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NICHOLS, CATTERTON, DOWNING & REED

3370 Mt. Diablo Blvd.
Lafayette, California 94549

FACSIMILE COVER SHEET
FAX NO.: (925) 299-4545
OFFICE NO.: (925) 299-7893

DATE: 8/11/09

TO: Mark E. Detterman FAX NO. 510-337-9335

OFFICE: Alameda County Health Care Services

FROM: James E. Reed

NUMBER OF PAGES EXCLUDING COVER SHEET 2

COMMENTS 223 E. 14th St, San Leandro
Property

Please call (925) 299-7893 if you have any questions.

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Thank You.



Winston H. Hickox
Secretary for
Environmental
Protection

California Regional Water Quality Control Board

San Francisco Bay Region

Internet Address: <http://www.swrcb.ca.gov>
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460



Gray Davis
Governor

Date: June 14, 2001
File No 01S0411 (RDB)

James E. Reed
Nichols, Catterton, Downing and Reed, Inc.
3 Altarinda Road
Orinda, CA 94563

SUBJECT: Summary of Status of Environmental Actions for Sunshine Cleaners, 223 East
14th Street, San Leandro, Alameda County

Dear Mr. Reed:

This letter provides a summary of the status of environmental actions at Sunshine Cleaners, located at 223 East 14th Street, San Leandro. The status of site actions is currently listed as "Inactive" in our database.

Background

Dry cleaning operations have been carried out on the south half of the property since the early 1970s. A restaurant is currently operating on the north half of the property. Environmental investigations carried out in the vicinity of the dry cleaner in 1993 identified impacts to soil by tetrachlorethylene (PCE, up to 4.2 mg/kg) and related breakdown chemicals. In a letter dated September 30, 1994, the Alameda County Health Care Services (former regulatory lead) requested that additional soil and groundwater investigations be carried out at the site in order to determine the full extent and magnitude of impacts. It is our understanding that further investigations were carried out. We do not, however, have copies of additional reports for the site in our records.

Site Status

The site is currently listed as "Inactive" in our database. Our office considers the site to be of low priority and does not intend to request additional investigative or remedial actions at this time. If you wish to pursue potential closure of the case through our office, you should contact Roger Brewer of my staff to determine what procedures and actions should be followed. I also understand that you may consider subdividing the property into two separate parcels and request a "comfort letter" from our office that releases potential future owners of the northern parcel (currently occupied by the restaurant) from liability with respect to the identified impacts associated with the dry cleaner. This would be based on the premise that no releases occurred on that parcel (i.e., no suspected or identified soil contamination) and that any PCE contamination identified in groundwater underlying that parcel is attributable to operations of

Mr. James E. Reed

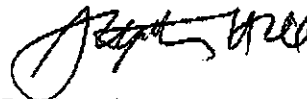
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the dry cleaner. While potentially feasible, this would require that all environmental reports for the property be submitted to our office for review and that adequate data be presented to support this conclusion.

If you have any additional questions, please contact Roger Brewer of my staff at (510) 622-2374 [e-mail rdb@rb2.swrcb.ca.gov].

Sincerely,

Loretta K. Barsamian
Executive Officer



Stephen A. Hill
Chief, Toxics Cleanup Division

cc: Roger Brewer

Michael Bakaldin
City of San Leandro
Hazardous Materials Division
835 E. 14th St., Suite 200
San Leandro, CA 94577

Valentin Reynoso
201 East 14th Street
San Leandro, CA 94577