

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(510) 426-2600
Fax (510) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

92 DEC -7 PM 2:16

December 3, 1992

Clayton Project No. 45040.01

Ms. Ann Scheer
Administration Assistant
EAST BAY REGIONAL PARK DISTRICT
P.O. Box 5381
Oakland, California 94605

Subject: Proposal to Install One Monitoring Well on East Bay Regional Park District Land at the Corner of Park Street and Shore Line Drive in Alameda, California

Dear Ms. Scheer:

Clayton Environmental Consultants, Inc. is pleased to present this brief summary of an environmental investigation currently in progress at the South Shore Shopping Center. Hopefully this will be sufficient background information to substantiate our request for permission to install a downgradient monitoring well on your land, as discussed in our telephone conversation of December 2, 1992.

Clayton is currently acting as consultant for Harsch Investment Corporation, represented by their vice president, Mike Dosen, (telephone number 510-658-1400). The South Shore Shopping Center is owned by Harsch.

BRIEF BACKGROUND

In 1989, Harsch contracted Woodward-Clyde Consultants to conduct Phase I and Phase II environmental assessments at the subject site (Woodward-Clyde Project No. 8910116A). These studies determined that the following businesses formerly located on the property had affected the soil and/or groundwater underlying the subject site:

- Dry cleaner/laundromat
- South Shore Car Wash
- Texaco service station
- Auto Repair shop (on the former Texaco site)
- Goodyear

Since 1990, Clayton has conducted further soil and groundwater investigations at the site (Figures 1 and 2).

Ms. Ann Scheer
East Bay Regional Park District
December 3, 1992

Page 2
Clayton Project No. 45040.01

To date, 21 monitoring wells have been installed at the site, defining three areas of soil and/or groundwater contamination.

Former Dry Cleaner

Monitoring wells MW-7B and MW-8B are showing elevated concentrations of chlorinated hydrocarbons in the groundwater, related to use of the site by a former dry cleaner. This site is currently a parking lot for the adjacent Lyon's Restaurant.

South Shore Car Wash

Monitoring wells MW-10 and MW-12 are showing elevated concentrations of petroleum hydrocarbons related to leaks from a former underground fuel storage tank system.

Former Texaco Site (Currently Lyon's Restaurant)

Monitoring wells MW-5B and MW-14 are showing elevated concentrations of petroleum hydrocarbons.

SUMMARY

As indicated by the dark arrows on Figure 3, groundwater flow direction, relative to the former Texaco site, is towards the bay.

On November 18, 1992, Clayton met with the California Regional Water Quality Control Board (RWQCB) and the Alameda County Health Agency to discuss the subject site.

An additional downgradient monitoring well is required on your land to determine the lateral extent of groundwater contamination.

Clayton therefore requests authorization to install a monitoring well south of the intersection of Park Street and Shoreline Drive. All work will be performed in accordance with the RWQCB Tri-Regional guidelines.

The proposed well will be drilled to an approximate depth of 20 feet below ground surface. The well will be constructed of 4-inch diameter polyvinylchloride (PVC), flush-threaded casing. A locking cap will secure the well in a Christie box raised above the surface grade by approximately 2 inches.

Clayton will secure all the required permits and fees prior to well installation. Periodic sampling of the well will be required. Access will be coordinated through your agency prior to conducting any onsite activities.

If groundwater contamination is encountered in the proposed well, additional wells may be required to further define the lateral extent of contamination. Upon

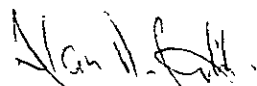
Ms. Ann Scheer
East Bay Regional Park District
December 3, 1992

Page 3
Clayton Project No. 45040.01

completion of the investigation, should groundwater remediation be required, the wells would be connected via a series of manifolded piping in shallow trenches to an existing subsurface remediation system at the South Shore Shopping Center.

Please advise if you require any additional background information or clarification. Your earliest response would be appreciated. If you have any questions, please call me at (510) 426-2676.

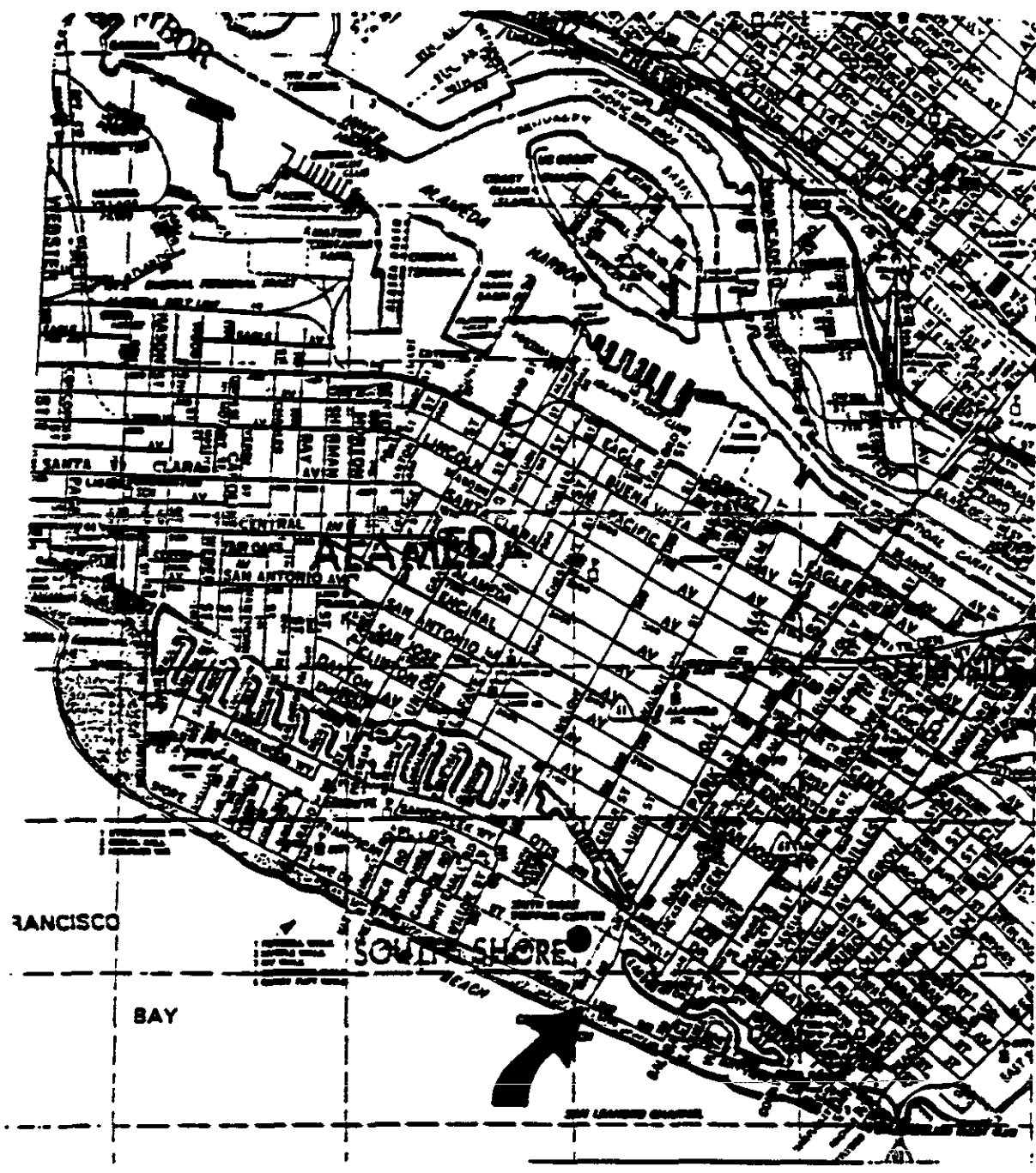
Sincerely,



Alan D. Gibbs, R.G.
Supervisor, Geology
Western Operations

ADG/cmh

cc: Ken Berger, East Bay Regional Parks
Lester Feldman, California Regional Water Quality Control Board
Juilet Shin, Alameda County Health Agency
Bernard Levy, Harsch Investment Corp.
Bob Robles, Texaco Environmental Services



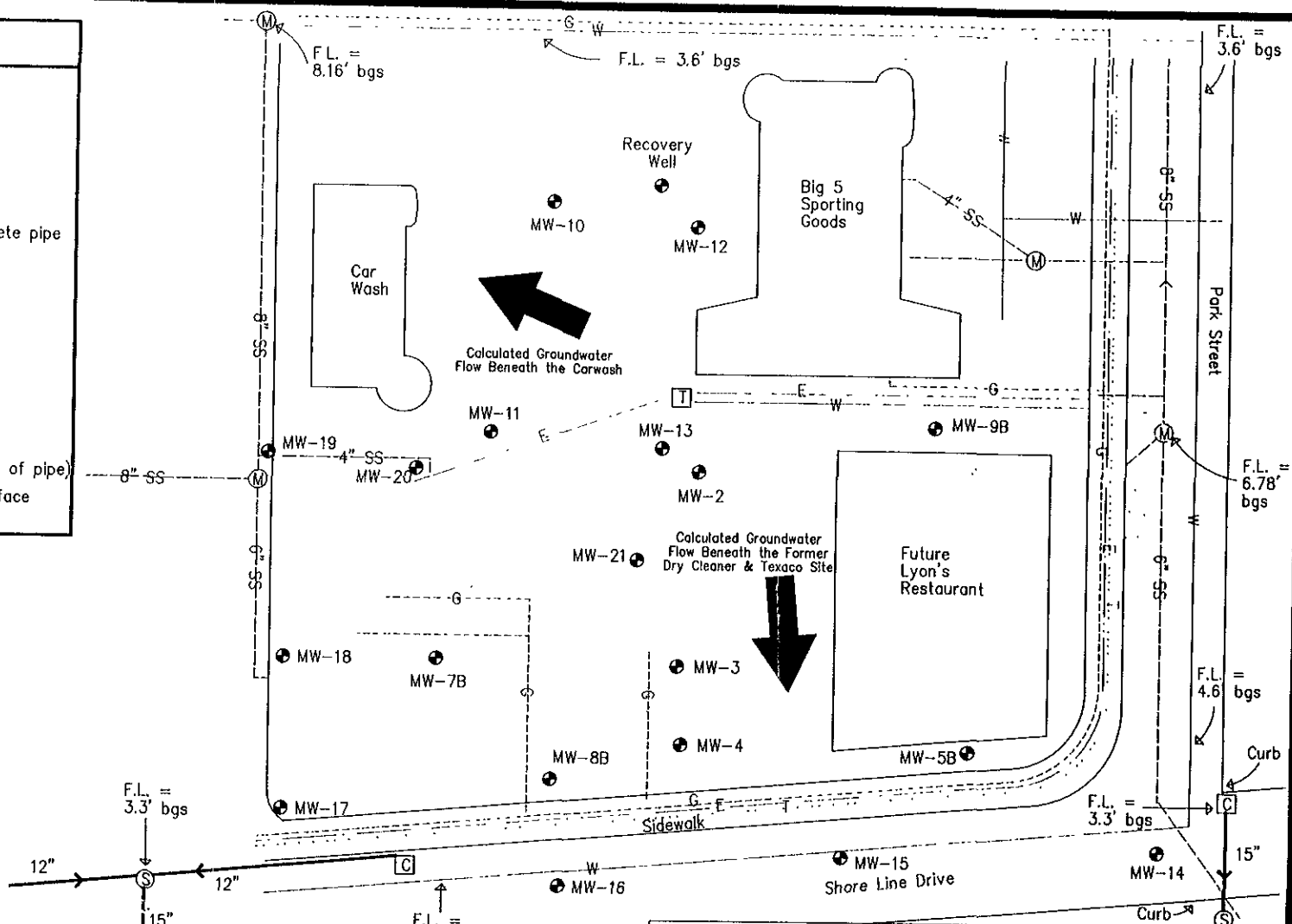
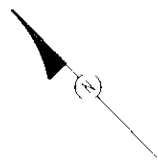
Site Location Map
 Harsch Investment Corporation
 Park Street and Shore Line Drive
 Alameda, California
 Clayton Project No. 29196.00

Figure
 1
 29196-01-17

Clayton
 ENVIRONMENTAL
 CONSULTANTS

LEGEND

G	Gas
T	Telephone
E	Electric
W	Water
—	Reinforced concrete pipe
SS	Sanitary sewer
[T]	Transformer
(M)	Manhole
(S)	Storm drain
[C]	Catch basin
⊕	Monitoring well
F.L.	Flow line (bottom of pipe)
bgs	Below ground surface



(not to scale)

Utility Trenches
 HARSCH INVESTMENT CORPORATION
 Shore Line Drive and Park Street
 Alameda, California
 Clayton Project No. 42864.02

Clayton
 ENVIRONMENTAL
 CONSULTANTS

42864-02-18