

**Chan, Barney, Env. Health**

**From:** andrew.nash@us.mcd.com  
**Sent:** Thursday, December 07, 2006 8:36 AM  
**To:** Chan, Barney, Env. Health  
**Subject:** RE: 6623 San Pablo Avenue, Emeryville, CA USTs

Barney,

McDonald's does not own this site and does not create soil/water contaminants.

Andrew Nash  
McDonald's USA, LLC  
Associate Area Real Estate Manager  
2999 Oak Road, Suite 900  
Walnut Creek, CA 94597  
P (925) 949-4066  
F (925) 949-4100  
eFax (925) 476-0581  
andrew.nash@us.mcd.com

This email and any files transmitted with it are proprietary and confidential, and intended solely for the private use of the individual or the entity to which it has been addressed. If you have received this email in error, please delete and notify the system manager.

"Chan, Barney, Env. Health"  
<barney.chan@acgov.org>

To <andrew.nash@us.mcd.com>

cc <peter.jordan@us.mcd.com>

11/29/2006 10:27 AM

Subject RE: 6623 San Pablo Avenue, Emeryville, CA USTs

Mr. Nash: There appears to be a misunderstanding. We are talking about two separate underground tank sites where it appears that the petroleum releases have commingled. The former St. Francis Pie Shop, located at 1125 67th St., Oakland and the McDonald's site (6699 and 6625 San Pablo Ave.), called 6623 San Pablo Ave. in our agency letter are the two sites in question. St Francis Pie through Mr. Jim Gribi is appropriately investigating their release and have extended their investigation onto the McDonald's property. On the other hand, McDonald's has not performed any further investigation of their own petroleum release since 2001. Since McDonald's owned the property where an unauthorized release of hazardous substance from an underground storage tank has occurred, McDonald's is a responsible party for the release. Past investigations indicate a release from USTs has occurred on the McDonald's property which requires additional investigation, monitoring and possibly remediation.

Please call me if you have any questions.

Sincerely,

12/7/2006

Barney M. Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health  
510-567-6765

---

**From:** andrew.nash@us.mcd.com [mailto:andrew.nash@us.mcd.com]  
**Sent:** Tuesday, November 28, 2006 6:12 PM  
**To:** Chan, Barney, Env. Health  
**Cc:** peter.jordan@us.mcd.com  
**Subject:** 6623 San Pablo Avenue, Emeryville, CA USTs

Mr. Chan,

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I met Mr. Jim Gribi out at our site last week to discuss the placement of soil borings to investigate the plume created by the adjacent property owner. Your correspondence letter dated November 20, 2006, is written in a manner that suggests McDonald's is responsible for the underground tanks. Although we are cooperating with the adjacent property owner, we want to ensure McDonald's is not the responsible party for either the creation or mitigation of this matter.

Another section within your letter dated November 20, 2006 states "It appears as though significant delays are occurring or reports are not submitted as requested. We are considering referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions..." I can assure you, McDonald's will be more than cooperative, within reason, regarding this matter and please feel free to contact me anytime either via email or direct phone for further discussion.

At this juncture, we have granted Mr. Gribi access to drill soil borings on our property December 18th and December 19th, between 1pm and 5pm.

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Roll 16

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11/29/2006



R0 116

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**Cc:** jgribi@gribiassociates.com  
**Subject:** 6623 San Pablo Avenue, Emeryville, CA

Barney,

I wanted to pass along my contact information. I work in the real estate department of McDonald's in the Pacific Sierra Region. I met with Jim Gribi this morning regarding drilling soil borings on our existing McDonald's restaurant parcel.

Jim and I have come to an agreement on a convenient date and time for both parties, scheduled for December 18th/19th.

If you have any questions or comments, please give me a call or shoot me an email. Please use me as a point of contact for all future discussions.

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11/21/2006

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

November 20, 2006

Mr. Andrew Nash  
McDonald's Corporation  
2999 Oak Road, Suite 900  
Walnut Creek, CA 94597

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

Dear Mr. Nash:

Subject: Fuel Leak Case [REDACTED] Former Gas Station, 6623 San Pablo Ave.,  
Oakland, CA 94608

Alameda County Environmental Health (ACEH) staff has recently been notified that you may be the new contact for the environmental investigation at the subject site. We previously corresponded with Ms. Helen Loreto of McDonald's but since 2001, no communication or new contact information has been provided. All of our correspondences have been returned and it appears that no activity has occurred at this site. As you are aware, the adjacent property, the former St. Francis Pie Company, 1125 67<sup>th</sup> St., Oakland is performing an environmental investigation and has recently contacted you to obtain site access. We request that you cooperate to provide site access as well as continue the monitoring and environmental investigation of the subject site. I have included copies of prior correspondences from our office.

#### TECHNICAL REPORT REQUEST

Please provide the following technical reports to our office according to the following schedule:

- December 29, 2006- Groundwater Monitoring Report
- December 29, 2006- Documentation of former UST system locations and proposal for monitoring well installations.
- December 29, 2006- Landowner's Notification Information
- March 31, 2007- First Q 2007 Groundwater Monitoring Report
- June 30, 2007- Second Q 2007 Groundwater Monitoring Report
- September 30, 2007- Third Q 2007 Groundwater Monitoring Report
- December 30, 2007- Fourth Q 2007 Groundwater Monitoring Report

#### ELECTRONIC SUBMITTAL OF REPORTS

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. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for 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 monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at [barney.chan@acgov.org](mailto:barney.chan@acgov.org).

#### LANDOWNER NOTIFICATION REQUIREMENTS

Pursuant to California Health & Safety Code Section 25297.15, the active or primary responsible party for a fuel leak case must inform all current property owners of the site of cleanup actions or requests for closure. Furthermore, ACEH may not consider any cleanup proposals or requests for case closure without assurance that this notification requirement has been met. ACEH requires that you:

1. Notify all current record owners of fee title to the site of the proposed action;
2. Submit a letter to ACEH which certifies that the notification requirement in 25297.15(a) of the Health and Safety Code has been met;
3. Forward to ACEH a copy of your complete mailing list of all record fee title holders to the site; and
4. Update your mailing list of all record fee title holders, and repeat the process outlined above prior to submittal of any additional *Corrective Action Plan* or your *Request for Case Closure*.

Your written certification to ACEH (Item 2 above) must state, at a minimum, the following:

A. *In accordance with Section 25297.15(a) of the Health & Safety Code, I, (name of primary responsible party), certify that I have notified all responsible landowners of the enclosed proposed action. (Check space for applicable proposed action(s)):*

*cleanup proposal (Corrective Action Plan)*

*request for case closure*

*local agency intention to make a determination that no further action is required*

*local agency intention to issue a closure letter*

- OR -

B. *In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.*

*(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)*

#### 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

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

It appears as though significant delays are occurring or reports are not submitted as requested. We are considering 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) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

Enclosures: ACEH Electronic Report Upload (ftp) Instructions, November 1, 2006 and  
May 25, 2006 letters.

cc: files, D. Drogos  
Ms. S. Torrence, Alameda County District Attorney Office

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Alameda County  
Environmental Health  
JUN 05 2006  
MAY - 5 PM 1:5

November 1, 2001  
StID 6627/ R00000116

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583

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

*Charles Duvall  
sold this rest  
3-1-2005*

**Re: Work Plan for Additional Investigation at 6623 San Pablo Ave., Oakland 94608**

Dear Ms. Loreto:

Our office has received and reviewed the September 24, 2001 Report on Passive Gas Sampling and Work Plan for Additional Investigation for the referenced site prepared by Baseline, your consultant. The report provides the results of the passive soil gas survey performed at this site. The results give a general distribution of gasoline, BTEX and benzene in the shallow vapors. This is a rough estimate of the locations of potential soil or groundwater contamination, which is indistinguishable by this method. There are obvious differences in this screening investigation, since groundwater concentrations do not correlate with the soil gas results. Therefore, even if the soil gas results indicate no petroleum contamination, groundwater contamination may be present in this same area.

Baseline proposes to install two permanent monitoring wells in areas of elevated benzene and gasoline as indicated in the soil gas survey. These locations are down-gradient of the assumed former underground tanks and between the former tanks and the existing restaurant building. Because of the potential risks to commercial workers and patrons of the restaurant and the need to define the limits of the contaminant plume, our office approves these wells.

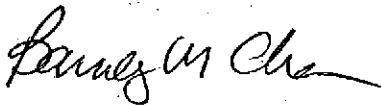
You are also requested to address the following additional concerns:

- The up-gradient extent of the contaminant plume should also be defined, particularly that area near MW-1A. An additional well should be considered.
- Baseline previously stated they had reviewed aerial photos of this site. They stated that the cost of providing copies would be significant. In lieu of providing copies of the photos, please have your consultant describe the findings of their review of these photos. Does it corroborate the Sanborn maps?
- Our office has not approved semi-annual monitoring for this site as mentioned in the Baseline report. Because of elevated TPH and MTBE concentrations, please continue quarterly monitoring.
- Please perform a sensitive receptor survey for this site in order to determine appropriate remediation requirements.

Ms. Helen Loreto  
6623 San Pablo Ave., Oakland 94608  
StID 6627/ RO0000116  
November 1, 2001  
Page 2

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files

Ms. A. Johnston, Coblenz, Patch, Duffey & Bass, LLP, 222 Kearny St., 7<sup>th</sup> Floor,  
San Francisco, CA 94108-4510

Mr. B. Abelli-Amen, Baseline, 5900 Hollis St., Suite D, Emeryville, CA 94608

Wp6623SanPablo

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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7

May 25, 2006

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2527 Camino Ramon, Suite 300  
San Ramon, CA 94583

Ms. Ann Johnston  
222 Kearny St., 7<sup>th</sup> Floor  
San Francisco, CA 94108-4510

Mr. Charles Duval  
Franchise Realty Interstate Corp.  
5344 Golden Gate Ave.  
Oakland, CA 94618-2034

Dear Ladies and Gentleman:

Subject: Fuel Leak Case ~~RO0000~~ 116, 6623 San Pablo Ave., Oakland, CA 94608

Alameda County Environmental Health staff has recently reviewed the case file for the subject site and determined that additional investigation/information is required at this site to progress toward case closure. It appears that the technical request of our November 1, 2001 has not been addressed and that no further work has been done since this time. If this is not the case, you are requested to provide all technical reports for this site since the Baseline Environmental *September 24, 2001, Report on Passive Gas Sampling and Work Plan for Additional Investigation*. I refer you to our November 1, 2001 letter (attached) wherein four items were noted. These items included a request for an additional well in the area near MW-1A, evaluation of aerial photos by your consultant, continued quarterly monitoring and performance of a sensitive receptor survey. In addition to reiterating our request for the November 1 items, please address the following technical comments and submit the technical reports requested below.

TECHNICAL COMMENTS

1. Please provide a site map indicating the location of the additional well requested east of MW1A. Describe the construction of the well and the rationale used to determine if multi-level sampling is recommended. Please note that although the existing multi-level wells are nested wells, our office requests that any future multi-level sampling use either well clusters or a multi-level wells.
2. Please clarify the location of the former UST system(s) at this site using Sanborn maps, aerial photos, etc. Is the current analytical data consistent with assumed former source areas? If not, how else can the data be explained?
3. Please provide a Site Conceptual Model (SCM) consisting of your understanding of the release and exposure scenario. Of particular interest is site geology, potential artificial groundwater gradient and the existence of multiple water bearing zones.

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



4. We request that your sensitive receptor survey also include a conduit study that details the potential migration pathways and potential conduits (utilities, storm drains, etc.) that may be present in the vicinity of the site. Provide a map showing the location and depth of all utility lines and trenches including sewers and storm drains within and near the plume area. The conduit study shall include a well survey of all wells (monitoring and production wells: active, inactive, standby, destroyed (sealed with concrete), abandoned (improperly destroyed); and dewatering, drainage, and cathodic protection wells within a ½ mile radius of the subject site.
5. Your co-operation with the neighboring site, the former St. Francis Pie @1125 67<sup>th</sup> St., is requested since it appears that contaminant plumes may be commingled. We are disappointed to hear that a recent 2006 request by the consultant for the former St. Francis Pie Shop to perform an environmental investigation on your site was denied. Be aware that you may be requested to perform the additional investigation, at your own expense, if you do not allow the adjacent property owner access to your property.
6. Your September 2001 Passive Gas Sampling and Work Plan for Additional Investigation from Baseline proposed to install two additional shallow wells in areas identified as being "hot" in the gas sampling survey. Please note a well screen of no longer than 10' is recommended.
7. Groundwater Monitoring- Our office has not received a groundwater monitoring report since February 2001. We request you reinstate quarterly monitoring at this site immediately and submit the technical reports as requested below.
8. Electronic Submittal of Reports- You are required to submit your reports electronically to the Geotracker database as well as the County's ftp site. Please follow the enclosed instructions for submittal of all reports.

#### TECHNICAL REPORT REQUEST

- June 26, 2006- Provide figure with new well location, documentation of former UST system locations and sensitive receptor survey
- July 26, 2006- Monitoring well installation report and Site Conceptual Model
- June 26, 2006- 2nd Qtr. 2006 Groundwater Monitoring Report
- September 26, 2006- 3<sup>rd</sup> Qtr. 2006 Groundwater Monitoring Report
- January 2, 2007- 4<sup>th</sup> Qtr. 2006 Groundwater Monitoring Report

#### ELECTRONIC SUBMITTAL OF REPORTS

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. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for 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 monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at [barney.chan@acgov.org](mailto:barney.chan@acgov.org).

#### 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

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

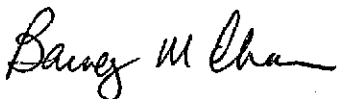
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions  
November 1, 2001 letter

C: files, D. Drogos

Mr. Bruce Abelli-Amen, Baseline, 5900 Hollis St., Suite D, Emeryville, CA 94608

Mr. John Buschini, 1260 Shell Circle, Clayton, CA 94517

Mr. Matthew Spielmann, TEC Accutite, 262 Michelle Court, So. San Francisco,  
CA 94080-6201

**Chan, Barney, Env. Health**

---

**From:** Jing Heisler [jheisler@tecaccutite.com]  
**Sent:** Wednesday, June 21, 2006 1:45 PM  
**To:** Chan, Barney, Env. Health  
**Subject:** Contact at McDonald, 6623 San Pablo Ave, Oakland

Hi Barney Chan,

Our vice president in charge of Environmental has forwarded your message left on Matt's voice mail to me today (FYI - Matthew Spielmann is no longer with the company). Sorry for the delay in getting back to you.

The contact for McDonald owner is:  
Mr. Edward Smith  
Owner of McDonalds Restaurant  
828 San Pablo Avenue  
Suite #206  
Albany, CA 94706

I don't have the property owner's info. I assume it is on the permit issued for well installation in January 1999.

Regards,

Jing Heisler, P.G., C.HG.  
Project Manager  
Technology, Engineering and Construction, Inc.  
262 Michelle Court  
South San Francisco, CA 94080  
(650) 616-1208 (Direct)  
(650) 616-1244 (Fax)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



7

May 25, 2006

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583

Ms. Ann Johnston  
222 Kearny St., 7<sup>th</sup> Floor  
San Francisco, CA 94108-4510

Mr. Charles Duval  
Franchise Realty Interstate Corp.  
5344 Golden Gate Ave.  
Oakland, CA 94618-2034

Dear Ladies and Gentleman:

Subject: Fuel Leak Case ~~RC0000116~~, 6623 San Pablo Ave., Oakland, CA 94608

Alameda County Environmental Health staff has recently reviewed the case file for the subject site and determined that additional investigation/information is required at this site to progress toward case closure. It appears that the technical request of our November 1, 2001 has not been addressed and that no further work has been done since this time. If this is not the case, you are requested to provide all technical reports for this site since the Baseline Environmental *September 24, 2001, Report on Passive Gas Sampling and Work Plan for Additional Investigation*. I refer you to our November 1, 2001 letter (attached) wherein four items were noted. These items included a request for an additional well in the area near MW-1A, evaluation of aerial photos by your consultant, continued quarterly monitoring and performance of a sensitive receptor survey. In addition to reiterating our request for the November 1 items, please address the following technical comments and submit the technical reports requested below.

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ENVIRONMENTAL PROTECTION  
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4. We request that your sensitive receptor survey also include a conduit study that details the potential migration pathways and potential conduits (utilities, storm drains, etc.) that may be present in the vicinity of the site. Provide a map showing the location and depth of all utility lines and trenches including sewers and storm drains within and near the plume area. The conduit study shall include a well survey of all wells (monitoring and production wells: active, inactive, standby, destroyed (sealed with concrete), abandoned (improperly destroyed); and dewatering, drainage, and cathodic protection wells within a ½ mile radius of the subject site.
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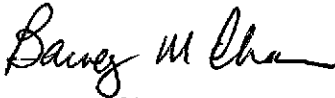
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Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions  
November 1, 2001 letter

C: files, D. Drogos

Mr. Bruce Abelli-Amen, Baseline, 5900 Hollis St., Suite D, Emeryville, CA 94608

Mr. John Buschini, 1260 Shell Circle, Clayton, CA 94517

Mr. Matthew Spielmann, TEC Accutite, 262 Michelle Court, So. San Francisco,  
CA 94080-6201



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Alameda County  
JUN 05 2006  
Environmental Health

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

November 1, 2001

StID 66274-13-146

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583

Charles Duvall  
sold this rest  
3-1-2005

**Re: Work Plan for Additional Investigation at 6623 San Pablo Ave., Oakland 94608**

Dear Ms. Loreto:

Our office has received and reviewed the September 24, 2001 Report on Passive Gas Sampling and Work Plan for Additional Investigation for the referenced site prepared by Baseline, your consultant. The report provides the results of the passive soil gas survey performed at this site. The results give a general distribution of gasoline, BTEX and benzene in the shallow vapors. This is a rough estimate of the locations of potential soil or groundwater contamination, which is indistinguishable by this method. There are obvious differences in this screening investigation, since groundwater concentrations do not correlate with the soil gas results. Therefore, even if the soil gas results indicate no petroleum contamination, groundwater contamination may be present in this same area.

Baseline proposes to install two permanent monitoring wells in areas of elevated benzene and gasoline as indicated in the soil gas survey. These locations are down-gradient of the assumed former underground tanks and between the former tanks and the existing restaurant building. Because of the potential risks to commercial workers and patrons of the restaurant and the need to define the limits of the contaminant plume, our office approves these wells.

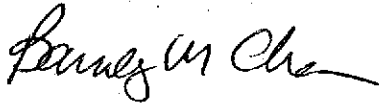
You are also requested to address the following additional concerns:

- The up-gradient extent of the contaminant plume should also be defined, particularly that area near MW-1A. An additional well should be considered.
- Baseline previously stated they had reviewed aerial photos of this site. They stated that the cost of providing copies would be significant. In lieu of providing copies of the photos, please have your consultant describe the findings of their review of these photos. Does it corroborate the Sanborn maps?
- Our office has not approved semi-annual monitoring for this site as mentioned in the Baseline report. Because of elevated TPH and MTBE concentrations, please continue quarterly monitoring.
- Please perform a sensitive receptor survey for this site in order to determine appropriate remediation requirements.

Ms. Helen Loreto  
6623 San Pablo Ave., Oakland 94608  
StID 6627/ RO0000116  
November 1, 2001  
Page 2

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files

Ms. A. Johnston, Coblenz, Patch, Duffey & Bass, LLP, 222 Kearny St., 7<sup>th</sup> Floor,  
San Francisco, CA 94108-4510

Mr. B. Abelli-Amen, Baseline, 5900 Hollis St., Suite D, Emeryville, CA 94608

Wp6623SanPablo

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

November 1, 2001  
StID 6627/ RO0000116

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583

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Dear Ms. Loreto:

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Ms. Helen Loreto  
6623 San Pablo Ave., Oakland 94608  
StID 6627/ RO0000116  
November 1, 2001  
Page 2

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files

Ms. A. Johnston, Coblenz, Patch, Duffey & Bass, LLP, 222 Kearny St., 7<sup>th</sup> Floor,  
San Francisco, CA 94108-4510

Mr. B. Abelli-Amen, Baseline, 5900 Hollis St., Suite D, Emeryville, CA 94608

Wp6623SanPablo

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



June 6, 2001

StID #6627/

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583

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

**Re: Subsurface Investigation at McDonald's, 6623 San Pablo Ave., Oakland CA 94608**

Dear Ms. Loreto:

Our office has received and reviewed the May 31, 2001 **Work Plan for Continued Subsurface Quality Investigation** prepared by Baseline Environmental Consulting. As you are aware, this report responds to questions in my April 23, 2001 letter and provides a work plan for further site characterization.

In regards to the Sanborn Fire Insurance Maps provided, these maps provide little additional information regarding the location of former underground tanks, piping and dispensers. Two areas in the northern portion of the site are labeled gas and oil. It is assumed that this is where the former underground tanks were, however, no other information can be discerned. I was informed by Mr. Abelli-Amen of Baseline, the aerial maps reviewed provided no useful information.

A passive soil gas survey using Gore-Sorber Modules is proposed to further characterize the site. Samples will be collected from grid points equally distributed across the site. After the collection and analysis of desorbed samples, a map will be provided estimating the contaminant concentrations at the site. Conclusions as to the location of hot spots, sources or other subsurface conduits will be made as well as recommendations for additional investigation and permanent well locations. This work plan is accepted with the following condition:

- An estimate of total petroleum hydrocarbons as gasoline must also be performed on the samples in addition to BTEX and MTBE.
- Groundwater monitoring shall not be discontinued during the time of this investigation. Monitoring may, however, be done semi-annually, in the second and fourth quarters.

Please contact me at (510) 567-6765 with questions and prior to performing the investigation.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. B. Abelli-Amen, Baseline Environmental, 5900 Hollis St., Suite D, Emeryville, CA 94608  
Ms. A. Johnston, Coblenz, Patch, Duffey & Bass, LLP, 222 Kearny St., 7<sup>th</sup> Floor, San Francisco, CA 94108-4510      **wpap6623SanPablo**

# BASELINE

## ENVIRONMENTAL CONSULTING TRANSMITTAL

TO: Barney Chan

DATE: 30 May 2001

Alameda County Environmental Health Services

PROJECT NO.: 98381

1131 Harbor Bay Parkway, Suite 250

Via:

Alameda, CA 94502-6577

Mail: X

Fed Ex: \_\_\_\_\_

UPS: \_\_\_\_\_

SUBJECT: Subsurface Investigation, 6623 San Pablo Avenue, Oakland

Hand Delivery: \_\_\_\_\_

### ENCLOSED PLEASE FIND:

Copies	Description
<u>1</u>	<u>Sanborn Fire Insurance Maps</u>

- As requested
- For your use
- For your signature

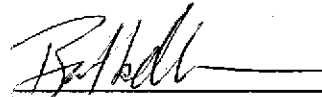
- For your review and comment
- Returned after loan to us

### COMMENTS:

As requested in your 23 April 2001 letter, we have attached the Sanborn maps for the site. The aerial photographs referenced in our earlier documentation were reviewed by our firm, but not in our possession. Providing you with copies of the aerial photographs would require purchase of the photos at considerable expense.

*Need description of what was observed in the aerial photos.*

TRANSMITTED BY:



Bruce Abelli-Amen, Hydrogeologist

cc: Helen Loreto, McDonalds Corporation (w/o attachment)  
Ann Johnston, Coblentz, Patch, Duffey & Bass, LLP (w/o attachment)

# EDR Sanborn, Inc.

This Sanborn™ map is a certified copy produced by EDR Sanborn, Inc. from its archives. Information on this map is derived from Sanborn field surveys conducted in:

**1903**

Year

**RAB (Best Copy)**

EDR Sanborn, Inc. Research Associate

Reproduction in whole or in part of any EDR Sanborn, Inc. map may be prohibited without prior written permission from EDR Sanborn, Inc.

2833

SAN PABLO

AV.

SITE

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ST.

67<sup>TH</sup>

66<sup>TH</sup>

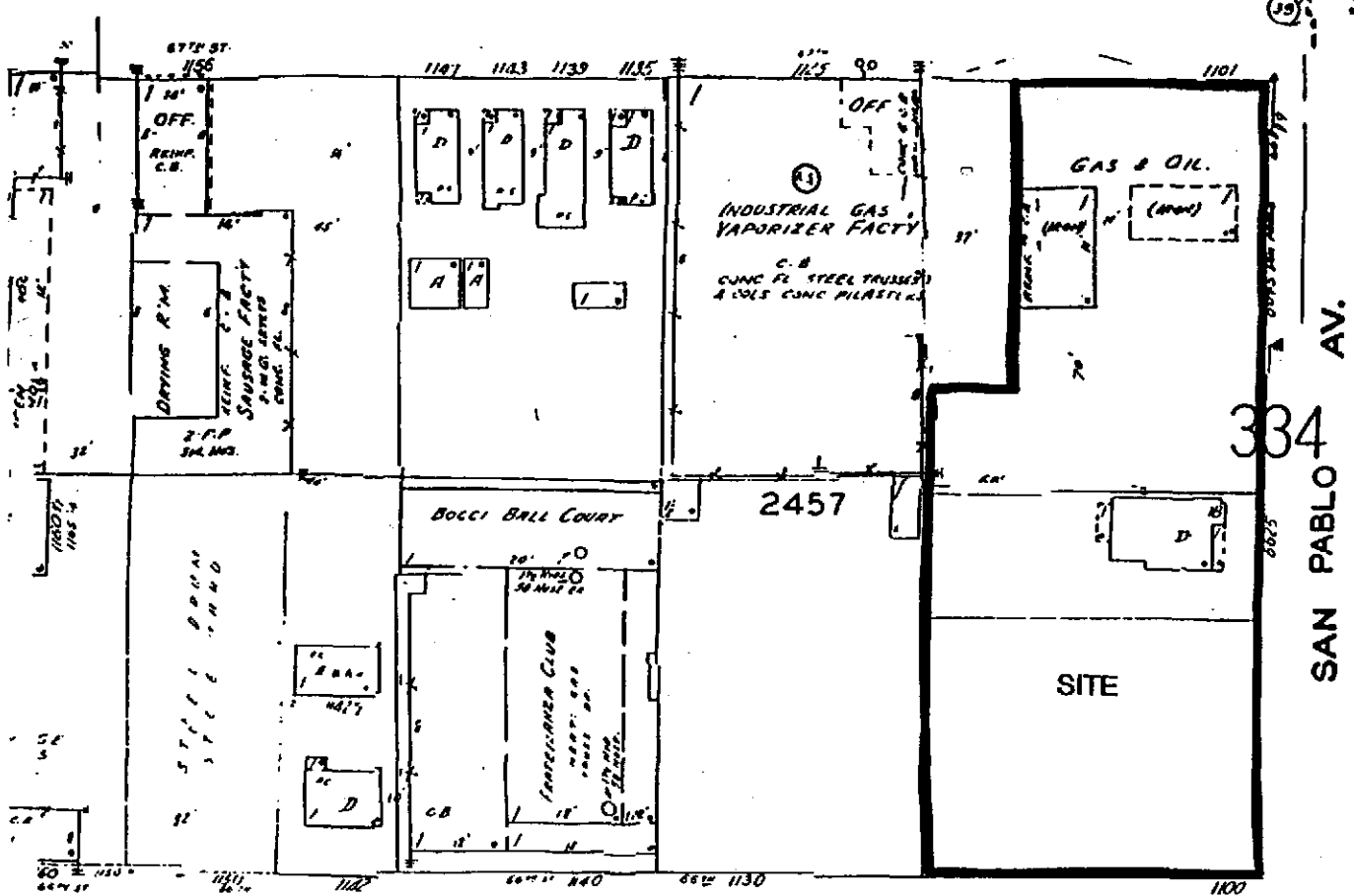
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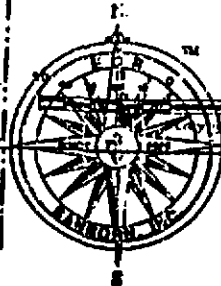
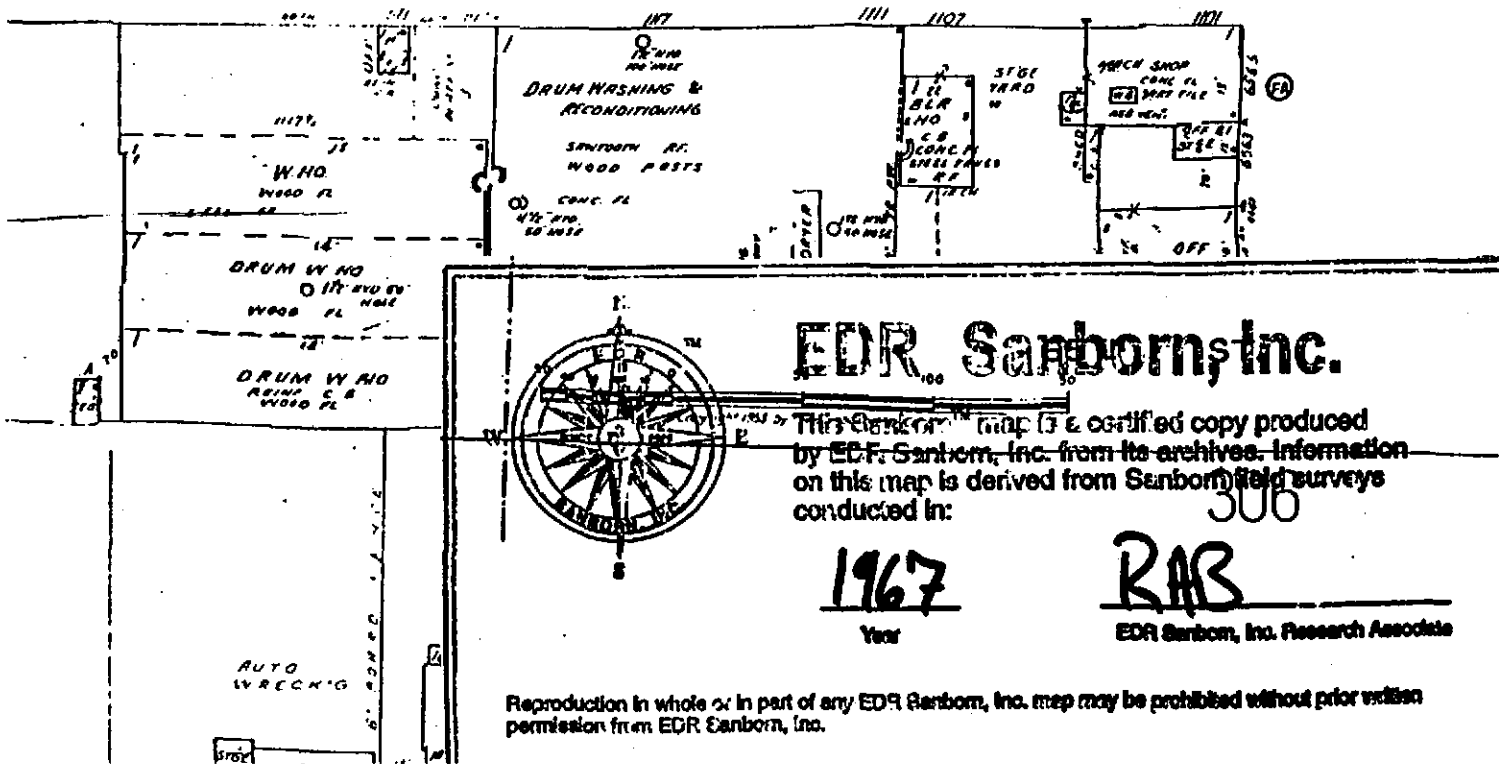
FA

67TH ST.

67th Ave



66TH ST.



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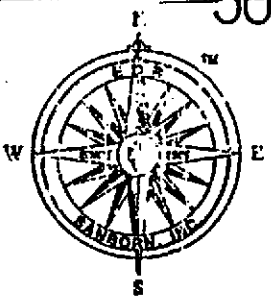
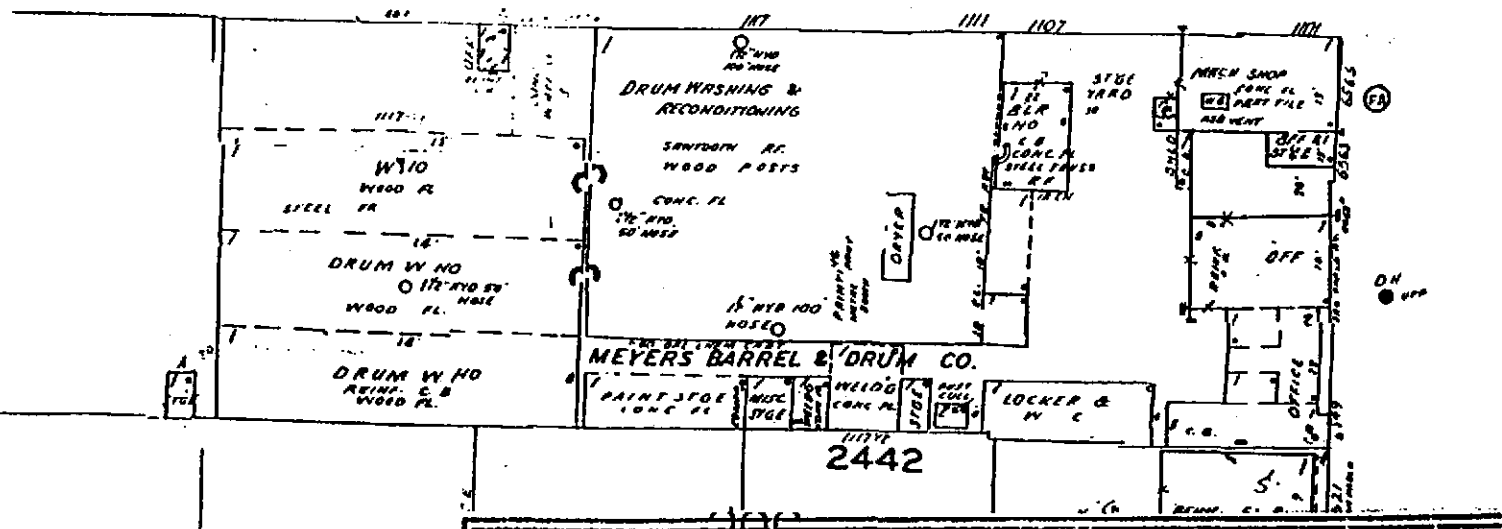
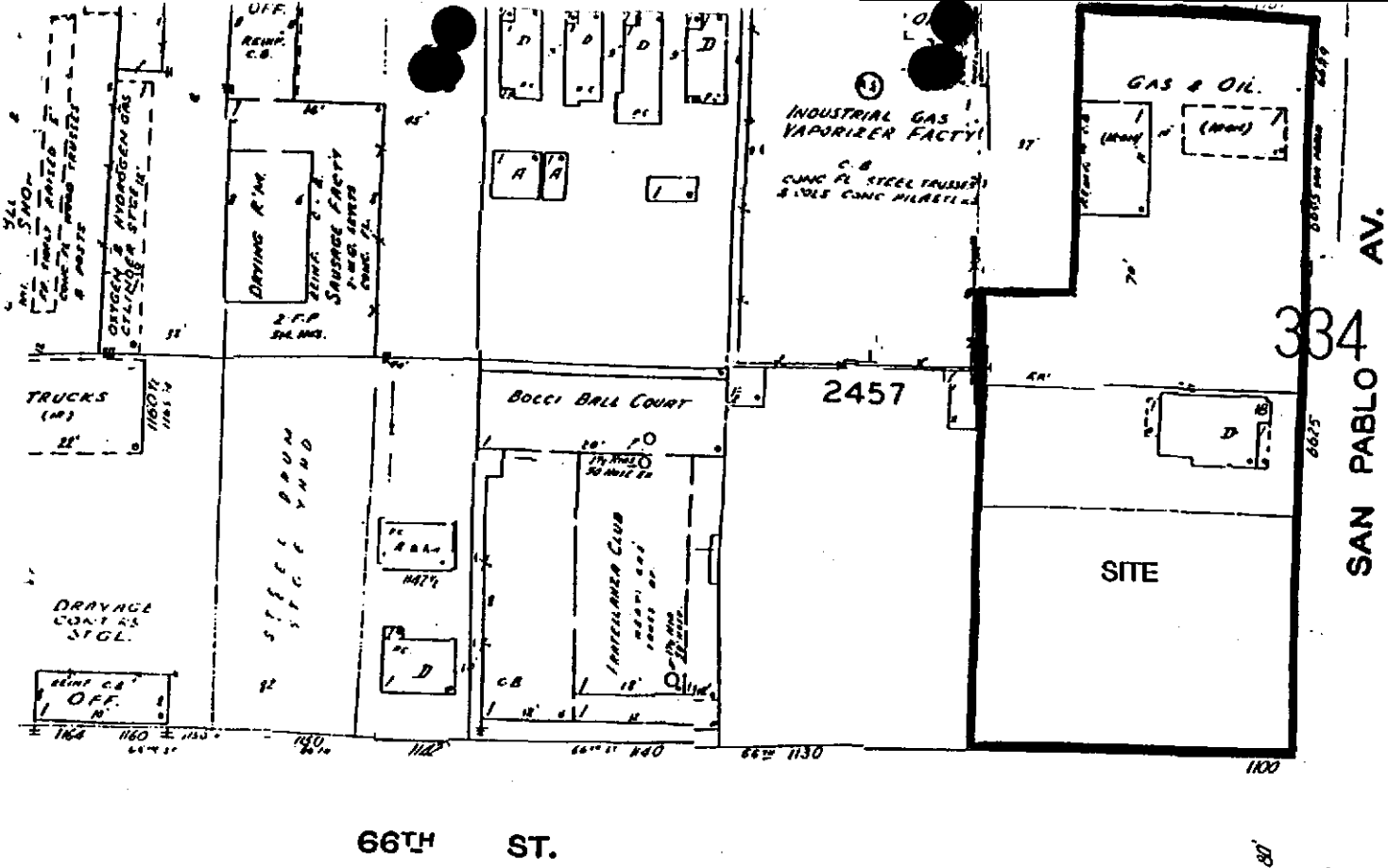
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Year

RAB

EDR Sanborn, Inc. Research Associate

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# EDR Sanborn, Inc.

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**1969**

Year

**RAB**

EDR Sanborn, Inc. Research Associate

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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

April 23, 2001  
StID # 6627

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583

**Re: Subsurface Investigation at McDonald's, 6623 San Pablo Ave., Oakland CA 94608**

Dear Ms. Loreto:

This letter serves to respond to a recent request made on your behalf by Baseline, your consultant. It also addresses a number of questions and issues that have surfaced after my review of the historical files for this site.

As requested by Baseline, our office agrees that the analyte, total petroleum hydrocarbons as diesel, TPHd, may be omitted from future groundwater analysis since the historical data indicates that which was identified as diesel by the laboratory is likely the "heavy ends" of gasoline.

Upon review of the site history, our office has the following observations and requests:

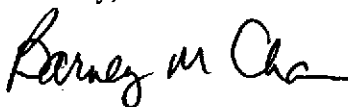
- There have been references to past Sanborn Fire Insurance maps and aerial photographs which were used to determine the location of former underground tanks. Please provide copies of those maps and photos, which indicate the location of the past underground tanks and dispensers.
- The groundwater gradient has varied significantly at this site, nearly 180 degrees. What is your explanation for this? What is the extent of the shallow water bearing zone where the shallow wells are installed?
- The concentration of gasoline, BTEX and MTBE in the shallow groundwater is elevated. As mentioned in previously (5/12/00 letter from Mr. Larry Seto), additional subsurface investigation is required to determine the limits of this contamination. The elevated concentration of MTBE is unexpected since the former underground tanks were presumed removed in the late 1970s prior to its usage. The current MTBE concentrations exceed levels that would normally require remediation. Additional off-site investigation is necessary, particularly if another responsible party is being implicated.
- Before proceeding with any health risk assessment, the site must be further characterized. In addition, a site conceptual model should be performed to determine the potential impacts of the MTBE release.

**Please provide the requested maps/photographs and a work plan for further site characterization to our office within 45 days or no later than June 5, 2001.**

Ms. Helen Loreto  
6623 San Pablo Ave., Oakland CA 94608  
StID #6627  
April 23, 2001  
Page 2

Please be advised I am your new case worker and you may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files

Mr. B. Abelli-Amen, Baseline Environmental Consulting, 5900 Hollis St., Suite D,  
Emeryville, CA 94608

Ms. A. Johnston, Coblenz, Patch, Duffey & Bass, LLP, 222 Kearny St., 7<sup>th</sup> Floor,  
San Francisco, CA 94108-4510

Wprq6623SanPablo

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

January 5, 2001

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583  
STID 6627

RE: McDonald's, 6623 San Pablo Avenue, Oakland, CA 94608

Dear Ms. Loreto:

I have reviewed your Quarterly Groundwater Monitoring Report – September 2000 dated November 6, 2000 that was prepared by Baseline Environmental Consulting. The report identified the groundwater sample collected on September 20, 2000 was not analyzed for TPH(diesel). A decision was made to eliminate this contaminate of concern from analytical testing without the concurrence from this office. Groundwater samples from MW-1A, MW-2A and MW-3A must be tested for the presence of TPH(diesel). It is acceptable to discontinue testing for TPH(diesel) in the groundwater samples collected from MW-1B and MW-3B.

**Groundwater sampling and monitoring at this site must continue on a quarter basis because of the historically high concentration of benzene.**

**As a reminder, prior approval from this office is required before any modification to your monitoring schedule or analytical testing requirements is implemented.**

I have been transferred to another position within my Department. The new caseworker for this site is Mr. Barney Chan.

If you have any questions, please contact me at (510) 567-6774 or Mr. Chan at (510) 567-6765.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Barney Chan, Alameda County Environmental Health  
Bruce Abelli-Amen, Baseline Environmental, 5900 Hollis Street, Suite D,  
Emeryville, CA 94608  
Ann E. Johnston, Coblenz, Patch, Duffey & Bass, LLP, 222 Kearny Street,  
7<sup>th</sup> Floor, San Francisco, CA 94108-4510  
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King,  
Oakland, CA 94612

Files

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

January 5, 2001

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583  
STID 6627

RE: McDonald's, 6623 San Pablo Avenue, Oakland, CA 94608

Dear Ms. Loreto:

I have reviewed your Quarterly Groundwater Monitoring Report – September 2000 dated November 6, 2000 that was prepared by Baseline Environmental Consulting. The report identified the groundwater sample collected on September 20, 2000 was not analyzed for TPH(diesel). A decision was made to eliminate this contaminate of concern from analytical testing without the concurrence from this office. Groundwater samples from MW-1A, MW-2A and MW-3A must be tested for the presence of TPH(diesel). It is acceptable to discontinue testing for TPH(diesel) in the groundwater samples collected from MW-1B and MW-3B.

**Groundwater sampling and monitoring at this site must continue on a quarter basis because of the historically high concentration of benzene.**

**As a reminder, prior approval from this office is required before any modification to your monitoring schedule or analytical testing requirements is implemented.**

I have been transferred to another position within my Department. The new caseworker for this site is Mr. Barney Chan.

If you have any questions, please contact me at (510) 567-6774 or Mr. Chan at (510) 567-6765.

Sincerely,



Larry Seto

Sf. Hazardous Materials Specialist

Cc: ✓ Barney Chan, Alameda County Environmental Health  
Bruce Abelli-Amen, Baseline Environmental, 5900 Hollis Street, Suite D,  
Emeryville, CA 94608  
Ann E. Johnston, Coblenz, Patch, Duffey & Bass, LLP, 222 Kearny Street,  
7<sup>th</sup> Floor, San Francisco, CA 94108-4510  
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King,  
Oakland, CA 94612

Files

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 17, 2000

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583  
STID 6627

RE: McDonald's, 6623 San Pablo Avenue, Oakland, CA

Dear Ms. Loreto:

I have reviewed the Fourth Quarterly Groundwater Monitoring Report 1999 for the above site. Groundwater samples contained up to 55,000 ppb gasoline, 470 ppb diesel, 5,800 ppb benzene, 5,400 ppb toluene, 2,500 ppb ethylbenzene, 10,400 ppb xylenes and 42,000 ppb MTBE. As of this date, there have been four monitoring events (February 99 to November 99) for the three on-site monitoring wells. **To obtain site closure, the plume beneath the site must be decreasing in size, and the concentration of the contaminates must be at a minimum stabilizing or decreasing.** At this time, with the data available to this office, there is no evidence this is occurring. All three monitoring wells should continue to be monitored and sampled on a quarterly basis.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Sato  
Sr. Hazardous Materials Specialist

Cc: Ann E. Johnston, Coblenz, Patch, Duffey & Bass, LLP, 222 Kearny Street,  
7<sup>th</sup> Floor, San Francisco, CA 94108-4510  
Bruce Abelli-Amen, Baseline Environmental, 5900 Hollis Street, Suite D,  
Emeryville, CA 94608  
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King,  
Oakland, CA 94612

Files



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

May 12, 2000

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583  
STID 6627

RE: McDonald's, 6623 San Pablo Avenue, Oakland, CA

Dear Ms. Loreto:

Please submit to this office the Fourth Quarter 1999 Groundwater Report, and First Quarter 2000 Groundwater Report for the above site within 30 days. Groundwater samples collected on August 11, 1999 contained up to 800 ppb TPH(diesel), 68,000 ppb TPH(gas), 40,000 ppb MTBE and 7400 ppb, 6800 ppb, 2900 ppb, 11600 ppb of BTEX respectively.

Due to the very high concentration of hydrocarbons and MTBE in the groundwater, an additional subsurface workplan maybe required to define the extent of the contamination.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Bruce Abelli-Amen, Baseline, 5900 Hollis Street, Suite D, Emeryville, CA 94608  
Leroy Griffin, Oakland Fire Department, 1605 Martin Luther King,  
Oakland, CA 94612

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

April 23, 1999

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583  
STID 6627

RE: McDonald's, 6623 San Pablo Avenue, Oakland, CA

Dear Loreto:

I have reviewed your Soil and Groundwater Investigation report dated April 99 that was prepared by Baseline Environmental. The three on-site monitoring wells must be monitored and sampled the three next quarters as a minimum. The groundwater samples must be analyzed for TPH(gas), TPH(Diesel), BTEX and MTBE. (Testing for diesel is required because diesel was detected in groundwater samples at concentrations of 530 ppb and 210 ppb respectively from monitoring wells MW-2A and MW-3A)

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Bruce Abelli-Amen, Baseline, 5900 Hollis Street, Suite D, Emeryville, CA 94608  
Leroy Griffin, City of Oakland-Fire Department, 505-14<sup>th</sup> Street, 7<sup>th</sup> Floor  
Oakland, CA 94612

Files

# Transfer of Eligible Local Oversight Case

 STID 6627 Date of input/By: 12/4/98 AP

 Date: 12-4-98 From: Carry Seto

 Site Name: McDonald's Corp.

 Address: 6623 San Pablo City: Oak Zip: 94608

### To be eligible for LOP, case must meet 3 qualifications:

1.  N Tanks Removed? # of removed? unk. Date removed: unk.
2.  N Samples received? Contamination level: 4,600 ppm  
 Type of test Gas  
 Contamination should be over 100 ppm TPH to qualify for LOP
3.  N Petroleum? Circle Type(s):
  - Avgas
  - leaded
  - unleaded
  - fuel oil
  - jet
  - diesel
  - waste oil
  - kerosene
  - solvents

### Procedure to follow should your site meet all the above qualifications:

1.
  - a.  Close the deposit refund case.
  - b.  Account for **ALL** time you have spent on the case.
  - c.  Turn in account sheet to Leslie.

If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. **DO NOT** attempt to continue to oversee the site simply because there are funds remaining!

Remaining DepRef \$'s: \_\_\_\_\_

 DepRef Case Closed with Candyce/Leslie?  Y  N (If no, explain why below.)

2. Submit the completed **A** and **B** permit application forms to **NORMA**.
3. Give the entire case to the proper LOP staff.

\* Okay to transfer to LOP per  
 Cori Casias on 12-4-98.  
 Carry

# BASELINE

## ENVIRONMENTAL CONSULTING

### MEMORANDUM

**Date:** 4 December 1998

**To:** Larry Seto, Alameda County Environmental Health

**From:** Bruce Abelli-Amen, BASELINE *BAA*

**Subject:** Monitoring Well Locations, 6623 San Pablo Avenue, Oakland

At your request, we have prepared this memorandum to provide additional detail regarding the reasoning for selection of monitoring well locations at the subject site. BASELINE's work plan dated 9 November 1998 recommended that three wells be installed at the site to further define the extent of petroleum hydrocarbon contamination in the subsurface of the site. Monitoring well MW-1 is proposed to be installed in the vicinity of the highest reported levels of petroleum hydrocarbon contamination at the site. Soil samples collected from borings KB-1 and KB-10 contained elevated concentrations of total petroleum hydrocarbons (TPH) as gasoline, TPH as diesel, benzene, toluene, ethylbenzene, and xylenes (BTEX). Since the groundwater flow direction at the site is assumed to be toward the west (based on the flow direction determined at the nearby Meyer Drum site investigation), MW-3 would be placed in a downgradient position relative to the identified on-site contamination. MW-3 may provide data on the extent of contamination to the west. MW-2 would be act as the third well to allow determination of groundwater flow direction and may also provide data on the extent of contamination to the south.

Should you have any other questions, or require additional clarification, please call.

BAA/ae

Post-it* Fax Note	7671	Date	# of pages ▶ 1
To	<i>Larry Seto</i>	From	<i>Bruce Abelli-Amen</i>
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

December 4, 1998

Ms. Helen Loreto  
McDonald's Corporation  
2527 Camino Ramon, Suite 300  
San Ramon, CA 94583  
STID 6627

RE: McDonald's, 6623 San Pablo Avenue, Oakland, CA

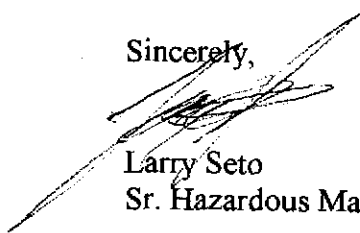
Dear Ms. Loreto:

I have reviewed your Work Plan for Environmental Investigation, 6623 San Pablo Avenue, Oakland California dated November 9, 1998 that was prepared by Baseline Environmental. It is acceptable with the following conditions:

- 1) A minimum of one soil sample from each soil boring must be submitted to the laboratory for analysis
- 2) All samples submitted to the laboratory must be test for the presence of Methyl-Tert Butyl Ether (MTBE)
- 3) The monitoring wells must be sampled on a quarterly basis for a minimum of one year. After this period, your monitoring schedule can be reevaluated.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Bruce Abelli-Amen, Baseline, 5900 Hollis Street, Suite D, Emeryville, CA 94608  
Leroy Griffin, City of Oakland Fire Department  
Files