

ALAMEDA COUNTY  
**HEALTH CARE SERVICES  
AGENCY**

COLLEEN CHAWLA, Agency 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

July 24, 2018

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  
PO Box 13214  
Palm Desert, CA 92255

David B. Gordon and  
c/o Peter Ton, Wactor & Wick LLP  
Wactor & Wick LLP  
180 Grand Avenue, Suite 950  
Oakland, CA 94612  
(Sent via electronic mail to:  
[pton@ww-envlaw.com](mailto:pton@ww-envlaw.com))

Trustee Todd Borst, Trustee  
c/o Peter Ton, Wactor & Wick LLP  
Wactor & Wick LLP  
180 Grand Avenue, Suite 950  
Oakland, CA 94612  
(Sent via electronic mail to:  
[pton@ww-envlaw.com](mailto:pton@ww-envlaw.com))

George Kong  
8417 International Boulevard  
Oakland, CA 94621 (Sent via electronic mail to: [gkongwashworld@comcast.net](mailto:gkongwashworld@comcast.net))

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

Dear Mr. Elvidge:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the recently submitted document entitled *Supplemental Recommendations* (Work Plan) prepared by LRM Consulting, Inc. (LRM). The document, dated June 14, 2018, was submitted to our agency as an attachment to an electronic mail dated June 18, 2018.

As presented in the Work Plan, LRM proposes to perform the following tasks:

1. One year of quarterly soil vapor monitoring and reporting, including quarterly sampling of up to 32 existing vapor monitoring and extraction wells and vapor pins at the site, with associated quarterly reporting.
2. One year of quarterly groundwater monitoring and reporting, including quarterly sampling of up to six existing groundwater monitoring wells at the site, with quarterly reporting.
3. Quarterly SVE operations monitoring with potential system adjustments as triggered by the vapor monitoring data (Task 1 above). ACDEH will be informed of system modifications and adjustments.

Based on ACDEH staff review of the referenced document, we generally concur with the proposed scope of work. The work may be implemented provided the quarterly reporting outlined in Task 1 and Task 2 include document submittal to the State Water Resources Control Board's (SWRCBs) GeoTracker website. Please include reports (GEO\_REPORTs), laboratory analysis data (EDFs), associated figures presenting event-specific data (GEO\_MAPs), and, as appropriate, depth-to-water (DTW) data (GEO\_WELLS) as the submittals.

Additionally, correspondences with ACDEH regarding modifications to SVE system operations and/or monitoring (Task 3) should also be submitted to GeoTracker.

Responsible Parties  
RO0002981  
July 24, 2018, Page 2

ACDEH requests electronic mail notification, Attention: Keith Nowell, with a listing of the GeoTracker submittals. Please correspond with ACDEH within three days following submittal(s) to GeoTracker.

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

If your electronic mail 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.

Sincerely,

Keith Nowell PG, CHG  
Hazardous Materials Specialist

Enclosures: Attachment 1 - Responsible Party(ies) Legal Requirements/Obligations

cc: Jonathan W. Redding, Wendel, Rosen, Black & Dean LLP, 1111 Broadway, 24th Floor, Oakland, CA 94607 (*Sent via electronic mail to [jredding@wendel.com](mailto:jredding@wendel.com)*)

Peter Ton, Wactor & Wick LLP, 180 Grand Avenue, Suite 950, Oakland, CA 94612 (*Sent via electronic mail to: [pton@ww-envlaw.com](mailto:pton@ww-envlaw.com)*)

David Wood, Wood, Smith, Henning, & Berman LLP, 10960 Wilshire Blvd., 18th Floor, Los Angeles, CA 90024 (*Sent via electronic mail to [dwood@wshblaw.com](mailto:dwood@wshblaw.com)*)

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

Paresh Khatri, ACDEH (*Sent via electronic mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org)*)

Keith Nowell, ACDEH (*Sent via electronic mail to: [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org)*)

GeoTracker / File

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> December 14, 2017
	<b>ISSUE DATE:</b> July 25, 2012
	<b>PREVIOUS REVISIONS:</b> September 17, 2013, May 15, 2014, December 12, 2016
<b>SECTION:</b> ACDEH Procedures	<b>SUBJECT:</b> Responsible Party(ies) Legal Requirements / Obligations

#### REPORT & DELIVERABLE REQUESTS

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Chapter 30, Division 3, Title 23 and Division 3, Title 27.

#### Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are 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 (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

#### Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

#### ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO\_MAP, GEO\_XY, GEO\_Z, GEO\_BORE, GEO\_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website ([http://www.waterboards.ca.gov/water\\_issues/programs/ust/electronic\\_submittal/](http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/))

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

#### GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values<sup>1</sup> as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

#### **GeoTracker Upload Table Example**

Report Title	Sample Period	PDF Report	GEO_MAPS	Sample ID	Matrix	GEO_Z	GEO_XY	GEO_BORE	GEO_WELL	EDF
<b>2016 Subsurface Investigation Report</b>	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
<b>2012 Site Assessment Work Plan</b>	2012	✓	✓			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2010 GW Investigation Report</b>	2008 Q4	✓	✓	SB-10	W	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				SB-10-6	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

<sup>1</sup> GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)</b>	<b>REVISION DATE:</b> NA
	<b>ISSUE DATE:</b> December 14, 2017
	<b>PREVIOUS REVISIONS:</b> September 17, 2013, May 15, 2014, December 12, 2016
<b>SECTION:</b> ACDEH Procedures	<b>SUBJECT:</b> Responsible Party(ies) Legal Requirements / Obligations

**ACKNOWLEDGEMENT STATEMENT**

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

**PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS**

The California Business and Professions Code (Sections 6731, 6735, and 7835) 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 licensed or certified professional and include the professional registration stamp, signature, and statement of professional certification. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: <http://www.bpelsg.ca.gov/laws/index.shtml>.

**UNDERGROUND STORAGE TANK CLEANUP FUND**

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: [https://www.waterboards.ca.gov/water\\_issues/programs/ustcf/](https://www.waterboards.ca.gov/water_issues/programs/ustcf/)

**AGENCY OVERSIGHT**

Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water 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.