

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD**SAN FRANCISCO BAY REGION**

2101 WEBSTER STREET, Suite 500

OAKLAND, CA 94612

Tel: (510) 286-1255

FAX: (510) 286-1380

September 16, 1996
File No: 01S0413 (ES)

Jim Crafts, Esq., Co-Trustee
Adolph P. Schuman Marital Trust
400 Sansome Street
San Francisco, Ca 94111

Re: Response to Your Comments on Tentative Site Cleanup Requirements for Airport Plaza
Property at 23956-23958 Hesperian Boulevard and 991 West Winton Avenue, Hayward

Dear Mr. Crafts:

Board staff have completed review of your comments dated August 20, 1996 on the Tentative Site Cleanup Requirements (SCR) for the above site. Our response to your concerns regarding the scope and extent of the SCR are presented below:

1. Identity of the Trust

The tentative SCR has been revised to name the Trust as a discharger. Both Mr. John D. Berl and yourself are cited as the Co-Trustees only. The revised tentative SCR will be mailed to you separately. Because we do not have the contact address of Mr. John D. Berl, please pass along a copy of the revised tentative SCR to him.

2. PCE Migration

Several site investigations by your consultants confirm that the groundwater flow direction is generally towards the west. The Hayward Airport Terminal (Airport) is located to the northwest of the site (i.e. it is in the "cross- and down-gradient" direction of your property). At this time, there is insufficient evidence to conclude that PCE was released from the Airport. Our review of the distribution of PCE in groundwater below and in the vicinity of the site suggests that PCE may have migrated off site. Whether or not PCE has reached below the Airport property is not clear, as the former dual vacuum extraction remediation at the neighboring Texaco/Exxon's gas station might have influenced the movement of PCE and other VOCs in the shallow zone soil and groundwater. For your information, Mr. Jack Gregg of this Regional Board has been following up the Airport site with the Department of Toxic Substances Control and the City of Hayward Fire Department. You may contact Mr. Gregg at (510) 286-1199 for further information.

3. Leaks from Hayward Sanitary Sewer

You are concerned that the sewer line running along Hesperian Boulevard may be a contributing source of groundwater pollution below the Airport property. Board staff's previous reference to the sewer line as a potential source of groundwater pollution is only a preliminary assumption that old sewer lines are prone to leakage because of aging. So far we have no records indicating the specified portion of the City sewer is leaky. Your suggestion to sample along the utility corridor to verify the aforementioned assumption may not be able to confirm that the (i) the sewer is leaky, and (ii) PCE was leaking or has leaked from the sewer. This is because that the backfill material surrounding the

sewer line is typically permeable, and groundwater plume may migrate along this preferential path from your site. To verify a sewer to be leaky, you may have to conduct other acceptable tests in addition to your suggested sampling.

4. Postponement of Order Adoption

The revised tentative SCR will be presented in the October Board Meeting for adoption. This is postponed from its original schedule which is the September Board Meeting. Further deferring the adoption of the tentative SCR will not be in the best interest to all parties.

5. April 15, 1996 Work Plan

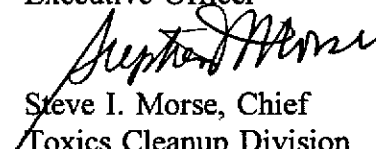
You stated that you were not aware of any staff comments on your April 15, 1996 work plan. We provided our written approval for that work plan on May 6, 1996. Your consultant is also on the distribution list, and it confirmed its receipt of our comment letter on May 7, 1996 according to our teleconversation record.

You are informed herein that the revised tentative SCR will be recommended for adoption at the October Board Meeting. Unless we hear differently from you or other dischargers before September 20, 1996, the revised tentative Site Cleanup Order will be presented in its form as an uncontested item.

Please contact Eddy So of my staff at (510) 286-4366 immediately if you have further questions.

Sincerely,

Loretta K. Barsamian
Executive Officer



Steve I. Morse, Chief
Toxics Cleanup Division

cc: Karen Keber, SWRCB - OCC
Jack Gregg, RWQCB - DoD Section
Hugh Murphy, HFD
~~Amy Leech, Alameda County Health Department~~

John D. Berl, Co-Trustee
c/o James F. Crafts, Jr.

Gene's Norge Cleaners, Jack's Norge Cleaners,
and Jack Hom
645 Lebanon Street, Hayward, CA 94541

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OAKLAND, CA 94612

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FAX: (510) 286-1380

September 16, 1996
File No: 01S0413 (ES)Mr. Jack Hom
645 Lebanon Street
Hayward, CA 94544Re: Response to Your Comments on Tentative Site Cleanup Requirements for Airport Plaza
Property at 23956-23958 Hesperian Boulevard and 991 West Winton Avenue, Hayward

Dear Mr. Hom:

Regional Board staff have reviewed your letter dated August 26, 1996 commenting on the tentative Site Cleanup Requirements (SCR) for the above site. We have revised the tentative SCR in response to the comments received from both you and James Crafts as well as the directives from staff counsel. The revised tentative SCR will be mailed to you separately. Our response to your comments is given below.

1. Comments on Site History

The revised tentative SCR clarifies that 55-gallon drums were observed on the site during a Phase I assessment of the site by Krazan & Associates for Taco Bell in 1994.

2. Comments on Named Dischargers

We requested you provide contact addresses of and further details about the former property owners and the dry cleaner businesses during staff's meetings with your representatives on August 26 and September 11, 1996, respectively. As of this letter, you have apparently not been able to respond to our request. Because of the lack of the required information, the parties mentioned in your August 26, 1996, letter cannot not be named as dischargers at this time. Should you make additional information available to us, we will evaluate it with our staff counsel for possible inclusion of these parties in the SCR.

3. Comments on Remedial Investigation

Dissolved pollutants like PCE and other volatile organic chemicals normally migrate with the flow of groundwater, which in this case, is towards the west. The Hayward Airport Terminal (Airport) is located cross- to downgradient of the site. Thus, dissolved PCE in groundwater may move from below the site toward the Airport. We have no conclusive information about the extent of the PCE plume at this time; however, with the nominal groundwater flow direction and without containment, it is likely that the pollutants may have migrated off-site. Your request to remove the findings of PCE pollution in groundwater below the Airport property is not justified.

4. Comments on Interim Remedial Measures

You have expressed concern that you were not informed of this case until July 22, 1996, when you received the initial tentative SCR. It was and is our intent to notify you as early as we can. Board

staff had no knowledge of your new address when you vacated the site in 1995 until Mr. James Crafts, one of the co-trustees of Adolph P. Schuman Marital Trust (Trust) informed us of your address in his letter dated June 26, 1996. Several investigations had been conducted by Mr. Crafts on behalf of the Trust before we could locate you. As no soil and groundwater remediation have been implemented, the continued existence of pollutants in these media still constitutes a continuous discharge of wastes impacting groundwater quality below the site.

Board staff have previously suggested that you coordinate with Mr. Crafts in fulfilling your responsibility for the site in meetings with your representatives. You have not shown any response to our suggestion. As you have not informed us of your planned actions regarding this order, we find ourselves limited in helping you.

5. Comments on Adjacent Site

Nothing in the tentative SCR implies that you had discharged PCE at the Airport. As stated in the revised tentative SCR, there is no conclusive evidence showing that PCE was released on the Airport property. Since the finding of PCE in groundwater below the Airport property is a fact, it will not be removed from the tentative SCR. See response #3 above.

6. Comments on Resolution No. 68-16 and No. 92-49

State Water Resources Control Board Resolution No. 68-16 is the "Antidegradation Policy", which requires the continued maintenance of existing high quality waters. It provides conditions under which a change in water quality is allowable. A change must (i) be consistent with maximum benefit to the people of the state; (ii) not unreasonably affect present and anticipated beneficial uses of water; and (iii) not result in water quality less than that prescribed in water quality control plans or policies. State Water Resources Control Board Resolution No. 92-49 is the statewide policies and procedures providing directives to the Regional Boards for overseeing investigation and cleanup and abatement of discharges of wastes that threatens or have threatened the waters of the state. Resolution No. 92-49 enforces California Water Code Section 13304. We are prepared to discuss the details of these policies and procedures if you wish.

7. Comments on Preliminary Cleanup Goals

The order provides a condition in which, if the dischargers prefer to develop and recommend their own cleanup standards rather than using the cleanup goals established in the tentative SCR, they have to furnish us with full details of their assumptions used in deriving their own soil and groundwater cleanup goals. For instance, some dischargers may use risk-based derivatives in recommending the appropriate soil and groundwater cleanup goals.

8. Comments on Basis for 13304 Order

This order, if adopted by Board members in a Board Meeting, is issued pursuant to California Water Code Section 13304. This order is typical of several hundreds typically considered by the Board.

9. Comments on CEQA

As this order is adopted to enforce cleanup of an unauthorized discharge, the Regional Board implements CEQA utilizing a categorical exemption. Because the Resource Agency Guidelines are voluminous, and you may have to contact the local library or any other Alameda County legal library for the specific information that you requested.

10. Comments on Notification

You have been notified of the Board's intent to prescribe site cleanup requirements for the discharge and of its comment period through our cover letter (of the initial tentative SCR) dated July 22, 1996.

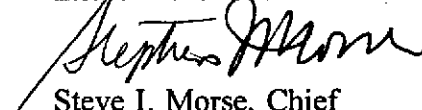
11. Comments on Public Hearing

Board staff informed your representatives during the above-mentioned meetings that this tentative SCR had been postponed until October. **The revised tentative SCR will be recommended for adoption at the October 16, 1996 Board Meeting.** Unless we hear differently from you or other discharges before September 20, 1996, the revised tentative Site Cleanup Order will be presented in its form as an uncontested item.

In conclusion, the tentative SCR has been revised to include your request for more time to implement the specified tasks. Once you receive the revised tentative SCR, you should review it carefully for your ability to comply. If you have further questions or wish to meet to discuss further, please contact Eddy So of my staff at (510) 286-4366 immediately.

Sincerely,

Loretta K. Barsamian
Executive Officer



Steve I. Morse, Chief
Toxics Cleanup Division

cc: Kathie Keber, SWRCB - OCC
Jack Gregg, RWQCB - DoD Section
Hugh Murphy, HFD
~~Jack~~ Alameda County Health Department

James F. Crafts, Jr. & John D. Berl
409 Sansome Street, SFO, CA 94111-3143

96 SEP 18 PM 4: 13
ENVIRONMENTAL
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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, Suite 500
OAKLAND, CA 94612

Tel: (510) 286-1255

FAX: (510) 286-1380

CERTIFIED MAIL**RETURNED RECEIPT REQUESTED**

September 13, 1996
File No. : 01S0413 (ES)

Adolph P. Schuman Marital Trust
c/o Co-Trustee Mr. James Crafts, Jr.
400 Sansome street
San Francisco, CA 94111-3143

Gene's Norge Cleaners
Jack's Norge Cleaners, and
Mr. Jack Hom
645 Lebanon Street
Hayward, CA 94541

RE: Revised Tentative Site Cleanup Order (SCO)
for
23956-23958 Hesperian Boulevard, and 991 West Winton Avenue, Hayward, CA


Dear Messrs. Crafts and Hom:

Enclosed is a revised Tentative SCO for the above site. The revision is based on your letter comments on the original draft of the tentative SCO that was sent to you on July 22, 1996. Additionally, the revised tentative SCO has incorporated our legal counsel's opinions regarding the naming of dischargers. It is tentatively scheduled to be presented at the October 16, 1996 Board Meeting for Board Members' consideration. You will be informed of the exact time and place of the Board Meeting accordingly.

Board staff will respond to your comments in a separate letter. If you would like to include your comment letters as an appendix of the tentative SCO, please contact Eddy So at (510) 286-4366 before September 20, 1996..

Sincerely,

Loretta K. Barsamian
Executive Officer


Steve I. Morse, Chief
Toxics Cleanup Division

Attachment: Tentative Order
Distribution: see enclosed list

Distribution List

(To be sent by regular mail)

Alameda County Department of Environmental Health
Attn: Mr. Gordon Coleman
1151 Harbor Bay Pkwy, 2/F
Alameda, CA 94502

City of Hayward Fire Department
Attn: Mr. Hugh Murphy
25151 Clawiter Road
Hayward, CA 94545-2731

Cal EPA
DTSC/Region 2
Attn: Ms. Barbara Cook
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-2737

ENVIRONMENTAL
PROTECTION
96 SEP 17 PM 3:19

James F. Crafts, Jr.
400 Sansome Street
San Francisco, California 94111-3143
June 26, 1996

Phone: (415) 773-5656
Fax: (415) 773-5759

Mr. Steve I. Morse
Chief, Toxics Cleanup Division
California Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, CA 94612

Site Investigation of Airport Plaza Property at
23958 Hesperian Blvd., Hayward--File No. 01-0413 (ES)

Dear Mr. Morse:

This is a followup to my letter of April 11, 1996
concerning this matter.

The investigation of the operators of the drycleaning establishment at the former shopping center has required more time than had been anticipated and has not yet been completed. Information available to date indicates, however, that the drycleaning establishment was operated beginning in 1972 by an individual named Jack Hom, with the assistance of his son Jack Hom, Jr. The available addresses for the Homs are 645 Lebanon Street, Hayward 94541 and 1286 Xavier, Hayward 94545. The phone number of the drycleaning establishment, as indicated in the earlier letter, is now in use at a similar establishment on West Winton; such phone number is (510) 783-8022. The above information, provided by an investigator, is not complete at this point and further investigation is being undertaken.

It is my understanding that this is the information Mr. So requires. If additional information is required, please have Mr. So telephone me at the number set forth above.

Sincerely,

James F. Crafts, Jr.
jd

cc: Eddy So
Hugh Murphy
Amy Leech
Mike VanBrunt
John Berl

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, Suite 500

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FAX: (510) 286-1380



May 6, 1996

File No: 01-0413 (ES)

Jim Crafts, Esq., Co-Trustee
Adolph P. Schuman Marital Trust
400 Sansome Street
San Francisco, Ca 94111

Re: Work Plan for Additional Site Characterization for Airport Plaza Property at 23958
Hesperian Blvd., Hayward

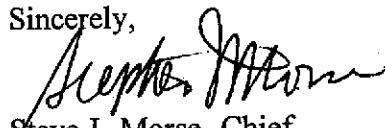
Dear Mr. Crafts:

Board staff has completed the review of the above-referenced document and found it acceptable to us with the following modification:

Instead of collecting soil samples at the 1, 4, 8, 12, and 18 foot depth intervals, you are required to sample the soil at 1, 6, 12, and 18 foot depths. Only the 1 and 6 foot samples need to be analyzed initially with the remaining deeper soil samples to be retained in the laboratory for future analysis, if the results of the shallower soil analysis warrant it.

Please contact Eddy So of my staff at (510) 286-4366 if you have further questions.

Sincerely,


Steve I. Morse, Chief
Toxics Cleanup Division

cc: Hugh Murphy, HFD
Amy Leech, Alameda County Health Department

Mr. Michael Van Brunt
Van Brunt Associates
1517 N. Main St., Suite 204
Walnut Creek, CA 94596

James F. Crafts, Jr.
400 Sansome Street
San Francisco, California 94111-3143

April 11, 1996

Phone: (415) 773-5656
Fax: (415) 773-5759

Mr. Steve I. Morse
Chief, Toxics Cleanup Division
California Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, CA 94612

Site Investigation of Airport Plaza Property at
23958 Hesperian Blvd., Hayward--File No. 01-0413 (ES)

Dear Mr. Morse:

Following a meeting with Mr. So last week, we have conducted preliminary researches in an effort to locate the owners of the cleaning establishment which appears to be responsible for most of the VOC's that have been discovered during the investigative work on this site.

A drycleaning establishment was operated in one of the buildings that comprised the former shopping center (now demolished) for more than 30 years. A building permit was obtained by Norge Sales Corp. for "alterations and remodeling to an existing cleaning" establishment in 1962. The 1972 telephone directory reflects a Norge Quick Cleaners located in the shopping center with the telephone number 783-8022, and that telephone number continued to be used by owners of the establishment until their occupancy was terminated last year. The listing for "Gene's Norge Cleaners" continued until 1989, when ownership of the business was apparently acquired by an individual named Jack Hom, whose son Jack Hom, Jr. was later the operator of the business.

It appears very likely that, when the former shopping center was demolished, the cleaning business moved up the street to 1214 West Winton, since a listing for "Jack's Cleaners and Shirt Laundry Service" at that address is in the current telephone book with the telephone number 783-8022. While we have made no on-site review or conducted any interviews, it would seem that the continued use of the same telephone number would be a sufficient indication of a continuation of the business to name the owners of this establishment as a discharger.

Steve I. Morse
April 11, 1996
Page 2

In the meantime, we are continuing researches into the possibility that Norge Sales Corp. was sufficiently involved in the control of the drycleaning establishment over the years so that it too may be considered a discharger. In addition, a Payless Cleaners operated in the shopping center for a number of years and we are trying to locate the owners of that drycleaning establishment.

Very truly yours,



cc: John D. Berl
Eddy So
Michael Van Brunt
Hugh Murphy
Amy Leech
Greg O'Hara

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, Suite 500

OAKLAND, CA 94612

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FAX: (510) 286-1380



February 22, 1996

File No: 01-0413 (ES)

Jim Crafts, Esq., Co-Trustee
Adolph P. Schuman Marital Trust
400 Sansome Street
San Francisco, Ca 94111

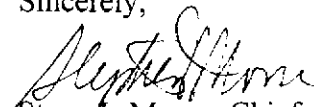
Re: Work Plan for Additional Investigation for Airport Plaza Property at 23958 Hesperian Blvd., Hayward

Dear Mr. Crafts:

The Board is in receipt of your February 13, 1996 letter requesting the deadline for the work plan submittal to be extended from March 23 to April 15, 1996. The request was raised because you were out of town and would not be in for the rest of the next month. You also stated that you would like to be personally available for consultation regarding the scope of the proposed work.

Considering the conflict of your time schedule, we concur with your request to extend the deadline for the work plan submittal to April 15, 1996. However, we encourage you to contact Eddy So at (510) 286-4366 promptly, once you are available for discussion about the work,

Sincerely,


Steve I. Morse, Chief
Toxics Cleanup Division

cc: Hugh Murphy, HFD
Amy Leech, Alameda County Health Department

Mr. Michael Van Brunt
Van Brunt Associates
1517 N. Main St., Suite 204
Walnut Creek, CA 94596

James F. Crafts, Jr.
400 Sansome Street
San Francisco, California 94111-3143

February 13, 1996

Phone: (415) 773-5656
Fax: (415) 773-5759

Mr. Steve I. Morse
Chief, Toxics Cleanup Division
California Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, CA 94612

Site Investigation Report for Airport Plaza Property at
23958 Hesperian Blvd., Hayward--File No. 01-0413 (ES)

Dear Mr. Morse:

Your letter of February 6, 1996, concerning the above matter arrived just as I was preparing to leave for an extended vacation. While it is my understanding that the further work plan that you have required will not be difficult to complete, I would like personally to be available for consultation concerning that matter and I would therefore request that the deadline for submission be extended to April 15th.

In the meantime, I believe that the environmental consultants and attorneys will be in touch with Mr. So to discuss the content of the likely work plan and other related matters.

Very truly yours,



cc: Eddy So
Michael Van Brunt
Hugh Murphy
Amy Leech
Greg O'Hara

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

2101 WEBSTER STREET, Suite 500
OAKLAND, CA 94612
Tel: (510) 286-1255
FAX: (510) 286-1380



February 6, 1996
File No: 01-0413 (ES)

Jim Crafts, Esq., Co-Trustee
Adolph P. Schuman Marital Trust
400 Sansome Street
San Francisco, Ca 94111

Re: Site Investigation Report for Airport Plaza Property at 23958 Hesperian Blvd., Hayward

Dear Mr. Crafts:

Board staff has recently reviewed the Site Investigation Report (Report) submitted by Van Brunt Associates on December 12, 1995. It documents the findings of the latest soil and groundwater investigation in relation to the volatile organic compounds (VOCs) contamination on site. Based on our review of the Report, we have the following comments:

1. The Van Brunt Associates' letter to the EL&LC Company, dated November 17, 1995, was concerned with the demolition and removal of portions of the on-site sewer line. The letter also stated how the sewer removal would affect the determination of the on-site source(s) associated with the sewer. However, this important incident was not included in the Report and there was no description about how the sewer line removal affected the assessment of on-site source(s). The integrity of the soil data collected from the sewer area may be questionable due to that incident, and this uncertainty should have been evaluated and included in the Report. Therefore, you are requested to submit an addendum of supplemental information regarding the effect of the sewer line disruption on your results and conclusions.
2. The purpose of the site investigation was to delineate the extent and distribution of VOCs in soil and groundwater. The investigation apparently discovered a new point of groundwater contamination on the east side of the site property at MW-AP1 and HP-1. This location is in the cross- and up-gradient direction of the probable on-site source which is inside the former dry cleaning operations. The high concentration of PCE at 260 ppb in the groundwater sample collected from MW-AP1 indicated that there might be another source of groundwater pollution. Further investigation and characterization of this "source" is required to determine the extent of contamination in the up-gradient area.
3. To determine if the former dry cleaners are the source of the off-site contamination at the down-gradient Hayward Air Terminal property, you are requested to conduct additional soil sampling on that property in addition to the proposed soil borings along the sewer line on Hesperian Boulevard.

On a final note, the Board has no objection to your recommendations for additional site assessment as contained in the Report. In addition to the supplemental addendum requested

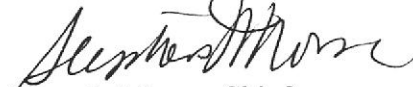
James Crafts
Airport Plaza
February 6, 1996
Page 2 of 2

above, you need to submit a workplan with an implementation schedule for the further delineation of the PCE plume by March 23, 1996.

Please contact Mr. Eddy So at (510) 286-4366 if you have any questions regarding this matter.

Sincerely,

Loretta Barsamian
Executive Officer


Steve I. Morse, Chief
Toxics Cleanup Division

cc: Hugh Murphy, HFD
Amy Leech, Alameda County Health Department

Mr. Michael Van Brunt
Van Brunt Associates
1517 N. Main St., Suite 204
Walnut Creek, CA 94596

ENVIRONMENTAL
PROTECTION

96 FEB -9 PM 2:07



December 13, 1995

Ms. Amy Leech, REHS
Hazardous Materials Specialist
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502


Dear Amy:

Please find attached our report dated December 12, 1995 for the Airport Plaza, Hayward project.

The additional soil borings that you required us to perform in the former Payless Dry Cleaners could not be performed before the December 12 deadline set by the California Regional Water Quality Control Board. We will be mobilizing onsite within the next two weeks to perform this work. We will submit to you a second report focusing on the soil quality aspect at that time.

Sincerely,

VAN BRUNT ASSOCIATES


Michael W. Van Brunt
Principal

MVB:tg
94502.76

Enclosure

ENVIRONMENTAL
PROTECTION
95 DEC 14 PM 1:56

**VAN BRUNT
ASSOCIATES**

1517 N. Main St. • Suite 204 • Walnut Creek, CA 94596 • Phone 510•685•5900 • Fax 510•945•0606

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

StId 5493/slic

November 17, 1995

Michael W. Van Brunt
Van Brunt and Associates
1517 N. Main St., Suite 204
Walnut Creek CA 94596

Subject: Proposed soil investigations at Airport Plaza Shopping Center, 23958 Hesperian Blvd., Hayward, CA

Dear Mr. Van Brunt:

This office is in receipt of your letter dated November 13, 1995 in which you propose a dye test along the main sewer line and additional soil boring/sampling locations along the main sewer line and inside the former Mandarin Restaurant for the subject site. This office approves this proposal with the following additions/comments:

- o A minimum of five borings should be emplaced along the sewer line instead of the proposed minimum of four borings. This additional boring should be located at the juncture of the main sewer line and sewer outlet from the former Mandarin Restaurant. I understood from our meeting on November 9, 1995 that in addition to the Norge dry cleaner operation, a dry cleaner business use to operate out of the Mandarin Restaurant tenant space.

It is understood that soil sampling protocol will follow the methodologies presented in your workplan dated March 1995 which was approved by this office on May 8, 1995. Also, after completing the soil investigations, you plan to submit a comprehensive report of results by December 12, 1995, of all completed soil and groundwater investigations that were proposed in the original/Lowney modified workplan and your letter dated November 13, 1995.

As I indicated during our meeting on November 9, 1995, I will be out of the office until December 6th. Please contact Madhulla Logan at (510)567-6764 if you have questions during that time, or leave a message for me at (510)567-6755, and I will call you when I return.

Sincerely,

Handwritten signature of Amy Leech in cursive.

Amy Leech
Hazardous Materials Specialist

c: Adolph P. Schuman Marital Trust, 400 Sansome St., San Francisco, CA 94111
Eddy So, San Francisco RWQCB
Acting Chief of Environmental Protection - File(ALL)

VAN BRUNT ASSOCIATES

CONSULTANTS TO REAL ESTATE
OWNERS, MANAGERS & LENDERS

FAX TRANSMITTAL

FACSIMILE DISTRIBUTION: Mr. Gary Sordrager
E&LC Company
510-831-2538

Project No. 94502
Date: November 17, 1995
Project: Crafts Hesperian
Subject: Letter

We are faxing you:

- | | | |
|--|--|--|
| <input type="checkbox"/> Contract/Authorization To Proceed | <input type="checkbox"/> Report(s) | <input type="checkbox"/> Schedule |
| <input type="checkbox"/> Request For Proposal (RFP) | <input type="checkbox"/> Test Results | <input type="checkbox"/> Shop Drawings |
| <input type="checkbox"/> Estimates/Bids/Proposals | <input checked="" type="checkbox"/> Copy of Letter(s) | <input type="checkbox"/> Samples/Submittals |
| <input type="checkbox"/> VBA Consulting Proposal | <input type="checkbox"/> Request For Information (RFI) | <input type="checkbox"/> Statement of Qualifications |
| <input type="checkbox"/> Change Order | <input type="checkbox"/> Plans/Sketches | <input type="checkbox"/> Other: |

Via: Hand Fax Courier Overnight Mail

Item	Copies	Date	Description
1	1	11/17/95	Letter Regarding Crafts Hesperian Project

Transmitted As Checked Below:

- | | | |
|--|--|---|
| <input type="checkbox"/> For Your Approval | <input type="checkbox"/> For Pricing/Estimate | <input type="checkbox"/> Approved As Noted |
| <input type="checkbox"/> For Your Review & Comments | <input type="checkbox"/> For Bid Due: _____ | <input type="checkbox"/> Returned For Corrections |
| <input type="checkbox"/> For Your Signature | <input type="checkbox"/> Approved & Submitted | <input type="checkbox"/> Re-Submit For Approval |
| <input checked="" type="checkbox"/> For Your Use/Records | <input type="checkbox"/> As Requested for Processing | <input type="checkbox"/> Please Return |

REMARKS:

BY: Mike Van Brunt
TITLE: Principal

FACSIMILE DISTRIBUTION: J. Crafts, 415-773-5759
A. Leesch, 510-337-9335

E. So, 510-286-1380
J. Whiting, 510-790-2584

PAGE 1 OF 3 INITIALS: lmr



November 17, 1995

Mr. Gary L. Sordrager
E&LC Company
P. O. Box 467
Alamo, CA 94507

Dictated but not read

VIA FACSIMILE
(510) 831-2538

Subject: Crafts Hesperian
Sewer Line Demolition

Dear Gary:

I have received a call from one of my field technicians at the above referenced jobsite. He advised me that your crew or subcontractors have demolished and removed certain portions of sewer line entry points, sewer line laterals, and sewer mains serving the L-shaped building. Unfortunately, I am in Houston on business until Saturday evening. Accordingly, I cannot personally inspect the property today. I have asked that Glenn Romig go to the site immediately to assess the situation.

I am extremely concerned with what I have heard. Not only is this in direct conflict with my explicit written instructions and drawings to you, but it now means that we cannot perform sewer line testing and inspection services that we had planned. By removing the sewer line, we are now technically in violation of our approved remedial investigation workplan. Additionally, the removal of the sewer line now prevents us from confirming or disproving that the onsite sewer laterals caused or contributed to the cause of soil and groundwater contamination.

This is a very serious matter and I will be inspecting the site this coming Sunday and will advise you in writing of my findings. In the meantime, I expect the site to be treated or otherwise prepared as stated in your contract documents. I would recommend you review my letter to you dated October 25, 1995, and ensure that you have complied with every other provision.

Sincerely,

VAN BRUNT ASSOCIATES

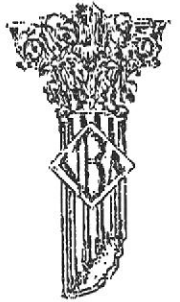
Linda Van Brunt
Michael W. Van Brunt
Principal

MVB:lmr
94502.72

VAN BRUNT
ASSOCIATES

1517 N. Main St. • Suite 204 • Walnut Creek, CA 94596 • Phone 510-685-5900 • Fax 510-945-0606

Mr. Gary Sordrager
November 17, 1995
Page 2



cc: James Crafts, Esq., Adolph P. Schuman Marital Trust
Ms. Amy Leech, Alameda County Health Department
Mr. Eddy So, RWQCB
Mr. Jason Whiting, Fremont Bank

VAN BRUNT ASSOCIATES

CONSULTANTS TO REAL ESTATE
OWNERS, MANAGERS & LENDERS

TO: Ms. Amy Leech

COMPANY: Alameda County Health Agency

ADDRESS/FAX#: 510-337-9335

Project No.: 94502

Date: 11/15/95

Project: Crafts/Hesperian

Subject: Remedial Investigation

We are sending you:

- | | | |
|--|--|--|
| <input type="checkbox"/> Contract/Authorization To Proceed | <input type="checkbox"/> Report(s) | <input type="checkbox"/> Schedule |
| <input type="checkbox"/> Request For Proposal (RFP) | <input type="checkbox"/> Test Results | <input type="checkbox"/> Shop Drawings |
| <input type="checkbox"/> Estimate/Bid/Proposal(s) | <input checked="" type="checkbox"/> Copy of Letter(s) | <input type="checkbox"/> Samples/Submittals |
| <input type="checkbox"/> VBA Consulting Proposal | <input type="checkbox"/> Request For Information (RFI) | <input type="checkbox"/> Statement of Qualifications |
| <input type="checkbox"/> Change Orders | <input type="checkbox"/> Plans/Sketches | <input type="checkbox"/> Other |

Via: Hand Fax Courier Overnight Mail

Item	Copies	Date	Description
1.	1	11/13/95	Letter
2.	1	9/25/95	Drawing

Transmitted As Checked Below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For Your Approval | <input type="checkbox"/> For Pricing/Estimate | <input type="checkbox"/> Approved As Noted |
| <input type="checkbox"/> For Your Review & Comments | <input type="checkbox"/> For Bid Due: _____ | <input type="checkbox"/> Returned For Corrections |
| <input type="checkbox"/> For Your Signature | <input type="checkbox"/> Approved & Submitted | <input type="checkbox"/> Re-Submit For Approval |
| <input checked="" type="checkbox"/> For Your Use/Records | <input type="checkbox"/> As Requested | <input type="checkbox"/> Please Return |

REMARKS: _____

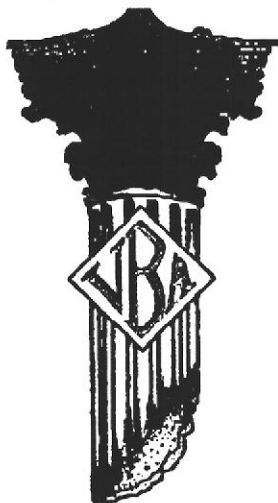
BY: Mike Van Brunt

TITLE: Principal

FACSIMILE James Crafts 415-773-5759 Eddy So 510-286-1380

DISTRIBUTION _____

PAGE 1 of 4 INITIALS: tg



November 13, 1995

Ms. Amy Leech, REHS
Alameda County Health Agency
1131 Harbor Bay Parkway, Ste. 250
Alameda, CA 94502

VIA FACSIMILE
510-337-9335

Subject: Crafts/Hesperian
Remedial Investigation
Airport Plaza Shopping Center
23958 Hesperian Blvd., Hayward, CA

Dear Ms. Leech:

Thank you for meeting with me on Thursday, November 9, 1995. Also present for this meeting were Madhulla Logan of the California Regional Water Quality Control Board (CRWQCB), Hugh Murphy of the Hayward Fire Department, and a new hazardous materials investigator for the Hayward Fire Department.

The purpose of our meeting was threefold:

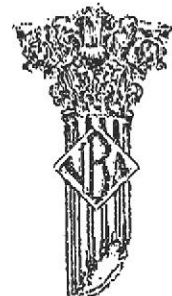
- To provide you with a summary of my meeting some weeks ago at the CRWQCB where Fremont Bank's consultant, Lowney Associates, presented an alternate to the submitted and approved workplan;
- To obtain Alameda County's input on the proposed soil boring scheme; and
- To bring you up-to-date on the project, since you will be taking Madhulla Logan's place as the Alameda County contact.

Fremont Bank, the lender, had engaged the services of Lowney Associates to review Van Brunt Associates' 100% workplan submittal in an attempt to find alternate methods of groundwater retrieval and characterization. Lowney was successful in negotiating with the CRWQCB to change the number and locations of soil borings and other work.

As you know, Van Brunt Associates has been retained by the property owner to carry out the workplan activities. In that regard, Hugh Murphy indicated that he would be sending the property owner a letter which will reaffirm the responsibilities of the various authorities having jurisdiction. For example, I would expect the letter to indicate that Eddy So, of CRWQCB, has primary authority on groundwater contamination and that Alameda County Health has certain primary responsibilities on the soil contamination issues.

**VAN BRUNT
ASSOCIATES**

1517 N. Main St. • Suite 204 • Walnut Creek, CA 94596 • Phone 510-685-5900 • Fax 510-945-0606



Ms. Amy Leech
November 13, 1995
Page 2

After my presentation to you of the work recently performed pursuant to the CRWQCB approved workplan, you indicated that our work is acceptable providing we add two additional borings as shown on the enclosed drawing. You were concerned that no borings have been planned for the other historical dry cleaners located at the corner of the L-shaped building, most recently occupied by the former Mandarin Restaurant. Accordingly, you would like two borings: one focusing on the floor drain area and the the other focusing on the toilet and sink area in this tenant space.

You also would like us to clarify the minimum number of borings along the sewer line serving the L-shaped building. Our basic approach to the sewer line investigation is twofold. First, we will conduct a liquid-dye test, and then we will carefully expose the sewer line with the backhoe. The dye test will be performed after the sewer line has been disconnected and capped-off from the existing City sewer system. We will use approximately 5 gallons of water with a nontoxic dye to assist us in determining the presence or absence of breaks or other openings in the existing sewer line which could have caused VOC's to leach into the soil. We will then excavate the sewer line, while we carefully examine it for traces of dye stains in the soil. We will also use an organic vapor analyzer (OVA) to assist us in determining localized hot spots. At discovered hot spots, as determined by the dye leak test and OVA, we will take soil samples using a conventional auger technique sampling at 1 and 4 feet and 1 foot below the sewer line. At a minimum, we will perform a total of four borings.

We will be amending our workplan dated September 28, 1995 to include the work discussed above. We will be submitting this workplan to you and Mr. Eddy So by Friday, November 17, 1995.

If you have any questions, or I have misunderstood any of your directives, please let me know as soon as possible.

Sincerely,

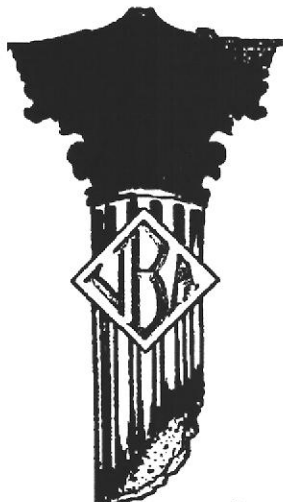
VAN BRUNT ASSOCIATES

Michael W. Van Brunt
Principal

MVB:tg
94502.66

Enclosure

cc/enc.: James Crafts, Esq., Adolph P. Schuman Marital Trust
Mr. Eddy So, CRWQCB



November 13, 1995

James Crafts, Esq., Co-Trustee
Adolph P. Schuman Marital Trust
400 Sansome Street
San Francisco, California 94111

VIA FACSIMILE
415-773-5759

Subject: Crafts/Hesperian
Remedial Investigation
Alameda County Meeting

Dear Mr. Crafts:

Please find included with this correspondence a letter from me to the new Alameda County Health Department contact, Amy Leech. The purpose of this most recent meeting was to obtain Alameda County's input on the Lowney proposed work scope. As you may recall, Madhulla Logan of Alameda County was unable to attend the first meeting, and therefore, the County's concerns with regard to potential soil contamination were not heard.

Alameda County generally found the current workplan acceptable with the addition of two borings. We plan on taking four samples from each of these two additional borings. We have requested a proposal from our drilling contractor for this extra work. We will advise you immediately with their proposal cost.

We would like to proceed as soon as possible so that we can include this information with our December 12 submittal to Eddy So and Amy Leech. Accordingly, we will need your approval and authorization to proceed as soon as we obtain the price.

If you have any questions, please feel free to call.

Sincerely,

VAN BRUNT ASSOCIATES

Michael W. Van Brunt
Michael W. Van Brunt
Principal

MVB:tg
94502.67

Enclosure

**VAN BRUNT
ASSOCIATES**

1517 N. Main St. • Suite 204 • Walnut Creek, CA 94596 • Phone 510-685-5900 • Fax 510-945-0606

**PROJECT DIRECTORY
CRAFTS/HESPERIAN TCE**

Revised November 13, 1995

SUBJECT SITE: 23958 Hesperian Boulevard, Hayward, CA 94545
 Airport Plaza Shopping Center
 State of California Tax ID #HAHQ 36055905
 Corner of West Winton & Hesperian
 APN 432-0060-104-03 APN 432-0060-108
 APN 432-0060-107-03 APN 432-0060-105-3
 EPA ID #CAC 001200776
 ZONE 7 PERMIT #95738

Client/Owner

ADOLPH P. SCHUMAN MARITAL TRUST
 Jim Crafts, Esq., Co-Trustee
 400 Sansome Street
 San Francisco, CA 94111
 Office Phone: (415) 773-5656
 Office Fax: (415) 773-5759

Client's Environmental Consultant

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 Mike Van Brunt, Principal in Charge
 Glenn Romig, Geotechnical Engineer
 1517 N. Main Street, Suite 204
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 Office Phone: (510) 685-5900
 Office Fax: (510) 945-0606
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VBA Vapor Probe Study Consultant

T. E.G.
 Mark McMurry
 P. O. Box 162580
 Sacramento, CA 95816
 Office Phone: (916) 736-3233
 Office Fax: (916) 452-5806

VBA Driller

PRECISION SAMPLING, INC.
 Linda Carter
 47 Louise Street
 San Rafael, CA 94901
 Office Phone: (415)-456-9875
 Office Fax: (415)-456-9897

Building Demolition Contractor

E and LC COMPANY
 Gary L. Sorgdrager
 P. O. Box 467
 Alamo, CA 94507
 Office Phone: (510)-831-0851
 Office Fax: (510)-831-2538
 Cellular: (510)-421-7473

Asbestos Abatement Contractor

SYNERGY ENVIRONMENTAL, INC.
 Dave Millward
 2829 Whipple Road
 Union City, CA 94587
 Office Phone: (510)-429-9600
 Office Fax: (510)-429-9619

City of Hayward

Airport
 Leander Hauri
 Office Phone: (510)-293-8678

VBA Lab

SEQUOIA ANALYTICAL
 680 Chesapeake Drive
 Redwood City, CA 94063
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 Office Fax: (415) 364-9233

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 Carol Meely/Alternate: Sheldon Turner
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 Office Fax: (916) 753-8976

Client's Dev. AIA

Dan Uesugi
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 Office Fax: (415) 781-3019

PROJECT DIRECTORY
CRAFTS/HESPERIAN TCE

Revised November 13, 1995

Client's Dev. Engineer

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Jack Stewart, Project Manager
6150 Stoneridge Mall Road, Suite 100
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Office Phone: (510) 463-9150
Office Fax: (510) 463-9719

Lender - Former Owner

FREMONT BANK

Mike Wallace, E.V.P.
Office Phone: (510) 795-5725 D.I.D.
P. O. Box 5101
Fremont, CA 94538
Jason Whiting (510) 792-2300
Office Fax: (510) 790-2584
Jack Clinefesser

Lowney Associates

Ron Helm
405 Clyde Avenue
Mountain View, CA 94043
Phone: (415)-967-2365
Fax: (415)-967-2785

Lender - Attorney

Greg O'Hara
Thelen, Marrin, Johnson, & Bridges
333 West San Carlos Street
San Jose, CA 95110-2701
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Office Fax: (408)-287-8040
Cell Phone: (408)-472-1315

PROJECT DIRECTORY
CRAFTS/HESPERIAN TCE
 Revised November 13, 1995

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**California Regional
 Water Quality Control Board**
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 Eddy P. So, P.E., CHMM
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 Sumadhu Arigala, Asst.
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 Office Fax: (510) 286-1380

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 Wyman Hong
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 Pleasanton, CA 94588
 Office Phone: (510) 484-2600
 Office Fax: (510) 462-3914

Hayward Planning Department
 Sheldon McClellan, Senior Planner
 25151 Clawiter Road
 Hayward, CA 94545-2731
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 Office Fax: (510)-293-5108
 Sheldon District (510)-293-5244

Alameda County Health Agency
 Amy Leech, REHS
 Hazardous Materials Specialist
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502
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 Direct Line: (510) 567-6755
 Office Fax: (510) 337-9335

Hayward Fire Department
 City of Hayward Hazardous Materials Office
 Insp. Hugh Murphy
 25151 Clawiter Road
 Hayward, CA 94545-2731
 Main Phone: (510) 293-8695
 Office Fax: (510) 293-5017
 Hugh Direct: (510) 293-5454

Hayward Building Department

PROJECT DIRECTORY
CRAFTS/HESPERIAN TCE
 Revised November 13, 1995

FORMER TEXACO SITE

Site Address

23990 Hesperian Boulevard
 Hayward, CA

Texaco Station No. 62488000055

Service Station - Current Owner

EXXON COMPANY U.S.A.

Marla Guensler

Michael Faber

2300 Clayton Road, Suite 1250

Concord, CA 94520

Office Phone: (510) 246-8754

Office Fax: (510) 246-8798

LUST - Responsible Party

TEXACO REFINING & MARKETING, INC.

Ron Zaynski

Karen Petryna, Project Coordinator

100 Cutting Boulevard

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Office Phone: (510) 236-9139

Office Fax: (510) 237-7821

Texaco Environmental Services

Bob Roble

10 Universal City Plaza, 7th Floor

Universal City, CA 91608

Office Phone: (818) 505-2476

Office Fax: (818) 505-2129

Dealer - Business Owner

Consultant for Texaco

BLAINE TECH

Kent Brown, Ext. 203

985 Timothy Drive

San Jose, CA 95133

Office Phone: (408) 995-5535

Office Fax: (408) 293-8773

Consultant for Texaco

TERRA VAC

Tim Warner, P.M.

14798 Wicks Boulevard

San Leandro, CA 94577

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Office Fax: (510) 351-0221

Consultant for Texaco

RESNA

James L. Nelson, CEG 1463

3315 Almaden Expressway, Suite 34

San Jose, CA 95118

Office Phone: (408) 264-7723

Office Fax: (408) 264-2435

Project No. 62080.01

Consultant for Texaco

HARDING LAWSON ASSOCIATES

Stephen Osborne, Principal Engineer

1855 Gateway Boulevard

Concord, CA 94520

Office Phone: (510) 687-9660

Office Fax: (510) 687-9673

Project No. 2251,078.03

Consultant for Texaco

CEECON

Michael Hodges

1517 Palmetto Avenue, Suite 4

Pacifica, CA 94044

Office Phone: (415) 738-1115

Office Fax: (415) 738-1117

Project No. 115-107

PROJECT DIRECTORY
CRAFTS/HESPERIAN TCE

Revised November 13, 1995

TACO BELL

Prospective Tenant

TACO BELL DEVELOPMENT SERVICES

Tony Miller, Construction Manager

4460 Black Avenue, Suite K

Pleasanton, CA 94566

Office Phone: (510) 462-6580

Office Fax: (510) 462-7892

Taco Bell Site 06-1052

Architect for Taco Bell

FREDRIC C. DIVINE ASSOCIATES

Hugh Murphy, Associate

1930 Fourth Street

San Rafael, CA 94901

Office Phone: (415) 457-0220

Office Fax: (415) 454-9581

94502.52

Consultant for Taco Bell

KRAZAN & ASSOCIATES

Bruce Meyers

Office Phone: 209-348-2200

Office Fax: 209-348-2201

215 W. Dakota Avenue

Clovis, CA 93612

Rick Stauber

123 Commerce Circle

Sacramento, CA 95815

Office Phone: (916) 564-2200

Office Fax: (916) 564-2222

Project No. 34-94-319

Construction Manager for Taco Bell

ALCONCO CORPORATION

Roy K. Wunderlich, Director of Operations

11844 Dublin Boulevard, Suite A

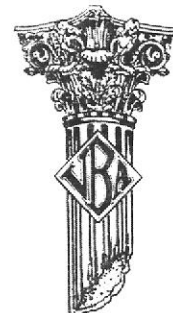
Dublin, CA 94568

Office Phone: (510) 551-5215

Office Fax: (510) 551-5219

Sky Pager: (800) 209-6596

PROJECT DIRECTORY
CRAFTS/HESPERIAN TCE



SUBJECT SITE: 23958 Hesperian Boulevard, Hayward, CA
Airport Plaza

Corner of West Winton & Hesperian

APN 432-0060-104-03

APN 432-0060-108

APN 432-0060-107-03

APN 432-0060-105-3

Client/Owner

ADOLPH P. SCHUMAN MARITAL TRUST

Jim Crafts, Esq., Co-Trustee

400 Sansome Street

San Francisco, CA 94111

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Office Fax: (415) 773-5759

Property Manager

JOHN BERKELEY MANAGEMENT

Carol Meely

Alternate Contact: Sheldon Turner

1801 Hanover Drive, Suite A

Davis, CA 95616

Office Phone: (916) 753-5910

Carol-Extension 10

Office Fax: (916) 753-8976

Client's Dev. AIA

Dan Uesugi

World Trade Center, Suite 242

San Francisco, CA 94111

Office Phone: (415) 781-4141

Office Fax: (415) 781-3019

Client's Dev. Engineer

CREEGAN + D'ANGELO

Norman Hughes, Vice President

Jack Stewart, Project Manager

6150 Stoneridge Mall Road, Suite 100

Pleasanton, CA 94588

Office Phone: (510) 463-9150

Office Fax: (510) 463-9719

Client's Environmental Consultant

VAN BRUNT ASSOCIATES

Mike Van Brunt, Principal in Charge

Glen Romig, Geotechnical Engineer

1517 N. Main Street, Suite 204

Walnut Creek, CA 94596

Office Phone: (510) 685-5900

Office Fax: (510) 945-0606

Cellular: (510) 928-4444

Project No. 94502

Lender - Former Owner

FREMONT BANK

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P. O. Box 5101

Fremont, CA 94538

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Office Fax: (510) 790-2584

VBA Vapor Probe Study Consultant

TRANSGLOBAL ENVIRONMENTAL

GEOCHEMISTRY

Mark McMurry

Mark Jerpbak

P. O. Box 162580

Sacramento, CA 95816

Office Phone: (916) 736-3233

Office Fax: (916) 452-5806

James F. Crafts, Jr.
400 Sansome Street
San Francisco, California 94111-3143

October 6, 1995

Phone: (415) 773-5656
Fax: (415) 773-5759

California Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, CA 94612
Attn: Steve I. Morse, Chief
Toxics Cleanup Division

Site Investigation at Airport Plaza
23958 Hesperian Boulevard, Hayward
Remedial Action Work Plan
(Your File #01-0413)

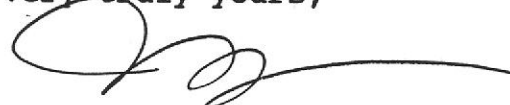
Dear Mr. Morse:

As requested in your letter of September 25, 1995, this will acknowledge the comments set forth in such letter and confirm the incorporation of the changes in the approved work plan outlined in such letter. We understand that the report of investigation is to be submitted to the Board by December 12, 1995 and I do not presently anticipate any difficulty in meeting that schedule.

The investigation will be carried out and the report submitted by the Trust's environmental consultants, Van Brunt and Associates. However, if a second opinion is needed in the process, the services of Ron Helm of Lowney Associates will again be employed. Either Mike Van Brunt or Glen Romig will be meeting with Madullah Logan of the Alameda County Health Department in the near future to discuss the amended work plan and obtain her input.

I want to express my appreciation for your arranging to meet with us at such short notice late in September and for responding so promptly to the proposals made by Mr. Helm.

Very truly yours,



James F. Crafts, Jr.
Co-Trustee, Schuman Marital Trust

cc: Eddy So
Madullah Logan ✓
Michael J. Wallace
Michael Van Brunt
Ron Helm
Hugh Murphy
John D. Berl

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2701 WEBSTER STREET, Suite 500
OAKLAND, CA 94612
Tel: (510) 286-1253
FAX: (510) 286-1380



Mike
→ 252-0480

September 25, 1995
File No.: 01-0413 (ES)

Mr. Jim Crafts, Co-Trustee
Adolph P. Schuman Marital Trust
400 Sansome Street
San Francisco, CA 94111

Re: Site Investigation at Airport Plaza, 23958 Hesperian Boulevard, Hayward
Remedial Action Work Plan

Dear Mr. Crafts:

Further to our meeting at the Board office on September 25, 1995 discussing about your new proposal which you claimed to be more cost-effective for the investigation of the PCE pollution below the site. A review of your proposal submitted by Lowney Associates leads to the following findings:

- 1) You proposed to analyze two soil samples from each boring location to determine if there is a need for further sampling and analysis of deeper soil samples based on the chemical analysis results of the shallowest soil samples.
- 2) Proposed monitoring well locations (4) will be decided once the initial analytical results of the grab groundwater samples collected from the above hydropunch locations are known.
- 3) The number and locations of the soil borings for soil sample collection only was reduced from eight (8) to seven (7) locations. Three (3) of the newly proposed locations will be inside the existing Building 1 to locate as closely as possible to the three potential source areas.
- 4) The number of soil borings for both soil and groundwater sample collection has been reduced from six (6) to four (4).
- 5) Only one soil boring is proposed to be drilled in the planter area that is next to the existing monitoring well MW-3C on the neighboring gas station.
- 6) Hydropunch locations has been re-located and reduced from eleven (11) to nine (9).

As you are aware that the work plan we approved on September 18, 1995 was based on several discussions between my staff, Van Brunx Associates of your consultant, and the representative from Alameda County Environmental Health Department. The approved work plan has been revised three times previously to reflect the County and the Board's concern regarding the soil source, potential health effect to human, and the extent of the groundwater pollution caused by the previous unauthorized release of PCE from the former dry cleaners on the site. During the

aforementioned meeting, you indicated that there were some constraint on your financial resources and wished the Board to reconsider the alternate proposal. In consideration of your situations, we have conducted a detailed review of your new proposal and compared with the content of the approved work plan after the aforementioned work plan.

Provided that you will follow the same protocols of all your field investigation work and the implementation schedule of the previously approved work plan dated September 8, 1995, we agree to have the following changes:

I) Three soil samples from those borings located along the existing sewer line (5 locations) shall be analyzed using EPA Method 8010. The first two soil samples shall be collected at 1- and 4-foot below ground surface, and the third one shall be collected 1 foot below the sewer drain bottom at that location. All remaining soil samples as required in the approved work plan shall be archived in the laboratory for further analysis if the analytical results of the shallower soil samples warrant.

II) We have no objection for your postponement of determining the four monitoring well locations provided that the installation of these wells will be completed and reported by the deadline (December 12, 1995) set in our letter dated September 18, 1995.

III) We have no objection to your re-location of the soil borings from the western side (exterior) of the Building 1 to the interior side for the purpose of source identification.

IV) Although we agree that the existing sewer drain is a potential source and conduit for the groundwater pollution, we have not eliminated the other possible source(s) on the site. Former boring locations B1 and B2, which were way off the route of the existing sewer line, did indicate PCE pollution in groundwater. The detection of PCE in groundwater in this area suggests that other source(s) or migratory path(s) may exist on-site. Therefore, a soil boring down to groundwater level shall be drilled in the area where former borings B1 and B2 were located. The CPT location HP 2/C identified in Figure A3 of the approved work plan shall be retained.

V) The soil boring location at the planter area (SB/4C in Figure A.3 of the approved work plan) is necessary to determine if this is a potential source area. Soil samples collected from these locations shall be collected and analyzed in accordance with the requirements 1 above. Thus, in addition to your proposed four locations (indicated by red solid dots on the map) and including the two (2) locations identified as HP/2C and SB/4C in the approved work plan, there should be altogether six (6) soil borings to be drilled for both soil and groundwater samples collection and analysis.

VI) The newly proposed CPT locations for the grab-type groundwater sampling is acceptable to the Board, provided that the extent of the PCE and other volatile organic chemical pollution in groundwater below and in the vicinity of the site will be further defined by you through additional investigation(s).

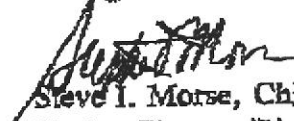
We trust that the above comments will help clarify our viewpoint regarding the scope of the proposed investigation. As committed in the aforementioned meeting, you will submit the report

of investigation to the Board by December 12, 1995. Your acknowledgement of the above comments is required by writing to us confirming your incorporation of these changes into the approved work plan. By your acknowledgement letter, the work plan is deemed to be approved with the above-referenced changes (items I through VI).

Should you have any questions, please contact Eddy So at (510) 286-4366.

Sincerely,

Lawrence P. Kolb
Acting Executive Officer


Steve I. Morse, Chief
Toxics Cleanup Division

cc: Hugh Murphy, Hayward Fire Department
Tom Peacock, Alameda County Environmental Health Department

Ron Helm, Lowney Associates
405 Clyde Avenue
Mountain View, CA 94043

Post-It™ brand fax transmittal memo 767		# of pages = 3
To	RON HELM	From
Co.	Lowney Associates	Eddy So
Dept.		Co.
Fax #	415-967-2785	RWQCB
		Phone #
		510-286-4366
		Fax #
		510-286-1380

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, Suite 500
OAKLAND, CA 94612
Tel: (510) 286-1255
FAX: (510) 286-1380

95 SEP 29 PM 1:14



September 18, 1995
File No.: 01-0413 (ES)

Mr. Jim Crafts, Co-Trustee
Adolph P. Schuman Marital Trust
400 Sansome Street
San Francisco, CA 94111

Re: Site Investigation at Airport Plaza, 23958 Hesperian Boulevard, Hayward
Remedial Action Work Plan

Dear Mr. Crafts:

The Board is in receipt of your Remedial Action Work Plan (Work Plan), Revision 3, dated September 8, 1995. This is the third revision of the original one that was submitted on March 20, 1995. It proposes to identify the source and define the extent of volatile organic chemicals (mainly PCE) in soil and groundwater below and in the vicinity of site. Based on our May 5, 1995 meeting and subsequent discussions regarding the content of your proposal, and our review of this latest version, we find that the Work Plan is acceptable to the Board.

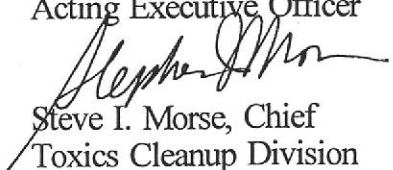
Since the initial discussion about the need for this investigation in our January 17, 1995 meeting with your consultant and the staff of Alameda County Environmental Health Department and the Board, and the first submittal of your original work plan on March 20, 1995, there has been a significant time lapse before the commencement of the investigation. Further delays to your cleanup efforts will not be acceptable to the Board.

Therefore, pursuant to Section 13267(b) of the California Water Code, you are hereby requested to submit the report of this investigation to the Board by December 12, 1995. This deadline is based on our consideration of the project schedule described in Section 3 of the Work Plan. You should be aware that failure to submit or late submittal may result in fines up to \$1,000 per day of delinquency.

Should you have any questions, please contact Eddy So at (510) 286-4366.

Sincerely,

Lawrence P. Kolb
Acting Executive Officer


Steve I. Morse, Chief
Toxics Cleanup Division

cc: Hugh Murphy, Hayward Fire Department
Tom Peacock, Alameda County Environmental Health Department

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, Suite 500
OAKLAND, CA 94612
Tel: (510) 286-1255
FAX: (510) 286-1380



August 16, 1995
File No.: 01-0413 (ES)

James Crafts, Esq., Co-Trustee
Adolph P. Schuman Marital Trust
400 Sansome Street
San Francisco, CA 94111

Re: Airport Plaza Shopping Center at 23958 Hesperian Blvd., Hayward, CA

Dear Mr. Crafts:

This office has recently received and reviewed the Van Brunt Associates' *Remedial Action Work Plan* dated July 7, 1995 for the above site. This work plan is a revised version of the original proposal aiming to define the soil and groundwater pollution extent. The following are our comments regarding your proposed activities:

1. Determination of Contamination Source

In light of the 30 years of dry cleaning practices on site it is likely that dry cleaning waste product might have been haphazardly released in the vicinity of the store. In particular, unauthorized discharges of PCE might have occurred at the landscape planters. Therefore, two additional soil borings should be drilled next to the landscaping planters parallel to Hesperian Boulevard.

2. Discrepancies in Background Information

The work plan contains incorrect building and operation references in section 2.6 *Site History*. For example, Building 1 is referred to as having housed two dry cleaners when in fact it has always been a restaurant. Street addresses corresponding to the buildings or business operations are also incorrect, as in the case of 991 Hesperian vs. 991 Winton.

In section 2.8 *Geology/Hydrogeology*, it is stated that groundwater beneath the site occurs at approximately 20 feet below ground surface while the corresponding table 7.5 *Groundwater Elevation Data* lists groundwater depths between 7-12 feet below ground surface.

3. Soil Boring Drilling and Sampling Procedures

In order to obtain truly representative soil samples from the sewer line excavation trench, 6 inches, rather than 3 inches, of soil shall be scraped away from the surface of any excavated soil. Additionally, sampling at the 12 foot depth from each boring is unnecessary. You also need to clarify between sections 5.2 *Drilling Procedures* and 6.3 *Soil Sampling* if soil samples will be collected in 2 inch or 1 inch brass sample tubes. As usual, only undisturbed soil samples shall be collected for chemical analysis and all soil borings shall be continuously logged.

ENVIRONMENTAL
PROTECTION
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4. Well Construction and Development

Sections 5.3 *Well Construction and Development* and 5.4 *Hydrogeologic Data* do not include well surveying, the well development procedure and schedule, and the method and instrument used to measure the groundwater level.

5. Groundwater Analytical Data

If the groundwater analytical data is presented in a simplified form, as in table 7.6 *Groundwater Analytical Data*, all constituent detection limits shall be given. Section 8.2 *Laboratory Tests for Groundwater* did not specify which method(s) will be used for the groundwater analysis.

6. Soil Stockpiles

Regarding Section 8.1 *Laboratory Tests for Soil*, OVA readings are not considered as confirmation in determining levels of contamination. Even non-detect OVA readings do not mean that the stockpiled soil is free from contamination. Thus, all stockpiled soil shall be properly secured on site to prevent unauthorized access, air emissions, and stormwater runoff.

7. Soils and Waste

A description of the site storage, handling, and disposal of soil cuttings and purge water is required. Purge water shall be stored in DOT-approved or equivalent 55-gallon drums. Soil recycling or disposal is subject to analysis results and agency approval.

8. Site Security

In addition to fencing excavation and pit areas as proposed in Section 10.1 *Site Security*, no boring shall be left open overnight since there is no fence around the property preventing unauthorized access.

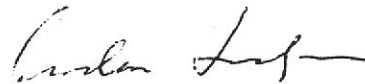
9. Additional Comments

A Health and Safety Plan is required for workplan approval. Also all submitted maps shall contain a legend and numbering system for well, boring, and hydropunch locations.

An amended work plan incorporating the above comments shall be submitted to this office for approval before August 25, 1995. If you have any further questions, please contact Eddy So at (510) 286-4366.

Sincerely,

Stephen I. Morse
Acting Executive Officer



Anders Lungren, Acting Chief
Toxics Cleanup Division

cc: Hugh Murphy, Hayward Fire Department

Thomas Peacock, Alameda County Environmental Health Department

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

May 8, 1995

Michael W. Vanbrunt
Van Brunt and Associates
1517 N. Main Street, Suite 204
Walnut Creek, CA 94596

Ref: Airport Plaza Shopping Center, 23958 Hesperian Blvd,
Hayward, CA

Dear Mr. Van Brunt:

I am in receipt of your remedial action workplan dated March, 1995 for the above referenced property. Also, additional information including a work schedule was presented in a meeting held on May 4, 1995 at the City of Hayward Fire to the County.

This Department has reviewed and accepted the workplan with the understanding that a risk assessment/risk management plan may be required if the cleanup levels to be established for the contaminant (Tetrachloroethylene) is exceeded. Also, further work may be required if the results of the current phase of investigation or remedial action is not complete.

Prior notification should be given to this Department before initiating any field work on the referenced property. If you have any questions, please call me.

Sincerely,

Madhulla Logan
Madhulla Logan,
Hazardous Material Specialist

CC: Hugh Murphy, City of Hayward Fire Department, 25151 Clawiter Road, Hayward, Ca -94545-2731

Adolph P. Schuman Marital Trust, 400 Sansome Street, San Francisco, California - 94111



January 25, 1995

Ms. Madhulla Logan, M.S.
Hazardous Materials Specialist
Alameda County Health Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

VIA FACSIMILE
(510) 337-9335

Mr. Eddy P. So, P.E., CHMM
Associate Water Resources Control Engineer
California Regional Water Quality Control Board
CRWQCB-San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, CA 94612

(510) 286-1380

Subject: Site Mitigation
Airport Plaza Shopping Center
23958 Hesperian Blvd., Hayward, CA

Dear Ms. Logan and Mr. So:

Thank you for meeting with Glenn Romig and I regarding the above referenced property. During that meeting we discussed the reported groundwater contamination at the subject property, potential sources, and our preliminary plans for study, design, and remediation.

The input from both of you was very helpful indeed. As we discussed, we will be submitting a formal work plan very shortly. In the meantime, I wanted to submit to both you additional information which may be helpful. Please find enclosed the following:

1. Project Directory identifying all known participants in our site and the adjacent Texaco leaking underground storage tank case;
2. Copy of my letter to Texaco dated January 9, 1995, requesting permission to sample their existing monitoring wells; and

**VAN BRUNT
ASSOCIATES**

1981 N. Broadway • Suite 415 • Walnut Creek, CA 94596 • Phone 510•685•5900 • Fax 510•945•0606

Ms. Madhulla Logan
Mr. Eddy So
January 25, 1995
Page 2

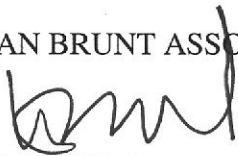
3. VBA Check #4097 to the Alameda County Health Agency in the amount of \$1,500.00 to establish the mitigation fee account.

We are sending to Mr. So, under separate cover, the available historical environmental documentation for the two sites.

Thank you, once again, for your thoughts and concerns. I look forward to working with you in discovering the source, nature, and extent of the groundwater contamination on our property and completing site mitigation work.

Sincerely,

VAN BRUNT ASSOCIATES



Michael W. Van Brunt
Principal

MVB/lmw
94502.12

Enclosures

cc: Jim Crafts, Esq.



January 9, 1995

Ms. Karen Petryna, Project Coordinator
TEXACO REFINING AND MARKETING, INC.
100 Cutting Boulevard
Richmond, California 94804

VIA FACSIMILE
(510) 237-7821

Subject: Former Texaco Station 62488000055 at 23990 Hesperian Boulevard and
Airport Plaza property at 23956 Hesperian Boulevard
Hayward, California

Dear Ms. Petryna:

This will follow up our brief telephone conversation of several weeks ago. We are the environmental consultants representing Mr. Jim Crafts, Co-Trustee for the owners of the property located at 23956 Hesperian Boulevard, Hayward, California, also known as Airport Plaza. This property is adjacent to and basically surrounds your former Texaco Station on two sides.

The owner of the Airport Plaza is concerned with reported local groundwater contamination by Volatile Organic Compounds (VOC's), including Trichloroethane and other solvents, at your project and adjoining properties. Presently, a dry cleaning establishment is in operation at Airport Plaza. Historically, another dry cleaner was in operation in an adjacent tenant space at the shopping center. We would like to determine the extent of known VOC's in the groundwater.

Our workplan for this investigation includes a vapor probe study, sampling the wells that are currently located at the Airport Plaza property, sampling the Texaco wells, and possibly installing additional monitoring wells. The sole focus of our groundwater sampling and analysis would be to determine the presence or absence of solvent products normally associated with dry cleaners.

Access and usage of the existing monitoring wells servicing your station is an important element of our work to swiftly investigate potential sources of contaminants. We would like to sample the groundwater monitoring wells Texaco installed pursuant to your ongoing investigation at the Texaco site, (23990 Hesperian).

We are sensitive to issues associated with sampling groundwater monitoring wells owned by others and will exercise the proper care for our study. We would welcome someone to stand by and observe our sampling techniques from your wells to ensure proper controls.

**VAN BRUNT
ASSOCIATES**

1981 N. Broadway • Suite 415 • Walnut Creek, CA 94596 • Phone 510•685•5900 • Fax 510•945•0606

FILE OR
PER NO. }

ENVELOPE
No. _____ of _____

OWNER AIRPORT PLAZA

Address 23958 Hesperian Blvd
Hayward, CA.
Phone _____

Contractor

Address (510) 284-1380
Phone _____

OTHER (Specify)

Address _____
Phone _____

CONTACT FOR INVESTIGATION

PLAN REVIEW

	By	Date
\$ _____ Rec'd.		
No. _____ Plans Rec'd.		
Plans Approved		
Layout Made		
Rejected		
Applicant Notified		
Plans Returned		
Permit Issued		
CONSTRUCTION PROGRESS ACCEPTANCE		
Pre-Plaster/drywall		
Pre-Final		
Final		

By Date

	By	Date
Pre-Concrete/Gunite		
Pre-Plaster		
Final		
Septic Tank		
Absorption Field		
Absorption Bed		
House Sewer		
Septic Tank		
Absorption Field		
Absorption Bed		
Final		
Final		

By Date

	By	Date
Pre-Covering		
Final		

SLIC

XR VAN BRUNT + ASSOCIATES
(510) 685-5900

Date	By	REMARKS
		Contamination from a dry cleaning facility located in the Airport Plaza.

Date	By	REMARKS

LOCATION

5493

Vicinity Map