



ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502-6577

OAKLAND
 CA 945
 03 JUL '17
 PM 6 L



NIXIE 957 7E L 9907/06/17

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

BC: 94502654031 *1005-03000-00-44

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

00 2981

956484031403



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

June 30, 2017

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

Ila Gordon
Trustee of SIRILA Living Trust
Ila Lynn Gordon Investment 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

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

Subject: Conditional Work Plan Approval, Site Cleanup Program Case No. RO0002981 and Geotracker Global ID T10000000416, Red Hanger Kleaners, 6235-6239 College Ave., Oakland, CA 94618

Dear Responsible Parties:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file and the recently submitted document entitled *Supplemental Remedial Investigation Workplan* (Work Plan) dated June 19, 2017 and prepared by LRM Consulting Inc. (LRM) for the subject case. The Work Plan was prepared in response to our letters dated April 18, 2017 and April 20, 2017. In the April 18, 2017 letter, ACDEH requested a work plan for additional contaminant delineation. In our April 20, 2017 letter, we requested remediation system modification work plan (RSM) and a utility survey/ repair report.

As presented in the Work Plan, LRM indicates the storm and sanitary utility survey is ongoing, and proposes the installation and sampling of six groundwater monitoring wells and installation of two shallow (7 feet below the ground surface-bgs) and two deep (17 feet bgs) vapor monitoring wells to further delineate contamination. LRM states proposed modification of the current onsite remediation system necessarily requires the completion of the subsurface investigation and that the potential need for repairing the damaged clay pipe will be further evaluated once the modified remediation system has been put into operation.

ACDEH generally concurs with the proposed scope of work with regard to the additional contaminant delineation. The proposed scope of work may be implemented provided that the modifications requested in the technical comments below are addressed and incorporated during the field implementation. Submittal of a revised Work Plan is not required unless an alternate scope of work outside that described in the Work Plan and technical comments below is proposed.

TECHNICAL COMMENTS

1. **Soil Sampling** – LRM states soil samples will be collected at five-foot intervals down to the water table, estimated at 5, 10, and 15 feet bgs. A photoionization detector (PID) will be used to screen all soil being logged and additional soil samples may be collected in response to elevated PID, upwards of 50 parts per million by volume (ppmv), readings.