



**Earth
Engineers**

P.O. 490, Cedarville, CA 96104

tel (800) 692-0787

fax (530) 279-2257

August 10, 1999

Ms. Juliet Shin
Hazardous Materials Specialist
Environmental Protection (LOP)
Environmental Health Services
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-577

Subject: Monitoring Well Installation at 223 E. 14th Street, San
Leandro, California (Earth Engineers file reference
1121.001)

Dear Ms. Shin:

When Earth Engineers and Western HazMat were hand augering to check for obstructions prior to installing MW-3, we encountered a six-inch black cast-iron pipe. The pipe was not damaged, but MW-3 was moved two feet closer to the reported release. Because MW-3 and MW-4 are now only three feet apart, I do not believe any additional information regarding soil contamination will be gained by analyzing the soil from MW-3.

Earth Engineers therefore requests that soil from MW-3 not be analyzed for chemical constituents. The soil from MW-3 is on hold at the laboratory awaiting your instructions.

Please call me with your answer as soon as feasible. Thank you.

Sincerely,

R. Mark Armstrong, RG, RPG, REA
Principal

| | | |
|--|----------------------|----------------|
| Post-It™ brand fax transmittal memo 7671 | | # of pages • 1 |
| To Juliet Shin | From Mark Armstrong | |
| Co. ACHLSA | Co. E. E. | |
| Dept. LOP | Phone # 530-279-2270 | |
| Fax # 510-337-9335 | Fax # 530-279-2253 | |

8/12/99 Called Mark Armstrong
& told him that if MW-3
& MW-4 are only 3 feet
apart and soil samples were
already collected & analyzed
from MW-4 from those
depths & analyzed then they
don't have to analyze samples
from MW-3.



**Earth
Engineers**

P.O. Box 490, Cedarville, CA 96104

tel (800) 692-0787
fax (530) 279-2257

ENVIRONMENTAL
PROTECTION

99 AUG 13 PM 3:38

August 10, 1999

Ms. Juliet Shin
Hazardous Materials Specialist
Environmental Protection (LOP)
Environmental Health Services
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-577

Subject: Monitoring Well Installation at 223 E. 14th Street, San
Leandro, California (Earth Engineers file reference
1121.001)

Dear Ms. Shin:

When Earth Engineers and Western HazMat were hand augering to check for obstructions prior to installing MW-3, we encountered a six-inch black cast-iron pipe. The pipe was not damaged, but MW-3 was moved two feet closer to the reported release. Because MW-3 and MW-4 are now only three feet apart, I do not believe any additional information regarding soil contamination will be gained by analyzing the soil from MW-3.

Earth Engineers therefore requests that soil from MW-3 not be analyzed for chemical constituents. The soil from MW-3 is on hold at the laboratory awaiting your instructions.

Please call me with your answer as soon as feasible. Thank you.

Sincerely,

R. Mark Armstrong, RG, RPG, REA
Principal

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # 1028 Site Name Sunshine Cleaners Today's Date 08/04/99

Site Address 223 E. 14th St.
 City San Leandro Zip 94 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

Came out to site at 8:40 AM to oversee the installation of four monitoring wells at the site. One deep well and three shallow wells are to be installed. Although Earth Engineers initially proposed drilling all four wells with a Mobile B-53, they were now using a Geoprobe to install the shallow wells. I requested that they install California Std. Monitoring Wells w/ larger diameter casings + adequate filter pack. Due to the fact that West Haz/Mat Drilling Corp. only had It was decided that the deep well and the downgradient shallow well (westernmost well) would be drilled. The shallow well that is drilled will have a 4-inch casing. The other 2 shallow wells made by the Geoprobe will only be ~1 inch diameter casing + 1 inch thickness in a 2-inch hole. These locations will need to be purged using bailers.

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan 5yrs. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N) _____
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25536

III. UNDERGROUND TANKS (Title 23)

- | | |
|-------------------------------|---|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose |
| | Semi-annual groundwater |
| | One time soils |
| | 3) Daily Vadose |
| | One time soils |
| | Annual tank test |
| | 4) Monthly Groundwater |
| | One time soils |
| 5) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| Vadose/gndwater mon. | |
| 6) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| 7) Weekly Tank Gauge | |
| Annual tank testing | |
| 8) Annual Tank Testing | |
| Daily Inventory | |
| 9) Other _____ | |
| New Tanks | <input type="checkbox"/> 7. Precs Tank Test 2643 |
| | Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Spill Testing 2646 |
| | <input type="checkbox"/> 10. Ground Water. 2647 |
| | <input type="checkbox"/> 11. Monitor Plan 2632 |
| | <input type="checkbox"/> 12. Access. Secure 2634 |
| | <input type="checkbox"/> 13. Plans Submit 2711 |
| | Date: _____ |
| | <input type="checkbox"/> 14. As Built 2635 |
| | Date: _____ |

Rev 6/88

Contact: [Signature]
 Title: _____
 Signature: _____

Inspector: Suliet Shin
 Signature: [Signature]

II, III

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # 1028 Site Name Sunshine Cleaners Today's Date 08/04/99

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Slds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

Site Address 223 E. 14th St.
 City San Leandro Zip 94 Phone _____

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- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25536

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

III. UNDERGROUND TANKS (Title 23)

- General
- 1. Permit Application 25284 (H&S)
 - 2. Pipeline Leak Detection 25292 (H&S)
 - 3. Records Maintenance 2712
 - 4. Release Report 2651
 - 5. Closure Plans 2670

- Monitoring for Existing Tanks
- 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose
 - Semi-annual groundwater
 - One time soils
 - 3) Daily Vadose
 - One time soils
 - Annual tank test
 - 4) Monthly Gndwater
 - One time soils
 - 5) Daily Inventory
 - Annual tank testing
 - Cont pipe leak det
 - Vadose/gndwater mon.
 - 6) Daily Inventory
 - Annual tank testing
 - Cont pipe leak det
 - 7) Weekly Tank Gauge
 - Annual tank testing
 - 8) Annual Tank Testing
 - Daily Inventory
 - 9) Other _____

- 7. Precip Tank Test 2643
 - Date: _____
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647

- New Tanks
- 11. Monitor Plan 2632
 - 12. Access. Secure 2634
 - 13. Plans Submit 2711
 - Date: _____
 - 14. As Built 2635
 - Date: _____

Comments:
 In the geoprobe, it was confirmed that the sand & gravel lenses were located at ~25 feet down to ~35 feet. Clay was located above & below this permeable lens. The conductor casing for the deep well was being set while Vironex worked on installing a shallow well w/ the Geoprobe. The Geoprobes actually have a 3/4-inch inside diameter and a "pre-pack" filter pack. The filter is comprised of 20/40 sand filter. The deep well is being drilled to 35 feet, & then a casing will be placed inside w/ a seal at the bottom. Concrete will be poured in annular space & allowed to set. Then Vironex will use the geoprobe to push through casing from 35 to 50' bgs. The concrete will set for 24hrs and Vironex will come out at 1pm tomorrow to push through outer casing. The sample collected from ~30 feet bgs from deep well location was very very wet & sandy/silty (flowing) - this

sample was a combination of 3, 6-inch 1/2 inch sample tubes; due to poor recovery. II, III

Contact: Geo Insight

Title: _____

Signature: _____

Inspector: Juliet Shin

Signature: Juliet Shin

Geo Insight - 6200 S Ctr. Clayton, CA
 1-800-996-2225 Kent Cordry 94517

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 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
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Hazardous Materials Inspection Form

II, III

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III. UNDERGROUND TANKS (Title 23)

- | | |
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| | 3) Daily Vadose One time soils Annual tank test |
| | 4) Monthly Gndwater One time soils |
| | 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/gndwater mon. |
| | 6) Daily Inventory Annual tank testing Cont pipe leak det |
| | 7) Weekly Tank Gauge Annual tank testing |
| | 8) Annual Tank Testing Daily Inventory |
| | 9) Other _____ |
| | <input type="checkbox"/> 7. Precs Tank Test 2643 |
| | Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing 2646 |
| <input type="checkbox"/> 10. Ground Water. 2647 | |
| New Tanks | <input type="checkbox"/> 11 Monitor Plan 2632 |
| | <input type="checkbox"/> 12. Access, Secure 2634 |
| | <input type="checkbox"/> 13. Plans Submit 2711 |
| | Date: _____ |
| <input type="checkbox"/> 14. As Built 2635 | |
| Date: _____ | |

Comments:

Clay was encountered in the deep well at ~ 35 to 40' bgs. Casing (4-inch) was set at deep well down to ~ 39' bgs. Uironex will push through this tomorrow.

[Handwritten signature]

Contact: [Signature]
 Title: _____
 Signature: _____

Inspector: Juliet Shin
 Signature: Juliet Shin

II, III

East 14th Street

West
Broadmoor
Blvd

John's Coffee
Shop

Sunshine
Cleaners
Building

Sewer
Lateral

Former
Excavation
(Sewer Repair)

Sewer
Clean-out

Shed

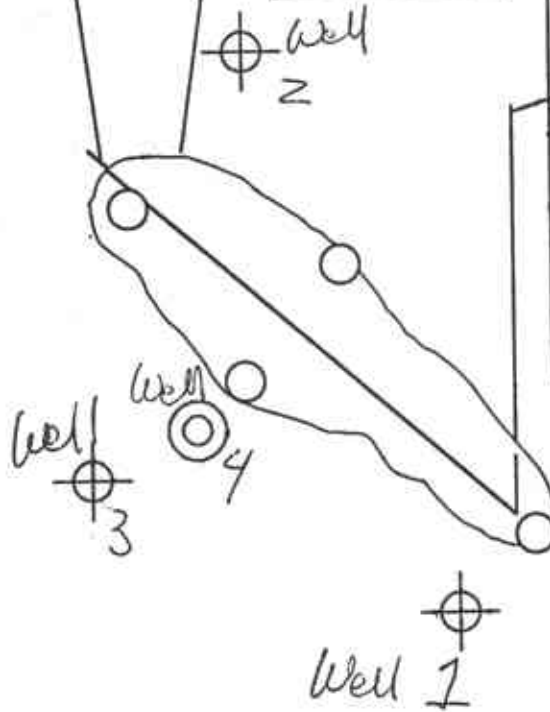


Figure 2:



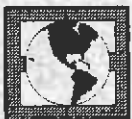
ACC Environmental Consulting Sample Locations

Proposed Shallow Monitoring Well Location

Proposed Deep Monitoring Well Location

1" = 25'





**Earth
Engineers**

P.O. Box 490, Cedarville, CA 96104

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fax (530) 279-2257

July 23, 1999

Ms. Juliet Shin
Hazardous Materials Specialist
Environmental Protection (LOP)
Environmental Health Services
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-577

Subject: Monitoring Well Installation at 223 E. 14th Street, San
Leandro, California (Earth Engineers file reference
1121.001)

Dear Ms. Shin:

Thank you for your quick response to our Work Plan.

Earth Engineers concurs with all your comments on the Work Plan
and will comply with these changes, as best as physically
possible.

The drilling will begin at 7:00 a.m. on August 4 and continue
through August 5.

We plan to complete all field work in the first two weeks of
August 1999. Please call if you have any questions.

Sincerely,

R. Mark Armstrong, RG, RPG, REA
Principal

99 JUL 26 PM 4: 20
ENVIRONMENTAL
PROTECTION

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)

July 22, 1999

Mr. James Reed
3 Altarinda Road #201
Orinda, CA 94563

STID: 1028

Re: Workplan for investigations at Sunshine Cleaners, located at 223 E. 14th Street, San Leandro, CA

Dear Mr. Reed,

This office has reviewed Earth Engineers' workplan, dated July 12, 1999, addressing soil and groundwater investigations for the above site. The workplan is acceptable to this office with the following additional requirements/reminders:

- Per the geologic cross sections of the area, that were prepared for the adjacent German Autocraft site, it appears that the groundwater beneath the site is located at 25- to 30-feet below ground surface (bgs) within a sand layer that is roughly 10-feet thick and sandwiched between fat clay. Please be reminded to screen the shallow wells through the full extent of this sand layer, and to prevent any of the screened casing from extending into the clay, as this may create a cross-contamination problem.
- The monitoring wells must be surveyed to Mean Sea Level to an accuracy of 0.01 foot.
- You must wait a minimum of 72 hours after developing the wells before purging and sampling them.
- Although the sampling protocol in the workplan states that plastic endcaps will be used on the brass sampling sleeves, the plastic may react with the chlorinateds. Therefore, only teflon endcaps can be used on the sample sleeves.
- Please be reminded that the samples must be held at 4 degrees Celsius from when the sample is collected to when it is delivered to and signed off by the laboratory.

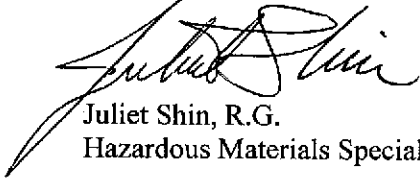
The workplan should be implemented within 45 days of the date of this letter (i.e., by September 03, 1999). A report documenting the work shall be submitted within 45 days after completing field activities. Please notify me at least one week in advance of implementing the workplan so that I may be out at the site to observe the work.

Lastly, please be aware that Mike Bakaldin, City of San Leandro, has requested that he be copied on all correspondences relating to investigations at this site.

Mr. James Reed
Re: 223 E. 14th Street
July 22, 1999
Page 2 of 2

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Mark Armstrong
Earth Engineers
P.O. Box 490
Cedarville, CA 96104

Mike Bakaldin
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

File-JMS

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed 06/22/99

SITE INFORMATION

Unshine Cleaners
223 E 14th St
San Leandro 94577
Site Contact:
Site Phone :

StID: 1028 Site#: 2445
PROJECT#: 2445B
PROJECT TYPE: *** I ***
INSP:
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

PAYOR INFORMATION

Owner Contact:
Owner Phone :

Payor Contact:
Payor Phone :

#1179

| Date | Action Taken | Time | | Hours Spent/Depstd | Hour Balnce | Money Spent/Depositd | Money Balance |
|----------|--|-------|-------|--------------------|-------------|----------------------|---------------|
| | | In | Out | | | | |
| | Balance from Prev. Page | | | | | | |
| | Rcpt# 800476 | | | | | | |
| 06/21/99 | Deposit of \$1,500.00 @\$100/hour | | | +15. | | +\$1,500.00 | 6,500.00 |
| 07/15/99 | Made calls & logged in files | | | 0.1 | 14.9 | \$10.00 | 6,490.00 |
| 7/22/99 | Reviewed w.p. Spoke to Mark Armstrong & wrote letter | | | 2.5 | 12.4 | \$250.00 | 6,240.00 |
| 06/21/99 | Admin Charge | | | 1 | 11.4 | \$100.00 | 6,140.00 |
| 08/07/99 | Went out to site & oversee drilling work | | | 4.5 | 6.9 | \$450.00 | 5,690.00 |

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A,B & C
 Billing Adjustment*
DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____
TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 5/96

* Billing adjustment forms needed when site is in our UST program.

NICHOLS, CATTERTON, DOWNING & REED, INC.
A PROFESSIONAL LEGAL CORPORATION

WELDON C. NICHOLS (1902-1957)
GUY B. CATTERTON (1919-1984)
MERTON R. DOWNING (1935-1991)
JAMES E. REED

201 D/A FINANCIAL BUILDING
THREE ALTARINDA ROAD
ORINDA, CALIFORNIA 94563-2601
(925) 254-7893

SHASTA COUNTY OFFICE
P.O. BOX 857
43130 MAIN STREET
FALL RIVER MILLS, CALIFORNIA 96028
(530) 336-5050

CAROL VERES REED
PROBATE & ESTATE PLANNING
SPECIALIST CERTIFIED BY
THE STATE BAR BOARD OF
SPECIALIZATION

BERKELEY OFFICE
(510) 845-3893

OAKLAND OFFICE
3871 PIEDMONT AVENUE
OAKLAND, CALIFORNIA 94611
(510) 654-1828
(510) 444-2590

ORINDA TELEFAX (925) 254-3259

June 16, 1999

REPLY TO ORINDA

Juliet Shin
Hazardous Materials Specialist
ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6700

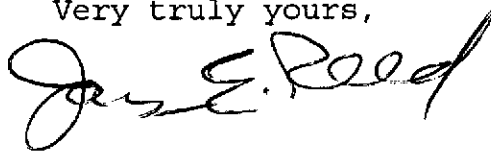
Re: 223 E. 14th Street, San Leandro

Dear Ms. Shin:

Enclosed find check in the amount of \$1,500, together with contract for work to be performed at the subject site.

If you have any comments, I'll be happy to hear from you.

Very truly yours,



JAMES E. REED

JER:sb

Enclosures

99 JUN 17 PM 2:27

ENVIRONMENTAL
PROTECTION

***** Alameda County Department of Environmental Health *****
 Deposit/Refund Account History

** PROJECT INFORMATION **

Project#: --2445A Date Open: 02/18/94 Date Closed:

Payor Information:

Site Information:

 JACKSON O. ETTER
 160 TRAVELING COURT
 EL SOBRANTE CA 94803

 SUNSHINE CLEANERS
 223 E --14TH STREET
 SAN LEANDRO CA 94577

** DEPOSIT HISTORY **

| Deposit Date | Receipt# | Amount Received |
|--------------|----------|-----------------|
| ----- | ----- | ----- |
| 02/18/94 | 725545 | \$ 750.00 |
| | | ----- |
| | | \$ 750.00 |

** WORKLOG HISTORY **

| Work Date | Insp | Activity Description / Time Spent (hrs) | Amount Charged |
|-----------|-------|---|---------------------|
| ----- | ----- | ----- | ----- |
| 02/04/94 | ML | Write Letters 2. | 150.00 |
| 07/19/94 | ML | Review Plans/Reports 0.5 | 45.00 |
| 08/26/94 | | review/call consultation 2. | 180.00 |
| 09/30/94 | | Letter 2. | 180.00 |
| 12/27/94 | AG | Review Plans/Reports 2. | 180.00 |
| 05/11/99 | jms | Write Letters 1. | 100.00 |
| | | | ----- |
| | | | \$ 835.00 |
| | | Balance:\$ 15.00 | Amount Refunded: \$ |

***** Alameda County Department of Environmental Health *****
 BILLING's WORKLOG: Total Deposit/Refund History for All Accounts at Site
 ~~~~~

\*\* SITE INFORMATION \*\*

Site#: 2445 -- StID: 1028 SUNSHINE CLEANERS  
 Date Open: 02/18/94 223 E --14TH STREET  
 Date Closed: SAN LEANDRO CA 94577

\*\* PAYOR INFORMATION \*\*

> Project # --2445A for Payor # 790 JACKSON O.ETTER  
 160 TRAVELING COURT  
 EL SOBRANTE CA 94803

\*\* DEPOSIT HISTORY \*\*

| Proj#   | Deposit Date | Receipt# | Amount Received |
|---------|--------------|----------|-----------------|
| --2445A | 02/18/94     | 725545   | \$ 750.00       |
|         |              |          | =====           |
|         |              |          | \$ 750.00       |

\*\* WORKLOG HISTORY \*\*

| Proj#   | Work Date | Activity Description     | Insp | Time (hrs) | Amount Charged |
|---------|-----------|--------------------------|------|------------|----------------|
| --2445A | 02/04/94  | Write Letters            | ML   | 2.         | \$150.00       |
| --2445A | 07/19/94  | Review Plans/Reports     | ML   | 0.5        | \$45.00        |
| --2445a | 08/26/94  | review/call consultation |      | 2.         | \$180.00       |
| --2445a | 09/30/94  | Letter                   |      | 2.         | \$180.00       |
| --2445A | 12/27/94  | Review Plans/Reports     | AG   | 2.         | \$180.00       |
|         |           |                          |      |            | -----          |
|         |           |                          |      |            | \$735.00       |

Balance: \$15.00 Amount Refunded:

Balance

05/11/99 - wrote letter to site 1 hour \$-85.00  
 06/21/99 - Researched Map info database to locate any investigation sites adjacent this site. located info on both sides. Discussed w/ Scott Seery, caseworker. Studied plane map & cross sections for adjacent site. Spoke to Mark Armstrong. Faxed him new info. left message for James Reed. \$-285.00

LIST OF DEPOSIT REFUND WORK DEBITS - REPORT # 99-05

=====  
 ProjN ActivDat Insp Activity & Description Hours \$ Rate Earned  
 =====

Site#: 2445 StID: 1028 Business: Sunshine Cleaners 223 E 14th St  
 San Leandro CA 94577

2445A 05/11/99 JMS 74-Write Letters 1. 100.00 \$100.00  
 COMM-Wrote letter to James Reed and  
 faxed

Site Charges with 1 Line Items for 20.2 hours comes to 2,020.00.

== == Overall Subtotal: 19 Line Items for 20.2 hours = so far \$2,020.00 == == == == =

ENVIRONMENTAL HEALTH  
 ADMINISTRATION  
 901007 11 20 1999

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

May 11, 1999

Mr. James Reed  
3 Altarinda Road #201  
Orinda, CA 94563

STID:1028

Re: Required investigations at the former Sunshine Cleaners site, located at 223 E. 14<sup>th</sup> Street,  
San Leandro, CA

Dear Mr. Reed,

According to a December 1993 Draft Subsurface Environmental Investigation report, prepared by ACC Environmental Consultants (ACC), the above property was occupied by a dry cleaning operation and retail facility for over 20 years. During this period, an on-site sewer line, leading from the floor drains inside the dry cleaning shop to the sewer main, broke. It is uncertain as to how long this sewer main was broken or what quantity of dry-cleaning waste was accidentally discharged from this broken main. In response to this incident, the special administrator for the estate of Harry E. Garcia retained ACC to conduct a Phase II investigation at the site to identify any soil or groundwater contamination.

Four borings, B-1 through B-4, were advanced on site adjacent to the area of the formerly broken sewer main in December 1993 (please refer to the attached copy of the sample location map and the analytical results table). Soil samples were collected from each boring at 5- and 10-feet below ground surface (bgs) and analyzed for potential dry cleaning constituents (i.e., chlorinated hydrocarbons) using EPA Method 8240. Analysis of these soil samples identified up to 16 parts per billion (ppb) trans-1,2-Dichloroethene, 4,200ppb Tetrachloroethene (PCE), and 370ppb Trichloroethene. The soil samples collected at 10-feet bgs consistently identified higher concentrations than those collected from 5-feet bgs, indicating that concentrations are increasing with depth.

Since the above sampling event in 1993, no further work has been conducted at the site. Per Section 13267, Division 7, of the California Water Code, you are required to conduct the following additional investigations:

- You are required to delineate the lateral and vertical extent of the observed soil contamination;
- Currently, the San Francisco Bay-Regional Water Quality Control Board is requiring investigations and monitoring to be conducted for those sites with chlorinated hydrocarbons exceeding the California Maximum Contaminant Level (MCL) Drinking Water Standards. Based on the fact that the concentrations of chlorinated hydrocarbons in the soil are up to three orders of magnitude higher than established MCL levels, you are required to conduct groundwater monitoring to determine whether groundwater at the site has been impacted. Well screening intervals must be appropriate to address the more dense chlorinated hydrocarbons that tend to sink to greater depths in the aquifer.

Mr. James Reed  
Re: 233 E. 14<sup>th</sup> Street  
May 11, 1999  
Page 2 of 3

- At least one groundwater monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to groundwater flow. In the absence of data identifying the local confirmed downgradient direction, a minimum of three wells will be required to verify the gradient direction.
- During the installation of the monitoring wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology. Subsequent to the installation of the monitoring wells, these wells must be surveyed to Mean Sea Level, with an accuracy of 0.01 foot. Groundwater samples and water level measurements from the wells are to be collected and analyzed quarterly for the first year.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.;
- Status of groundwater contamination characterization;
- Interpretations of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.;
- Recommendations or plans for additional investigative work or remediation; and
- An Interpretation and Conclusion section.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. All reports and proposals must be submitted under the seal of a California –Registered Geologist, -Certified Engineering Geologist, or –Registered Civil Engineer.

**The workplan addressing the above required work is due to this office within 60 days of the date of this letter (i.e., by July 12, 1999).** Once the proposal is approved, field work should commence within 45 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly for the first year. After one year of groundwater monitoring this office will determine whether further will reassess the frequency of or need for further monitoring.

**Lastly, we are requesting that you submit a deposit of \$1,500.00 for our oversight costs, payable to Alameda County Environmental Health Services. The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this**

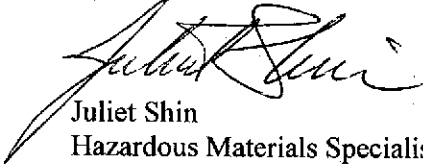


Mr. James Reed  
Re: 233 E. 14<sup>th</sup> Street  
May 11, 1999  
Page 3 of 3

project will be debited at the Ordinance specified rate, currently \$100 per hour. It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee. Please reference the site's address and STID# on the check. Please submit this check with the workplan.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

ATTACHMENTS

East 14th Street

John's  
Coffee Shop

Sunshine  
Cleaners  
Building

Former Excavation  
(Sewer Repair)

Sewer Lateral

Sewer  
Cleanout

West Broadmoor Blvd.

|     |    |     |
|-----|----|-----|
| B-3 | 5' | 10' |
| PCE | 88 | 710 |
| TCE | <5 | 370 |
| DCE | <5 | 16  |

|     |     |      |
|-----|-----|------|
| B-1 | 5'  | 10'  |
| PCE | 230 | 3600 |
| TCE | <5  | 8.1  |
| DCE | <5  | <5   |

|     |     |     |
|-----|-----|-----|
| B-4 | 5'  | 10' |
| PCE | 430 | 710 |
| TCE | <5  | 13  |
| DCE | <5  | <5  |

|     |     |      |
|-----|-----|------|
| B-2 | 5'  | 10'  |
| PCE | 140 | 4200 |
| TCE | <5  | 82   |
| DCE | <5  | <5   |

Shed

Boring Location ●

PCE = Tetrachloroethene

TCE = Trichloroethene

DCE = 1,2-Dichloroethene (trans)

All results in parts per billion (ppb)

Scale: 1" = 20'

**Site Plan**  
233 E. 14th Street  
San Leandro, California

12/17/1993

Drawn By: TRF

Project: 6135-1

Figure 2

ACC Environmental Consultants • 1000 Atlantic Avenue, Suite 110 • Alameda, CA 94501 • (510) 522-6188 Fax: (510) 865-5731

# DRAFT

4.2 ppm

TABLE 1  
Analytical Results

| Sample No. | 1,2-Dichloroethene (Trans) | Tetrachloroethene | Trichloroethene |
|------------|----------------------------|-------------------|-----------------|
| B1-5       | <5                         | 230               | <5              |
| B1-10      | <5                         | 3,600             | 8.1             |
| B2-5       | <5                         | 140               | <5              |
| B2-10      | <5                         | 4,200             | 82              |
| B3-5       | <5                         | 88                | <5              |
| B3-10      | 16                         | 710               | 370             |
| B4-5       | <5                         | 430               | <5              |
| B4-10      | <5                         | 710               | 13              |

Notes: All results reported in parts per billion (ppb)  
Other analytes reported to be below detection limits.

## 5.0 SUMMARY AND CONCLUSIONS

During the subsurface soil investigation of borings B-1 through B-4, the soils encountered throughout the site included approximately 8 to 12-1/2 feet of silty sand. Soils below the silty sand became clayier with depth.

The PID indicated from 0 to 5 ppm of volatile organic carbons. No other field indications of volatile organics (i.e., soil discoloration) were observed within the soil. Results of the soil analysis indicated detectable levels of Tetrachloroethene, also known as Tetrachloroethylene or Perchloroethylene (PCE), a common dry cleaning solvent in the soil samples from five feet below ground surface.

Results of the laboratory analysis of the soil collected from 10 feet below ground surface indicated increasing levels of PCE and detectable levels of Trichloroethene (TCE) in all four borings and detectable levels of 1,2-Dichloroethene (DCE) in boring B3. TCE and DCE are also solvents used as degreasing agents. However, TCE and DCE are also known as "daughter" products formed naturally from the degradation of PCE.

Since levels of constituents in the soil were reported to be above laboratory detection levels, pursuant to Title 23 of the California Code of Regulations (CCR), Division 3, Chapter 16, Article 5, Section 2650; the property owner shall report to the Regional Water Quality Control Board and Alameda County Health Care Services Agency the discovery of any unauthorized release.

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION  
DEPOSIT / REFUND ACCOUNT SHEET

SITE INFORMATION

Sunshine Cleaners  
223 E. 14th St  
San Leandro 94577  
Site Contact:  
Site Phone :

StID: 1028 Site#: 2445  
PROJECT#: 2445A  
PROJECT TYPE: M  
INSP: Madhulla Logan  
ACCT. SHEET PG #: \_\_\_\_\_

PROPERTY OWNER INFORMATION

Owner Contact:  
Owner Phone :

CONTRACTOR INFORMATION

Etter, Jackson Omer  
160 Travelini Ct  
El Sobrante CA 94803 #790  
Contr. Contact:  
Contr. Phone :

| Date     | Action Taken                                    | Time  |       | Hours Spent/<br>Depstd | Hour<br>Balnce | Money<br>Spent/<br>Depositd | Money<br>Balance |
|----------|-------------------------------------------------|-------|-------|------------------------|----------------|-----------------------------|------------------|
|          |                                                 | In    | Out   |                        |                |                             |                  |
|          | Balance from Prev. Page                         | ..... | ..... | .....                  |                | .....                       |                  |
| 9/18/94  | Rcpt# 725545<br>Deposit of \$750.00 @ \$75/hour |       |       | +10.                   | KATE           |                             | 750.00           |
| 9/30/94  | Review of phone call                            |       |       | 2 hrs                  | x 90           | 150.00                      | 600              |
| 9/30/94  | Letter                                          |       |       | 2 hrs                  | x 90           | 150.00                      | 450              |
| 2/2/95   | Billing                                         |       |       |                        |                |                             |                  |
| 2/4/94   | LETTER M.L.                                     |       |       | 2 hrs                  | x 75-          | 150-                        |                  |
| 7/19/94  | Report reviewed                                 |       |       | 5 hr                   | x 90-          | 45-                         |                  |
| 12/27/94 | REVIEW REPORT                                   |       |       | 2 hrs                  | x 90-          | 180-                        |                  |
|          |                                                 |       |       |                        |                | <del>675-</del>             |                  |
|          |                                                 |       |       |                        |                | 750-675 = 75-               |                  |

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : \_\_\_\_\_ ATTACH:  State Forms A, B & C  
 Billing Adjustment\*

DATE OF COMPLETION : \_\_\_\_\_ DATE SENT TO BILLING: \_\_\_\_\_

TOTAL COST OF PROJECT: \_\_\_\_\_ REFUND AMOUNT: \_\_\_\_\_ Rev. 1/9

\* Billing adjustment forms needed when site is in our UST program.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

September 30, 1994

Steve and Colleen Garcia  
P.O Box 454  
Rocklin, California - 95677

Ref: Sunshine Cleaners-223 East 14th Street, San Leandro, CA

Dear Mr. Garcia:

This Department is in receipt of the phase II report dated December 22, 1993 for the above referenced property. As per this report, the referenced property had a dry cleaning operation and a retail facility located on the site for 20 years and during this period one of the sewer lines from the dry-cleaning shop was fractured.

The phase II investigation revealed the presence of PCE in soil at concentrations varying from 88 ppb to 4200 ppb at depths of 5 feet and 10 feet. The samples collected from the 4 borings B1 to B4 consistently revealed higher concentrations at the 10 feet depth as compared to the 5 feet depth from below ground surface.

Based on the results of the phase II investigation, the following work may have to be implemented on the referenced property:

1. Since the samples collected at 10 feet showed increasing levels of PCE, both the horizontal and vertical extent of contamination still needs to be characterized. This may involve additional soil sampling and laboratory analysis of the soil samples using EPA method 8010.
2. A soil gas survey should be conducted at the soil-water interphase to further investigate areas of the VOC's in the soil and groundwater.
3. Based on the extent of soil contamination and depth to groundwater, a groundwater investigation may be needed. This may include grab groundwater sampling or/and installation of monitoring wells followed by sampling at quarterly intervals. Any decisions involving groundwater will be evaluated in conjunction with the San Francisco Regional Water Quality Control Board.

A workplan should be submitted to this office addressing the above listed issues. The workplan should be approved by this office prior to starting any field work. If you have any questions, call me at (510) 567- 6764.

Sincerely,

*Madhulla Logan*

Madhulla Logan,  
Hazardous Material Specialist

CC: Mystie Kaltreider, ACC Environmental Consultants  
Eddy So, San Francisco Regional Water Quality Control Board

**Jackson O. Etter, Special Administrator with Will Annexed**  
**for the Estate of Alys Clare Garcia**  
**16110 Hexham Dr.**  
**Spring, TX 77379**  
**713-934-6127**

RECEIVED  
HOSPITAL  
JUL 19 07:10:08

July 13, 1994

Alameda County Health Care Services  
80 Swan Room 200  
Oakland, CA 94621

RE: 223 East 14th St. San Leandro, CA

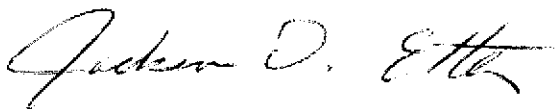
Dear Ms. Madhulla Logan,

Following up on our phone conversation this morning, enclosed you will find a copy of the court order transferring title of the subject property to the heirs listed. My responsibilities as Administrator have expired and all future correspondence should be with the new owners. They are aware of the environmental issues on this property, have been given a copy of the Phase II study, and know that your agency has been contacted.

I am sending copies of this memo to Mr. Jon Garcia and Ms. Mary Ann Bendixen (Daniel Freeman Hospital) who have been my closest contacts on the closing of this estate. Perhaps they can give you an update on their plans for the property. The court order happened very recently and I believe the new owners are just now getting connected with each other.

If I can be of any further help please call.

Sincerely,



Jackson O. Etter

cc Mr. Jon Garcia  
Daniel Freeman Hospital, c/o Ms Mary Ann Bendixen  
Mr. Eddi So

NICHOLS, CATTERTON, DOWNING & REED, INC.  
A PROFESSIONAL LEGAL CORPORATION

WELDON C. NICHOLS (1902-1957)  
GUY B. CATTERTON (1919-1964)  
MERTON R. DOWNING (1935-1981)  
JAMES E. REED  
CAROL VERES REED  
JOSEPH C. KENSTON  
RICHARD K. VERES

ORINDA TELEFAX (510) 254-3259  
SHASTA COUNTY TELEFAX (916) 336-5366

201 D/A FINANCIAL BUILDING  
THREE ALTARINDA ROAD  
ORINDA, CALIFORNIA 94563-2601  
(510) 254-7893

ALLI  
HAZMAT

97 JUL 19 AM 10:30

SHASTA COUNTY OFFICE  
P.O. BOX 857  
43130 MAIN STREET  
FALL RIVER MILLS, CALIFORNIA 96028

BERKELEY OFFICE  
(510) 845 3893

OAKLAND OFFICE  
3871 PIEDMONT AVENUE  
OAKLAND, CALIFORNIA 94611  
(510) 654-1828  
(510) 444-2590

June 8, 1994

REPLY TO OAKLAND

To Heirs and Beneficiaries

Re: Estate of Alys Clare Garcia

Dear heirs & beneficiaries:

Enclosed is a copy of the Order that was obtained in court today and recorded to effect transfer of the real properties to each of you who now owns a one-sixth (1/6) share.

The co-owners and their addresses are as follows:

1. JOHN GARCIA, Executor of  
the Estate of HARRY E. GARCIA  
1229 Maris Ct.  
Naperville, Illinois 60563
2. DANIEL FREEMAN HOSPITAL  
333 N. Prairie Avenue  
Inglewood, CA 90301
3. CARONDOLET PLAN OF L.A.  
11999 Chalon Rd.  
Los Angeles, CA 90049
4. POOR CLARES MONASTERY  
1671 Pleasant Valley Rd.  
P. O. Box 160  
Aptos, CA 95001-0160
5. THAT MAN MAY SEE  
8 Kirkham Street  
San Francisco, CA 94143
6. SERAPHIC MASS ASSOCIATION  
3600 Butler  
Pittsburg, PA 15201

630  
703-252-6065

Ms. Mary Ann Boudreau  
c/o Foundation Office

310-419-8292



Heirs & Beneficiaries  
June 8, 1994  
Page 2

You should communicate with each other because there are rents to be collected and expenses to be paid.

Details on these rents and expenses may be obtained from the Administrator:

JACKSON O. ETTER  
16110 Hexham Drive  
Spring, TX 77379

I suggest that you select one party to be in charge for some agreed fee to provide quarterly reports and checks for net income. If none of the beneficiaries wish to undertake this, a property management firm could be hired.

I also enclose a Receipt on Distribution for your signature and return as the order has been recorded as of this date with the county recorders office and title to the remaining properties now vests in your names.

Please date, sign and return the enclosed receipt to my Oakland office in the return envelope provided.

Please feel free to call me if you have any questions. Thank you.

Very truly yours,

Carol Veres Reed

CVR/jp  
Enc.

cc: Peter Quittman  
✓ Jackson O. Etter

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

February 4, 1994

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

Jackson Etter  
Special Administrator  
16110 Hexham Drive  
Spring, Texas 77379

Reference: Deposit Refund for 223 East 14th street , San Leandro, California-94621

Dear Mr. Etter:

Alameda County Environmental Health has received reports documenting the toxic spill and the subsequent phase II assessment conducted for the property located at the above mentioned address.

Our records indicate that no payment has been received for the oversight duties that County personnel may have to incur until the closure of the site. Hence, it will be necessary for you to submit a deposit of \$750 made payable to the County of Alameda, for involvement in the oversight of the subject site. This deposit is authorized by section 3-141.6 of the ordinance code of Alameda County. Records are maintained of the time county employees commit to a project and the deposit is charged at an hourly rate. Upon completion of the project, the balance if any will be returned to you.

Should you have any questions pertaining to the above request, please contact this office at (510) 271-4320

Sincerely,

Madhulla Logan  
Hazardous Material Specialist

*Grey submitted  
Money.*

cc: ED Howell - files