



April 20, 2017

Rockwood Condominiums LLC
4844 Telegraph Avenue
Oakland, California 94609-2010
Attention: Menna Tesfatsion (*Sent via electronic mail to: menna@laphamcompany.com*)

Subject: Notification of Environmental Conditions of Concern and Request for Site Access 321-323 63rd Street, Oakland, California

Dear Mr. Tesfatsion:

Red Hanger Kleaners (RHK) operated at two parcels on the City block in Oakland where your 321-323 63rd Street apartment buildings are located. Since at least 2005, City of Oakland Fire Department and Alameda County Department of Environmental Health (ACDEH) have been evaluating the impacts to soil and groundwater due to releases from the former RHK located at 6235-6239 College Avenue. In addition to the dry cleaning operation located at 6235-6239 College Avenue, the property located 305-307 63rd Street (aka 6251-6255 College Avenue) is also known to have been operated as a dry cleaning business from as least 1953 (including Kay Kleaners and RHK).

Based on investigations completed to date, chemicals of potential concern have been detected in soil, soil vapor, and groundwater at sampling locations at areas immediately up gradient of your property. The chemicals detected adjacent to your site are most commonly related to dry cleaning businesses. The investigations completed to date have not fully delineated the source area(s) nor the limit of impacts to soil, soil vapor or groundwater.

Vapor intrusion mitigation measures have been undertaken at the former RHK property at 6235-6239 College Avenue property under oversight of the ACDEH to address indoor air exposure issues resulting from dry cleaning compounds. Mitigation measures at the 6235-6239 College Avenue have included conducting a hazardous materials audit of all work spaces, installation of air filters and other improvements to increase building air exchanges, and installation and operation of a soil vapor extraction system to aid in controlling subslab contaminated vapor buildup. These mitigation measures have successfully mitigated risks of exposure to occupants at that the 6235-6239 College Avenue property only. It is prudent that a vapor intrusion evaluation also be conducted at your property located at 321-323 63rd Street and if warranted implementation of mitigation measures.

The relationship of your property to the former dry cleaning operations located at 6235-6239 College Avenue and 6251-6255 College Avenue is shown on **Attachment 1, Site Map**. A Fact Sheet describing the history and chemical usage/storage of dry cleaning businesses, and an overview of investigation findings is presented in **Attachment 2 – Fact Sheet**.

Site Investigation Participation

ACDEH is requiring further site investigation in the vicinity of your property and other adjacent properties to facilitate the delineation of impacts and evaluation of additional source areas as described in **Attachment 3, ACDEH Letter Dated 4/18/2017**. Your full cooperation and participation in these continued investigations and future remedial efforts is requested.