



ALAMEDA COUNTY  
**HEALTH CARE SERVICES  
AGENCY**

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
LOCAL OVERSIGHT PROGRAM (LOP) FOR  
HAZARDOUS MATERIALS RELEASES  
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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](mailto: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  
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David B. Gordon  
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Todd Borst, Trustee  
Ila Lynn Gordon Investment Trust  
2305 Little Ben  
Lincoln, CA 95648

George Kong (Sent via electronic mail to: [qkongwashworld@comcast.net](mailto:qkongwashworld@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.