS
 655 2047

W G GRACE OWNERS
 2-DAY SERVICE
 PICK-UP & DELIVERY
 ALTERATIONS
 655 2047

W G GRACE OWNERS
 2-DAY SERVICE
 PICK-UP & DELIVERY
 ALTERATIONS
 655 2047

W G GRACE OWNERS
 2-DAY SERVICE
 PICK-UP & DELIVERY
 ALTERATIONS
 655 2047

W G GRACE OWNERS
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W G GRACE OWNERS
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 PICK-UP & DELIVERY
 ALTERATIONS
 655 2047

W G GRACE OWNERS
 2-DAY SERVICE
 PICK-UP & DELIVERY
 ALTERATIONS
 655 2047

W G GRACE OWNERS
 2-DAY SERVICE
 PICK-UP & DELIVERY
 ALTERATIONS
 655 2047

ATTACHMENT 5
EDR BUSINESS DIRECTORY SELECTED LISTINGS
6251- 6255 COLLEGE AVENUE

FINDINGS

College Ave

6253 College Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Kay Kleaners	Pacific Telephone

COLLEGE AVE

6253 COLLEGE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1955	KAY KLEANERS	The Pacific Telephone & Telegraph Co.

College Ave

6253 College Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1955	KAY KLEANERS	The Pacific Telephone & Telegraph Co.
1938	AVENUE CLEANERS	Pacific Telephone

6255 College Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	ROYAL	Pacific Bell
1992	SILHOUETTES	PACIFIC BELL DIRECTORY
1991	Siicani S	PACIFIC BELL WHITE PAGES
	Silhouettes	PACIFIC BELL WHITE PAGES
1980	Red Hanger Kleaners Office	Pacific Telephone
1950	BEST FOOD MARKET THE	The Pacific Telephone & Telegraph Co.
1945	BLUE & GOLD LIQUORS	The Pacific Telephone & Telegraph Co.
1943	Davis Dorothy K Mrs liquors	R. L. Polk & Co.
	DAVIS Jas A Dorothy slsmn h	R. L. Polk & Co.
	DAVIS Jas A jr shipydwkr r	R. L. Polk & Co.
1938	CONTINENTAL LIQUOR STORES	Pacific Telephone
1928	Market Marie Mrs ladies wea R	R.L. Polk and Co of California

COLLEGE ST

6253 COLLEGE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1938	AVENUE CLEANERS	Pacific Telephone

ATTACHMENT 6
1987 VASILIOS BOUZOS COMPLAINT

Alameda Co. Health Services Agency
Division of Environmental Health
Hazardous Materials Unit

874-7237

BILLING ADJUSTMENT

NAME OF ESTABLISHMENT Red Hammer Cleaners
ADDRESS ~~6251~~ 6239 College
CITY, ZIP Oakland 94618

The following actions should be taken regarding the billing for this establishment:

Rescind the bill for the following reasons:

Moved to:

Address

City, Zip

No Hazardous Materials

Out of business

Make adjustment to billing - change number of employees to _____

Continue billing without change

Continue billing with following changes:

New Name _____

New Owner _____

VERIFIED BY: Lawell Mills DATE 1/6/87

* For Haz/Mat uses only

654-1740

LJM/12-86

Call before inspection
drums of ^{non} material left by this establishment
at old address. owner of bldg
Vasilios Bouzos. During inspection
verify that drums have been removed
Inspected old address to verify it "clean" at
request of owner

ALAMEDA COUNTY
HEALTH CARE SERVICES



DAVID KEARS
AGENCY
Agency Director

GENERATOR

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

~~1539~~ ^{STID} 1539
SITE ID
NAME Red Hemmer Cleaners
ADDRESS 6239 College Ave.

DATE 2-2-87
PHONE 654-1740
EPA ID
CITY/ZIP Oakland 94618

The marked items represent violations of the Calif. Administrative Code:

General

- 1. Waste ID 66471
- 2. EPA ID's 66472
- 3. >90 day Stor 66508
- 4. Labels 66504
- 5. Biennial RPT 66493
- 6. Records 66492

Comments: Moved from 6251 College Ave.

Manifest

- 7. Correct 66480
- 8. Copies sent 66484
- 9. Except RPT 66484
- 10. Copies Rec 66492

Waste tank to be picked up by Technician of Emeryville. Drums do not have established address but instead an ID

Misc

- 11. Treatment 66371
- 12. On-site Disp H&S 25189.5
- 13. ExHazWaste 66570

number from Technician. Pick up from the year still residue, cartridges.

Prevention

- 14. Communica 67121
- 15. Aisle space 67124
- 16. Local Emer 67126
- 17. Maintenance 67120
- 18. Training 67105

Revol receipt #18994 5-22-86 last receipt would be Technician 1 wk ago.

Contingency

- 19. Prepared 67140
- 20. Name List 67141
- 21. Copies 67141
- 22. EmerCoordng 67144

Receipts must be kept available for 3 years.

Containers, Tanks

- 23. Condition 67241
- 24. Compatibility 67242
- 25. Maintenance 67243
- 26. Inspection 67244
- 27. Buffer zone 67246
- 28. Tank Insp 67259
- 29. Closure 67260
- 30. Safe Store 67261
- 31. Freeboard 67257
- 32. Other

Pick up Technician 1-16-87

CONTACT PERSON Bert Gordon

TITLE President

SIGN [Signature]

INSPECTOR THOMAS PEACOCK

SIGN [Signature]

ATTACHMENT 7
1973 NOTICE OF BULK TRANSFER

1973 OR
3 5 7 4 4 5 4

RECORDING REQUESTED BY

12/31/73

AND WITH RECORDING FEE TO

Name Sibson R. & Ida L. Grates
 Street Address 539 Indian Home Rd.
 City Danville, CA. 94526

NO. 12-1165807 RE 3574 IM 454
 RECORDATION

1271 DEC 16 PM 1:47

OFFICE OF THE COUNTY CLERK
 COUNTY OF ALAMEDA

SPACE ABOVE THIS LINE FOR RECORDERS USE

NOTICE OF BULK TRANSFER

(Section 9101-9107 UCC)

Notice is hereby given to the Creditors of Kay Kleaves
Edmund & Kathleen Rati, Transferor(s), whose business address is
6251 College Ave., Oakland, County of Alameda
 State of California, that a bulk transfer is about to be made to Sibson R. & Ida L. Grates
Ave., Transferor(s) whose business address is 6251 College
Ave., Oakland, County of Alameda
 State of California.

The property to be transferred is located at 6251 College Ave.
Oakland, County of Alameda, State of California.

Said property is described in general as: All stock in trade, fixtures, equipment and good will of said
Dyeing business known as Kay Kleaves
 and located at 6251 College Ave., Oakland 94618
 County of Alameda, State of California.

The bulk transfer will be consummated on or after the 31 day of December, 1973
 at 6251 College Ave., (Kay Kleaves)
Oakland, County of Alameda, State of California.

So far as known to the Transferor(s), all business names and addresses used by Transferor(s) for the
 three years last past, if different from the above, are:

Kay Kleaves, Inc., 6251 College Ave., Oakland, Alameda, Ca.

Business Name Street Address City County State

Dated: December 15, 1973

Signed by: [Signature] Transferor.
[Signature] Transferor.

NOTICE: When a person is a party to a bulk transfer of goods, the person must sign and file this notice with the
 county clerk of the county where the goods are located.

The Inter-City Express
 44 MARSH STREET • OAKLAND 7, CALIFORNIA
 TELEPHONE GLENDALE 1-4772

Form 31

ATTACHMENT 8
ASSESSOR'S RECORDS
6235 – 6239 COLLEGE AVENUE



COUNTY OF ALAMEDA
Assessor's Office
Property Value System

[Help](#)

[New Query](#)

[History](#) | [Value](#) | [Transfer](#) | [Map](#) | [Glossary](#)

Parcel Number: **48A-7069-9-1** Inactive: **N** Lien Date: **01/01/2016** Owner: **COLLEGE CLAREMONT VENTURE LLC**

Property Address: **6235 COLLEGE AVE, OAKLAND, CA 94618**

[Parcel History](#)

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
COLLEGE CLAREMONT VENTURE LLC	List Owners	1345 GRAND AVE , PIEDMONT, CA 94610-1000	08/05/2005	2005-335814	\$3,160,000	1	3200
BORST TODD TR	List Owners	300 HARDING BLVD # 114, ROSEVILLE, CA 95678	08/05/2005	2005-335813		1	3200
GORDON ILA L TR	List Owners	PO BOX 1131 , LAFAYETTE, CA 94549-1131	02/21/1986	1986-45844		2	3200

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

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ASSESSOR'S MAP 48A

Santa Fe Tract No. 6. (Bk. 20 Pg. 10)

Code Area Nos. 17-003
18-000

Claremont Avenue Tract. Revised. (Bk. 13 Pg. 13)

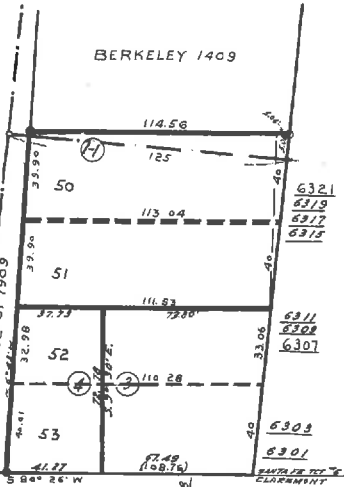
Scale 1 in = 40 ft.

Rev. 12-28-91
4-08-95CS
6-15-99J1

7069

BOOK 15
1409

BERKELEY 1409



13-000
SOUTH LINE OF BERKELEY ANNEX OF AUGUST 1906
17-003



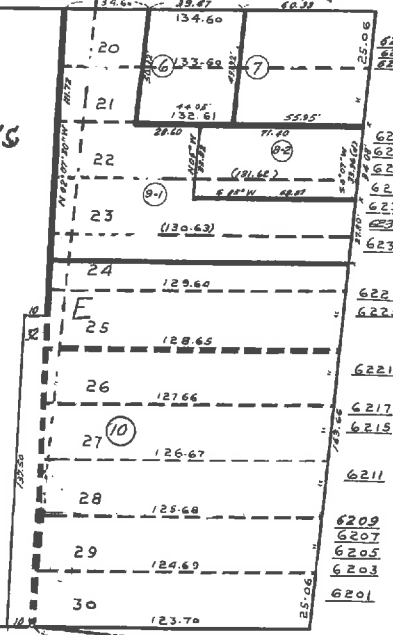
63 RD

Street

Avenue

7070

BOOK 15
1408



College

Claremont Avenue

7071

62 RD Street

ANNEX LINE OF 1909
Florio St.

1407

1267

Parcel History:

Formerly : 48A-7069-5
 48A-7069-8-1
 48A-7069-9

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Assessor's Office
Property Value System

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[History](#) | [Value](#) | [Transfer](#) | [Map](#) | [Glossary](#)

Parcel Number: **48A-7069-5** Inactive: Y Lien Date: **01/01/2016** Owner: **GORDON SIEBERT R & ILA L**
 Property Address: **63RD ST, OAKLAND, CA 94603**

[Parcel History](#)

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
GORDON SIEBERT R & ILA L	List Owners	PO BOX 1131 , LAFAYETTE, CA 94549-1131	04/06/1984	1984-67277		4	8100
KRUSE EDW H ETAL	List Owners	63RD ST , OAKLAND, CA 94603	03/01/1969	TRAN-53575		1	8100
KRUSE EDWARD H ETAL	List Owners	PO BOX 2567 , BERKELEY, CA 94702-0567	12/29/1950	AE-116986		2	8100

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Parcel Number: **48A-7069-8-1** Inactive: **Y** Lien Date: **01/01/2016** Owner: **GORDON ILA L TR**

Property Address: **6235 COLLEGE AVE, OAKLAND, CA 94618-1329**

[Parcel History](#)

Mailing Name	Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
--------------	----------------------------	---------------	-----------------	----------------------	--------------	-----

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Parcel History:

Formerly : 48A-7069-8

Now : 48A-7069-9-1

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Parcel Number: **48A-7069-8** Inactive: **Y** Lien Date: **01/01/2016** Owner: **GORDON SIEBERT R & ILA L**
 Property Address: **6247 COLLEGE AVE, OAKLAND, CA 94618-1329**

[Parcel History](#)

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
GORDON SIEBERT R & ILA L	List Owners	PO BOX 1131 , LAFAYETTE, CA 94549-1131	04/06/1984	1984-67277		4	3200
KRUSE EDW H ETAL	List Owners	6247 COLLEGE AVE , OAKLAND, CA 94618-1329	03/01/1969	TRAN-53577		1	3200
KRUSE EDWARD H ETAL	List Owners	PO BOX 2567 , BERKELEY, CA 94702-0567	12/29/1950	AE-116986		2	3200

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Parcel Number: **48A-7069-9** Inactive: **Y** Lien Date: **01/01/2016** Owner: **GORDON SIEBERT R & ILA L**
 Property Address: **6235 COLLEGE AVE, OAKLAND, CA 94618-1329**

[Parcel History](#)

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
GORDON SIEBERT R & ILA L	List Owners	PO BOX 1131 , LAFAYETTE, CA 94549-1131	04/06/1984	1984-67277		4	3000
KRUSE EDWARD H & DAVID J	List Owners	PO BOX 2567 , BERKELEY, CA 94702-0567	04/06/1984	1984-67276		1	3000
KRUSE L J CO	List Owners	6235 COLLEGE AVE , OAKLAND, CA 94618-1329	03/01/1969	TRAN-53578		1	3000
KRUSE L J CO	List Owners	PO BOX 2567 , BERKELEY, CA 94702-0567	04/01/1955	AK-35824		1	3000

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ATTACHMENT 9
AGENCY INSPECTION RECORDS
RED HANGER KLEANERS
6235 – 6239 COLLEGE

COMPLAINT REPORT FORM
(Use ball-point pen.)

Sato-File

Is this an emergency? Yes No If yes, call the Office of Emergency Services (OES): 800-852-7550

Log Number: 020910051 Date Complaint Received: 9/25/91 Time: 1020 Received By: Matt McLannan

Notifications made (Yes/No) Prop. 65 _____ Local agency _____ Who? _____

INFORMANT	ALLEGED RESPONSIBLE PARTY
Name: <u>Elaine Kelly</u>	Name: <u>Burt Gordon</u>
Address: _____	Firm: <u>Red Hange Cleaners</u>
City: _____ Zip: _____	Address: <u>6239 College</u>
Phone: () <u>530-9311 (T-TR) only</u>	City: <u>OAKLAND</u> Zip: <u>94618</u>
<input checked="" type="checkbox"/> Confidential OR <input checked="" type="checkbox"/> Anonymous: (Check one.)	County Code*: <u>1</u> Phone: <u>(510) 654-1740</u>

COMPLAINT DATA

Date of Incident: on going Allegation Code*: R Quantity: 4 Drums

Type/Condition of Containers Visible: (2) 55 gallon (2) smaller drums

Source of Complaint/Code*: D If Code A, Specify: _____

Response Code*: R Region/Agency Referred To: Alameda Co Env. Health

Other Comments: Drums stored for at least 2 years, possibly P.C.P. in parking lot in backside of building. There are hazardous waste labels on the drums. The informant wishes to remain anonymous but is willing to answer any other general questions. She works up stairs from the dry cleaners for the past 2 years, and has noticed the drums since she was there.

Response Date: _____ Investigator: _____ Date Assigned: _____

Note: Information to be transferred to complaint log is highlighted in bold italic print. Attach an addendum if necessary.

* See code on reverse side

Original—Regional Office

Just 9/30

Duplicate—Log

Triplicate—Investigations

COMPLAINT REPORT FORM
(Use ball-point pen.)

File

Matt McCarran

Is this an emergency? Yes No If yes, call the Office of Emergency Services (OES): 800-852-7550

Log Number: 02091005 Date Complaint Received: 9/26/91 Time: 10:20 Received By: Matt McCarran

Notifications made (Yes/No) Prop. 65 _____ Local agency _____ Who? 540-3739

INFORMANT	ALLEGED RESPONSIBLE PARTY
Name: <u>Elaine Kelly</u>	Name: <u>Dust Gordon</u>
Address: _____	Firm: <u>Red Hanger Cleaners</u>
City: _____ Zip: _____	Address: <u>6239 Colma</u>
Phone: () <u>530-7311 (T-TR)</u> only	City: <u>OAKLAND</u> Zip: <u>94619</u>
<input checked="" type="checkbox"/> Confidential OR <input checked="" type="checkbox"/> Anonymous: (Check one.)	County Code*: <u>1</u> Phone: <u>(510) 654-1740</u>

COMPLAINT DATA

Date of Incident: In going Allegation Code*: B Quantity: 4 Drums

Type/Condition of Containers Visible: (2) 55 gallon (2) smaller drums

Source of Complaint/Code*: D If Code A, Specify: _____

Response Code*: R Region/Agency Referred To: Alameda Co Env. Health

Other Comments: Drums stored for at least 2 years, possibly PCB in parking lot in backside of building. There are hazardous waste labels on the drums. After the informant wishes to remain anonymous but is willing to answer any other general questions. She works up there from the Dry Cleaners for the past 2 years, and has noticed the drums since she was there.

10-25-91 Inspection of site was performed. Their records on the site reveals they dispose of their waste approx. every 6 weeks. They use Techniche

Response Date: 10-25-91 Investigator: Carry Selco Date Assigned: _____

Note: Information to be transferred to complaint log is highlighted in bold italic print. Attach an addendum if necessary.

* See code on reverse side

Original—Regional Office

Duplicate—Log

Triplicate—Investigations



Alameda County Urban Runoff Clean Water Program

A Consortium of Local Agencies

Municipality: Oakland

Agency Conducting Inspection: Alameda County (HM)

Inspector: Paul M. Magillan / Brad Oca

4894
Bw

Date of inspection: 3-17-94

Date of last inspection: _____

Facility ID #: 1529

Standard Industrial and Commercial Business Inspection Checklist A

I. Background Information (as reported by Facility Contact)

1. Name of Facility: <u>Red Hanger Cleaners</u>	2. ACURID#: _____
3. Starting Date of Business: _____	4. Business Owner: <u>Robert Gordon</u>
5. Facility Contact (include title): <u>David Gordon</u>	6. Phone No. of Contact: <u>854-1740</u>
7. Site Address: <u>2239 College Ave, Oakland 94618</u>	
8. Mailing Address: <u>P.O. Box 1131, Lafayette, CA 94549-113</u>	
9. Property Owner (if different from Business Owner): <u>SIRILA Living Trust</u>	10. Phone No. of Property Owner: <u>436-3633</u>
11. Mailing Address for Property Owner: <u>P.O. Box 1131, Lafayette 94549</u>	
12. Business Type: <u>Dry Cleaner</u>	13. Standard Industrial Classification Codes: <u>7214</u>
14. Does facility have Spill Prevention Plans? yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	
15. Is facility covered under a NPDES permit to discharge storm water? general <input type="checkbox"/> individual <input type="checkbox"/> none <input checked="" type="checkbox"/>	
16. Is facility covered under any other permits? none <input type="checkbox"/> air quality <input checked="" type="checkbox"/> sanitary sewer <input type="checkbox"/> underground storage tanks <input type="checkbox"/>	
17. Operating Schedule: Continues throughout year <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> (circle the months that the facility is in operation) Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	

II. Monitoring (as reported by Facility Contact)

Is storm water sampled? yes no If yes, indicate sampling locations on facility layout.

Sampling method: grab <input type="checkbox"/> composite <input type="checkbox"/> other _____	Sample monitoring: last sampling date _____	Parameters tested for: pH <input type="checkbox"/> TSS <input type="checkbox"/> oil & grease <input type="checkbox"/> bioassay <input type="checkbox"/> conductivity <input type="checkbox"/> other _____ TOC <input type="checkbox"/>
	frequency of sampling _____	

III. Facility Layout

Attach map(s) that identify and describe locations of storm drains/inlets, outdoor/indoor (storm and sewer) drains, storm water conveyance structures, storage areas, unit process areas, vehicle and heavy equipment wash and maintenance areas, and storm water sampling locations. If facility operator cannot provide an existing map, include a sketch on page 6.

See Attachment A for sample facility map.

Facility Name: Red Hanger Cleaners Fac ID#: 1539
 Date: 3-7-94

Standard Inspection Checklist A

IV. Outdoor Material Storage Areas		<u>Waste Rec</u>	Not Applicable <input type="checkbox"/>
1. How are outdoor storage areas cleaned	swept <input type="checkbox"/> wiped <input type="checkbox"/> absorbent material <input type="checkbox"/> other: _____		
2. How often are outdoor storage areas cleaned?	<u>once per week</u>		
3. Are materials stored in specified areas?		yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	
4. Are storage containers (including drums) inspected regularly for cracks and leaks?		yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	
5. Are storage containers (including drums) free of cracks/leaks?		yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	
6. Are the covers/lids of containers kept closed or are containers not exposed to rainwater?		yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	
7. If storage containers are cleaned, describe how wash water and/or the residual material is disposed.	_____		
8. Is the surface of the storage area paved and impermeable?		yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	
9. Where do surface drains in this area discharge?	no drains <input type="checkbox"/> storm drains <input checked="" type="checkbox"/> sanitary <input type="checkbox"/> unknown <input type="checkbox"/>		
10. Is the outdoor storage area covered and unexposed to rainwater?		yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	
11. Has the potential for storm water runoff from the storage areas been eliminated?		yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	
12. Is the ground surface free of any stains or other signs of pollutants?		yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	
13. Describe best management practices (BMPs) used to prevent materials from outdoor storage areas from contacting storm water and discharging to storm drains.	_____		
V. Waste Disposal Areas and Practices		<u>Dumpster</u>	Not Applicable <input type="checkbox"/>
1. Are the lids on any waste dumpsters and/or trash compactors onsite kept closed?		yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	
2. Are dumpsters and/or trash compactors inspected regularly for cracks/leaks?		yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	
3. Are dumpsters and/or trash compactors free of cracks/leaks?		yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	
4. Is the area free of litter?		yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	
5. Where do drains discharge?	no drains <input type="checkbox"/> storm drains <input checked="" type="checkbox"/> sanitary <input type="checkbox"/> unknown <input type="checkbox"/>		
6. Is waste storage area enclosed or covered from rainfall?		yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	
7. Has the potential for storm water runoff from the waste disposal areas been eliminated?		yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	
8. Is the floor/ground surface free of any stains or other signs of pollutants on the floor?		yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	
9. Describe BMPs used to prevent pollutants from waste disposal areas from contacting storm water and discharging to storm drains.	<u>Garbage other than cardboard are in plastic bins prior to dumping into dumpster</u>		

Facility Name: Red Hanger Cleaners Fac ID# 1539
 Date: 3-17-94

Standard Inspection Checklist A

VI. Vehicle and Heavy Equipment Storage and Maintenance Areas		Not Applicable <input type="checkbox"/>
A. Parking Areas and Access Roads <u>Parking Area</u>		
1. Are vehicles and/or heavy equipment parked onsite?		yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
2. How often are parking areas cleaned?	<u>Once per week</u>	
3. Describe method for cleaning parking areas.	<u>area swept</u>	
4. Where do drains in parking areas discharge?	no drains <input type="checkbox"/> storm drains <input checked="" type="checkbox"/> sanitary <input type="checkbox"/> unknown <input type="checkbox"/>	
5. Are parking areas covered or enclosed?		yes <input checked="" type="checkbox"/> no <input checked="" type="checkbox"/>
6. Are parking areas or access roads free of any sign of past spills?		yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
7. Are parking areas or access roads free of signs of excessive leaking from oil and/or motor fluids?		yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
B. Vehicle and Heavy Equipment Repair and Maintenance Areas <u>N/A</u>		Not Applicable <input type="checkbox"/>
1. Where do drains in repair and maintenance areas discharge? no drains <input type="checkbox"/> storm drains <input type="checkbox"/> sanitary <input type="checkbox"/> unknown <input type="checkbox"/>		
2. Are repair and maintenance activity areas onsite enclosed or covered and unexposed to rainwater? yes <input type="checkbox"/> no <input type="checkbox"/>		
3. Has the potential for storm water runoff or runoff from repair/maintenance areas been eliminated? yes <input type="checkbox"/> no <input type="checkbox"/>		
4. Is the floor/ground surface of repair/maintenance area free of any stains or other signs of pollutants? yes <input type="checkbox"/> no <input type="checkbox"/>		
C. Vehicle and Heavy Equipment Wash Areas <u>N/A</u>		Not Applicable <input type="checkbox"/>
1. Where do drains in wash areas discharge? no drain <input type="checkbox"/> recycled <input type="checkbox"/> storm drains <input type="checkbox"/> sanitary <input type="checkbox"/> unknown <input type="checkbox"/>		
2. Is wash area covered or enclosed and unexposed to rainwater? yes <input type="checkbox"/> no <input type="checkbox"/>		
3. Has the potential for storm water runoff or runoff from the wash area been eliminated? yes <input type="checkbox"/> no <input type="checkbox"/>		
4. Is the floor of the wash area free of any stains or other signs of pollutants? yes <input type="checkbox"/> no <input type="checkbox"/>		
5. Describe BMP's used to minimize the discharge of pollutants from access roads and vehicle and heavy equipment parking, repair, maintenance, and wash areas to storm water. <hr/> <hr/>		
VII. Rooftop Equipment <u>Cooling tower (not exposed)</u>		Not Applicable <input type="checkbox"/>
Describe the potential for pollutants from rooftop equipment to be exposed to storm water runoff (e.g. condensation, exhaust gas, emissions, exposed motors/pumps, etc.). <hr/>		

Facility Name: Red Hanger Cleaner Fac ID# 1539
 Date: 3-17-91

Standard Inspection Checklist A

VIII. Storm Water Conveyance System and Spill Response/Prevention Practices Not Applicable

1. How often are storm drain inlets (including catch basins) inspected, maintained, and/or cleaned?
When required / Pugged 3 x month
2. Describe method of cleaning. vacuum flush with water other: Shovel
3. Describe any testing for illicit connections to the storm drain system conducted by the facility (e.g. visual inspection, dye tests, etc.).
None
4. If there are any other areas onsite that may be exposed to storm water (a.g. process and/or work areas, indoor storage areas, materials handling areas, etc.), fill out appropriate section of Attachment B.
 all areas of the facility have been described see Attachment B for further information
5. Briefly describe BMPs taken to prevent spills from entering the storm drain system and methods for clean-up should a spill occur.
None / Absorbent used

IX. Significant Materials (Materials that may have potential to be released with storm water discharges)

Estimate degree of material exposure to storm water using Code: 0 - None
 1 - Little Potential for exposure to storm water
 2 - Some potential for exposure to storm water
 3 - Great potential for exposure to storm water

(Code)	Describe Materials if appropriate:
<u>0</u>	<u>None</u>
<u>0</u>	
<u>2C</u>	<u>oil dripping / Spilled waste prod.</u>
<u>0</u>	
<u>1C</u>	<u>sifter from dumpster / Cardboard</u>
<u>0</u>	

Standard Inspection Checklist A

736-3633

X. Conclusions (to be completed by the Inspector)

1. For each area of activity, indicate a numerical code to describe the level of potential discharge to the storm drains **AND** a letter code to describe the type of potential discharge found.

- | | |
|--|--|
| Level of Potential Discharge: | Type of Potential Discharge: |
| 0 - not applicable for facility | A - illicit connection |
| 1 - little potential for pollutant discharge to storm drains | B - where drain discharges unknown |
| 2 - some potential for pollutant discharge to storm drains | C - activity area and/or material exposed to storm water |
| 3 - great potential for pollutant discharge to storm drains | D - other (please specify) |

Areas of Activity:

Outdoor Material Storage Areas	<u>2C</u>
Waste Disposal Areas	<u>1C</u>
Rooftop Equipment	<u>0</u>
Vehicle and Heavy Equipment Storage and Maintenance Areas	<u>0</u>
parking areas and access roads	<u>2C</u>
repair and maintenance areas	<u>0</u>
wash areas	<u>0</u>
Other Areas:	<u>0</u>

2. Is a General Permit required? yes no questionable?
*need clarification from Regional Water Quality Control Board whether permit is required.
3. Does the facility have a Storm Water Pollution Prevention Plan (SWPPP)? yes no
4. Did the inspector use facility's SWPPP during the inspection? yes no
5. Describe outreach performed by inspector to promote the Alameda County Urban Runoff Clean Water Program.
- general ACURCWP brochure industrial brochure
 verbal BMP handouts (describe below) *Industrial*
 informed facility that General Permit may be necessary Other (describe below)

6. Follow-up Activities: None Warning Notice
 Informal Violation Formal Violation
- If a violation was identified, indicate date of follow-up inspection if scheduled: _____
 no follow-up inspection necessary follow-up inspection to be scheduled at a later date
7. Time to perform inspection: 2 hours

Recommended actions:

(1) Clean up dumpster area.
 (2) Provide cap/plug for dumpster, stop leaks
 (3) Clean debris (plant material) around Hazardous waste area.

Comments: (4) Moved berm around Hazardous waste container or other method as to contain leakage.
 (5) Oil dripping to be clean up quickly as to prevent seepage to ground. Do not water wash-

Facility Representative Signature: [Signature] Date: 3-17-94
 Print Facility Rep. Name: _____ Inspector's Signature: [Signature]

ATTACHMENT 10
ACDEH CORRESPONDENCE
6235 – 6239 COLLEGE AVENUE

Jan 2, 2014

Nowell, Keith, Env. Health

To: elvidge@sbcglobal.net
Cc: patrick@ellwoodcommercial.com; dcs@youngdahl.net; gkongwashworld@comcast.net; Gary_Bates@efiglobal.com; Roe, Dilan, Env. Health; lgriffin@oaklandnet.com
Subject: Red Hanger Cleaners - RO2981
Attachments: PercMachandTrap.jpg; HazWasteStorage.jpg; BoilerRmStill.jpg

Dear Mr. Elvidge,

Thank you for the opportunity for Alameda County Environmental Health (ACEH) staff to visit the site today and meet with Patrick Ellwood of Ellwood Commercial Real Estate, David Sederquist consultant with YoungDahl Consulting Group, Inc. (consultant), and Gordon Kong, the business owner. The on-site meeting proved beneficial to view the current configuration of the dry cleaning establishment, look for evidence of prior locations of equipment, and discuss potential sampling locations for the upcoming soil gas and sub-slab vapor intrusion study.

During the site visit two dry cleaning machines were observed within secondary containment traps near the rear of the building. We understand the traps were installed in 2005 in conjunction with the acquisition of the business by Mr. Kong from Mr. Gordon. According to Gordon Kong, the two machines, formerly used for cleaning using tetrachloroethylene ("perc"), have sat idle for two years as the use of perc in the industry has been phased out. Mr. Kong indicated these machines will be removed and replaced with newer, non-perc, dry cleaning machines sometime in the future. A spotting station for fabric pretreatment and press machines were observed near the middle of the dry cleaning suite and a possible perc still was noted in the far corner of the boiler room. Additionally, locations were observed in areas where the concrete floor was exposed that could be indicative of previous equipment locations. These interior areas will be considered for targeted sampling.

Lidded containers, including two 55-gallon drums labeled *waste tetrachloroethylene* and identified as consisting of *dry cleaning filters, residue, and/or other perc contaminated wastes*, were observed stored on a pallet in an outdoor area behind the suite. The accumulation start date on one of the drums was identified as 12/15/09. Accompanying the drums on the pallet were several 5-gallon pails. Dried liquid was observed on the sides of some of these containers. Though the pallet was situated over secondary containment, this exterior area will be considered for targeted sampling.

The integrity of the secondary containment at the site is unknown and the capacity questionable due to reported historic "flooding" at the perc machines.

Based on the outcome of the underground utility survey, the consultant will provide a figure presenting the proposed locations for the collection of soil gas and sub-slab vapor samples for review and approval by ACEH prior to mobilization. The consultant is proposing one mobilization with the collection of samples from ten locations. ACEH notes that based on the conditions described above, additional mobilizations may be required to characterize the site.

Attached are a few photographs taken during today's site visit. Should you have any questions regarding this correspondence or your case, please call me at (510) 567-6764 or send an electronic mail message at keith.nowell@acgov.org.

Regards,

Keith Nowell

Keith Nowell PG, CHG
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6540
phone: 510 / 567 - 6764
fax: 510 / 337 - 9335
email: keith.nowell@acgov.org

PDF copies of case files can be reviewed/downloaded at:

Jan. 17, 2014

Nowell, Keith, Env. Health

To: elvidge@sbcglobal.net
Cc: dcs@youngdahl.net; patrick@ellwoodcommercial.com; Gary_Bates@efiglobal.com; gkongwashworld@comcast.net; lgriffin@oaklandnet.com; SSkillern@oaklandnet.com; Roe, Dilan, Env. Health
Subject: Red Hanger Cleaners, RO2981, 6335-6339 College Ave, Oakland

Dear Mr. Elvidge,

Alameda County Environmental Health (ACEH) is working with you, as the property owner, and Mr. Kong, the business owner, to schedule an on-site meeting with the Oakland Fire Department (CUPA unit) to discuss removal of the PCE dry cleaning machines at Red Hanger Cleaners, ACEH case file RO0002981. ACEH believes it is prudent to have the meeting with the Oakland CUPA prior to finalizing the proposed sub-slab and soil gas sampling locations.

Based on a recent discussion with Dr. Blayne Hartman regarding vapor cloud contamination at dry cleaner sites, ACEH is concerned about the potential for contamination to have occurred through this mechanism due to the poor condition of the machines, potential for PCE to still be in the machines, and the reported "flooding" that has occurred in the past. Therefore ACEH would like to revisit the proposed sampling locations with your consultant after the site visit with the Oakland CUPA and a determination of when the machines will be removed.

If Oakland CUPA does not respond within the next two business days the investigation should be postponed.

Regards,
Keith Nowell

Keith Nowell PG, CHG
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6540
phone: 510 / 567 - 6764
fax: 510 / 337 - 9335
email: keith.nowell@acgov.org

PDF copies of case files can be reviewed/downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

From: David Sederquist [<mailto:dcs@youngdahl.net>]
Sent: Wednesday, January 15, 2014 8:01 AM
To: Nowell, Keith, Env. Health
Subject: Sampling Plan for Red Hanger Kleaners

Good morning Keith:

On Monday we sent you a sampling plan showing proposed soil gas and subslab locations for Red Hanger Kleaners. Once you approve it, I can get the drilling permit. I have TEG scheduled for January 27th, but if there is going to be much more delay, we may have to push the date back. Do you have an estimate on when we will know?

Thank you,

David C. Sederquist, C.E.G., C.H.G.
Senior Engineering Geologist / Hydrogeologist

Youngdahl Consulting Group, Inc.
1234 Glenhaven Court, El Dorado Hills, CA 95762
Office: (916) 933.0633 Fax: (916) 933.6482



Electronic Documents (if attached):

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Aug 18, 2014

From: Nowell, Keith, Env. Health
Sent: Monday, August 18, 2014 10:08 AM
To: 'gkongwashworld@comcast.net'
Cc: 'mosleyservice@gmail.com'; 'Patrick Ellwood (patrick@ellwoodcommercial.com)'; Roe, Dilan, Env. Health
Subject: RE: RO2981 - Red Hanger Cleaners, 6335-6339 College Ave., Oakland

George,

Alameda County Environmental Health (ACEH) has requested to be informed of when the perc machines are to be drained and removed. Other than being informed the work may have commenced, ACEH has not received information the work is proceeding or information regarding the schedule of events. During a visit to the site on Thursday, August 12, I learned that one of the machines and it's secondary containment appears to have been removed without notification to ACEH.

This facility is an open and active case in the Site Cleanup Program (SCP) overseen by ACEH. Please keep ACEH informed of the schedule for the equipment removal so a representative of ACEH is present when the machines/product lines are drained of residual fluid and when the secondary containment is removed.

Thank you for your cooperation.
Keith Nowell

Keith Nowell PG, CHG
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6540
phone: 510 / 567 - 6764
fax: 510 / 337 - 9335
email: keith.nowell@acgov.org

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From: Nowell, Keith, Env. Health
Sent: Wednesday, August 06, 2014 10:15 AM
To: gkongwashworld@comcast.net
Cc: mosleyservice@gmail.com; Patrick Ellwood (patrick@ellwoodcommercial.com); Roe, Dilan, Env. Health
Subject: FW: RO2981 - Red Hanger Cleaners, 6335-6339 College Ave., Oakland
Importance: High

George,

Please keep me informed of the schedule for the equipment removal as I would like to be there when the machines/product lines are drained of residual fluid. I also wish to be present when the secondary containment is removed.

Regards,
Keith Nowell

Keith Nowell PG, CHG
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
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phone: 510 / 567 - 6764
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email: keith.nowell@acgov.org

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From: Nowell, Keith, Env. Health
Sent: Wednesday, April 09, 2014 3:00 PM
To: 'James Mosley'
Cc: Roe, Dilan, Env. Health
Subject: RE: RO2981 - Red Hanger Cleaners, 6335-6339 College Ave., Oakland

James,

Thanks for the update. I would like to be there when the machines/product lines are drained of residual fluid. I also wish to be present when the secondary containment is removed. Please make sure I am informed as to when these events will occur.

Regards,
Keith Nowell

Keith Nowell PG, CHG
Hazardous Materials Specialist
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phone: 510 / 567 - 6764
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email: keith.nowell@acgov.org

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From: James Mosley [<mailto:mosleyservice@gmail.com>]
Sent: Wednesday, April 09, 2014 11:34 AM
To: Nowell, Keith, Env. Health
Cc: Skillern, Sheryl; Roe, Dilan, Env. Health
Subject: Re: RO2981 - Red Hanger Cleaners, 6335-6339 College Ave., Oakland

Hello:

We are overwhelmed with emergency calls at this time. We will need to postpone the machine removal in a later time. We will keep you posted of when we can schedule the date again.

Thanks.

James

James Mosley Equipment Sales
4032 E 15th Street
Oakland CA 94601
CA Lic. # 988188

Cell: 510-691-4707
Tel: 510-533-8899
Fax: 510-394-1931

On Fri, Jan 24, 2014 at 3:30 PM, Nowell, Keith, Env. Health <Keith.Nowell@acgov.org> wrote:

Dear Ms. Skillern and Mr. Mosley,

Thank you for participating in the on-site meeting held at Red Hanger Cleaners today. You were a great help with Alameda County Environmental Health's understanding of the activities at the site. We look forward to continuing to work with you as the case moves forward.

Respectfully,

Keith Nowell

Keith Nowell PG, CHG

Hazardous Materials Specialist

Alameda County Environmental Health

1131 Harbor Bay Parkway

Alameda , CA 94502-6540

phone: [510 / 567 - 6764](tel:5105676764)

fax: [510 / 337 - 9335](tel:5103379335)

email: keith.nowell@acgov.org

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From: Nowell, Keith, Env. Health
Sent: Thursday, September 11, 2014 3:43 PM
To: gkongwashworld@comcast.net
Cc: Roe, Dilan, Env. Health
Subject: SCP case ro2981- Red Hanger Cleaners, 6335-6339 College Ave. Oakland

George,

I was unable to rearrange my schedule on such short notice. Alameda County Environmental Health (ACEH) is disappointed with the notifications to our office regarding this case. Please be reminded that this facility is an open and active case in the Site Cleanup Program (SCP) overseen by ACEH. The lack of ACEH oversight during the equipment decommissioning and removal may affect future investigations conducted at your facility.

Please contact ACEH with the status of the of the removal and a description of what has been done. Please do not proceed with additional work until ACEH can be present on site. I am available to meet you at the site on Monday September 15, 2014 between the hours of 9:30 AM and 3:00 PM. Please inform me if you wish me to visit the site when you provide your case status of the of the removal and description of what has been done.

Regards,
Keith Nowell

Keith Nowell PG, CHG
Hazardous Materials Specialist
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From: Nowell, Keith, Env. Health
Sent: Monday, September 29, 2014 8:43 AM
To: 'Patrick Ellwood'; George Kong
Cc: mosleyservice@gmail.com; Roe, Dilan, Env. Health; Bates, Gary; Ron Elvidge; Roe, Dilan, Env. Health
Subject: RE: SCP case ro2981- Red Hanger Cleaners, 6335-6339 College Ave. Oakland

Patrick,

I observed the removal and transport off-site of the one remaining dry cleaning machine. It had previously been disconnected from piping, emptied of residual fluid, and the secondary containment removed.

Keith Nowell

Keith Nowell PG, CHG

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From: Patrick Ellwood [mailto:patrick@ellwoodcommercial.com]
Sent: Friday, September 26, 2014 11:50 AM
To: Nowell, Keith, Env. Health; George Kong
Cc: mosleyservice@gmail.com; Roe, Dilan, Env. Health; Bates, Gary; Ron Elvidge
Subject: RE: SCP case ro2981- Red Hanger Cleaners, 6335-6339 College Ave. Oakland

Keith: How did your on-site inspection go yesterday?

Thanks!

Patrick Ellwood
Ellwood Commercial Real Estate
510-238-9111 tel
510-238-9131 fax
patrick@ellwoodcommercial.com

DRE License #00471233

From: Nowell, Keith, Env. Health [mailto:Keith.Nowell@acgov.org]
Sent: Monday, September 22, 2014 8:44 AM
To: 'George Kong'
Cc: mosleyservice@gmail.com; <patrick@ellwoodcommercial.com>; Roe, Dilan, Env. Health
Subject: RE: SCP case ro2981- Red Hanger Cleaners, 6335-6339 College Ave. Oakland

George,

My schedule is open that day. I'll be there.

Regards,
Keith Nowell

From: George Kong [mailto:gkongwashworld@comcast.net]
Sent: Saturday, September 20, 2014 8:47 AM
To: Nowell, Keith, Env. Health
Cc: mosleyservice@gmail.com; <patrick@ellwoodcommercial.com>
Subject: Re: SCP case ro2981- Red Hanger Cleaners, 6335-6339 College Ave. Oakland

Hi Keith...James wants to know if Thursday 9/25 at 10am works for you?

Please confirm on Monday. Thanks

Sent from my iPhone

On Sep 11, 2014, at 3:42 PM, "Nowell, Keith, Env. Health" <Keith.Nowell@acgov.org> wrote:

George,

I was unable to rearrange my schedule on such short notice. Alameda County Environmental Health (ACEH) is disappointed with the notifications to our office regarding this case. Please be reminded that this facility is an open and active case in the Site Cleanup Program (SCP) overseen by ACEH. The lack of ACEH oversight during the equipment decommissioning and removal may affect future investigations conducted at your facility.

Please contact ACEH with the status of the of the removal and a description of what has been done. Please do not proceed with additional work until ACEH can be present on site. I am available to meet you at the site on Monday September 15, 2014 between the hours of 9:30 AM and 3:00 PM. Please inform me if you wish me to visit the site when you provide your case status of the of the removal and description of what has been done.

Regards,
Keith Nowell

Keith Nowell PG, CHG
Hazardous Materials Specialist
Alameda County Environmental Health

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