



AEI
CONSULTANTS

2500 Camino Diablo, Walnut Creek, CA 94597
tel 800-801-3224
fax 925-944-2895

ROZJSD

ENVIRONMENTAL & ENGINEERING SERVICES

www.aeiconsultants.com

January 25, 2008

Mr. ~~Barney Chan~~ Jerry
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

RECEIVED

JAN 29 2008

ENVIRONMENTAL HEALTH SERVICES

Subject: Former Young's Cleaners / RO 2580
10700 MacArthur Boulevard
Oakland, California
AEI Project No. 261829

Dear Mr. Chan:

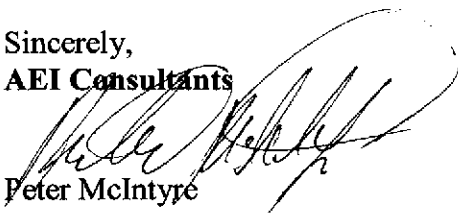
We thank you for your review of the November 20, 2007 *Site Mitigation Plan* and January 10, 2008 letter from your office regarding the above referenced matter. The subject of the plan document is proposed measures to remediate the release of tetrachloroethylene (PCE) at the property in preparation for expansion of the adjacent child day-care center.

Following review of these comments by the owner and management of the shopping center, it has been decided that they will not continue to pursue approval to expand the child day-care center into this portion of the property. The day-care center will be relocated to another portion of the property, away from the release area. The existing day-care center will remain in its currently location for up to approximately 18 months during which time construction of the new facility will be completed.

The area previously planned for the expanded day-care center will remain under commercial use. AEI will prepare a response to the technical comments of the January 10 letter in consideration of this change in planned use of this portion of the property.

We look forward to working with your office on this. Please contact me at 800/801-3224, extension 104 or at pmcintyre@aeiconsultants.com, if you have questions.

Sincerely,
AEI Consultants


Peter McIntyre
Senior Project Manager

cc: Jay-Phares Corp. Attn: John Jay, 10700 MacArthur Blvd., Oakland, CA 94605
Alameda County Environmental Health, Attn: Donna Drogos, 1131 Harbor Bay Parkway, Suite 250, Alameda, CA



ROZ580

2500 Camino Diablo, Walnut Creek, CA 94597
tel 800-801-3224
fax 925-944-2895

ENVIRONMENTAL & ENGINEERING SERVICES

www.aeiconsultants.com

January 25, 2008

Mr. Barney Chan
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: Former Young's Cleaners / RO 2580
10700 MacArthur Boulevard
Oakland, California
AEI Project No. 261829

Dear Mr. Chan:

We thank you for your review of the November 20, 2007 *Site Mitigation Plan* and January 10, 2008 letter from your office regarding the above referenced matter. The subject of the plan document is proposed measures to remediate the release of tetrachloroethylene (PCE) at the property in preparation for expansion of the adjacent child day-care center.

Following review of these comments by the owner and management of the shopping center, it has been decided that they will not continue to pursue approval to expand the child day-care center into this portion of the property. The day-care center will be relocated to another portion of the property, away from the release area. The existing day-care center will remain in it's currently location for up to approximately 18 months during which time construction of the new facility will be completed.

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Sincerely,
AEI Consultants


Peter McIntyre
Senior Project Manager

RECEIVED

JAN 29 2008

ENVIRONMENTAL HEALTH SERVICES

cc: Jay-Phares Corp. Attn: John Jay, 10700 MacArthur Blvd., Oakland, CA 94605
✓ Alameda County Environmental Health, Attn: Donna Drogos, 1131 Harbor Bay Parkway, Suite 250, Alameda, CA

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F

January 10, 2008

MacArthur Boulevard Associates
c/o Mr. J. Alec Merriam
1884 Mountain View Blvd., Suite 200
Tiburon, CA 94920

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

Dear Mr. Merriam:

Subject: Toxics Case No. RO0002580, Global ID SL18344764, Young's Cleaner, 10700
MacArthur Blvd., Oakland, CA 94605

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the referenced site including the November 20, 2007 Site Mitigation Plan by AEI Consultants. The report presents conceptual plans for remediation including soil sampling beneath the west half of the proposed day care center, potential soil excavation within this area and installation of a vapor extraction and vapor monitoring system. Such action is required prior to approval of the proposed development of this site. It is noted that the northern half of the former Young's Cleaner site bisects the proposed Head Start day care center. Residual perchloroethylene (perc) and its breakdown products pose a potential health risk to this sensitive site use. We request that you address the following technical comments when performing the proposed work and submit the technical reports requested below.

TECHNICAL COMMENTS

- 1. Site Characterization-** Due the presence of existing buildings, analytical data from soil, groundwater and soil vapor has been limited in the area of the proposed daycare center. The absence of this data will need to be addressed prior to granting approval to develop this area for the proposed use. Nine soil samples are proposed within the proposed vapor barrier area, however, this represents only half the area for the proposed day care center. Please provide a map indicating the locations of the proposed borings plus propose additional sample locations to cover the other half of the proposed day care center. Specify and explain the media to be sampled, the proposed analyses and the rationale for sample locations. Prior results should be used when considering sampling locations. The data from the site characterization should be evaluated and used in the design of your remediation system including the post-remediation vapor monitoring locations.
- 2. Soil Sampling and Contingency Source Excavation-** We concur that should chlorinated solvents be encountered when exposing soil beneath building foundations, it would be appropriate to excavate the soil as a method of source removal. Please provide justification for your proposed cleanup levels. It is noted that recent ESL updates have removed ESLs for the exposure pathway soil to indoor air.

3. **Iso-concentration Maps-** Please submit figures indicating iso-concentration contours for the residual contaminants in soil, water and soil vapor to visually depict areas of residual contamination and to aid in identifying areas of potential data gaps.
4. **Pilot Test-** You may consider doing a pilot test for the selection (and possible confirmation) of your remedial alternative. What assumptions have been made in the design of the proposed vapor extraction vapor monitoring system i.e., radius of influence, extent of contamination et al? We recommend performing a pilot test to evaluate the effectiveness of the proposed remediation system and determine if modifications are necessary. Please provide a detailed description on how your pilot test will be performed.
5. **Proposed Corrective Action Plan (CAP)-** After your pilot test submittal of a CAP is required. We have the following technical comments regarding the selected CAP.
 - a. **Detailed Feasibility Study-** Please provide a detailed evaluation of the remedial options considered. Please compare applicability, cost, effectiveness i.e., ability to meet cleanup goals and expected time required to reach both active remediation cleanup levels and site cleanup goals. At least three remediation alternatives, besides no action and natural attenuation, are to be presented in the CAP.
 - b. **Public Participation-** We request that you provide our office with the names, addresses and parcel numbers for those neighboring sites which might have direct or indirect impacts from the proposed corrective actions. These individuals will be notified that the CAP will be available for public review and comment.
 - c. **Contingency Plan-** For the proposed remediation alternative, please provide a contingency plan in the event that the proposed remediation is not effective or unforeseen results occur. In the event that elevated soil vapor samples are detected, indoor air sampling must be considered.
6. **Day Care Center Development-** Our office would consider the results of the additional sampling data and the results from the remediation activities and vapor monitoring to make an evaluation of site use. We do not yet approve the development of the proposed daycare center. Please elaborate what data you will present to justify approval for day care development at this site.
7. **Closure Requirements-** Your Site Mitigation Plan suggests that ultimate site closure will be justified through a combination of groundwater and soil vapor sampling data. We will also require a post-remediation risk assessment and the filing of an approved deed restriction prior to closure consideration.

TECHNICAL REPORT REQUEST

Please submit the following reports as requested below according to the following schedule:

- **February 21, 2008** - Work Plan for additional site characterization, iso-concentration maps, pilot test details and contingency plan and rationale for daycare development approval.
- **60 days after work plan approval** - Soil and Groundwater Investigation Report
- **120 days after completion of soil and groundwater investigations** - Corrective Action Plan

ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

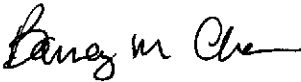
All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this case meet this requirement.

If you have any questions, please call me at (510) 567-6765 or Donna Drogos at 510-567-6721.

Sincerely,



Barney M. Chan
Sr. Hazardous Materials Specialist

cc: files, D. Drogos, A. Levi
Messrs. K. Phares & J. Jay, Jay-Phares Corp., 10700 MacArthur Blvd., Suite 200,
Oakland, CA 94605
Mr. P. McIntyre, AEI Consultants, 2500 Camino Diablo, Suite 200, Walnut Creek,
CA 94597

1_10_08 10700 MacArthur Blvd Young's

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

F

May 24, 2007

MacArthur Boulevard Associates c/o
Mr. J. Alec Merriam
1884 Mountain View Blvd., Suite 200
Tiburon, CA 94920

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

Dear Mr. Merriam:

Subject: Toxics Case No. RO0002580, Young's Cleaner, 10700 MacArthur
Blvd., Oakland, CA 94605

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the referenced site including the April 25, 2007 Work Plan-Additional Soil Vapor Investigation report by AEI Consultants. The report responds to the County's December 20, 2006 letter. It proposes the delineation of halogenated solvent soil vapor contamination to the east of the former Young's Dry Cleaner's and the collection of soil vapor samples at depths of 5' and 10' bgs. Six boring locations, with the possible addition of three additional have been proposed for sampling. This information is deemed necessary before any Corrective Action Plan (CAP) can be considered. A revised monitoring schedule is also proposed for the existing well network. We approve the work plan, however, please incorporate the following technical comments when performing this work and submit the technical reports requested below.

TECHNICAL COMMENTS

1. Site Characterization- To the extent possible, we request that you also determine the vertical extent of the HVOC release. Therefore, should elevated soil vapor concentrations be detected in the 10' sample, you should sample below this depth to fully delineate the plume. If a soil vapor sample cannot be collected, a soil or groundwater sample should be collected. If groundwater is encountered prior to the proposed sampling depth, a soil vapor sample should be taken just above groundwater.
2. Groundwater Monitoring- The proposed schedule for monitoring of the existing wells ie eight semi-annually and three annually, is approved.

TECHNICAL REPORT REQUEST

Please submit the following reports as requested below according to the following schedule:

- June 29, 2007- 1st Semi-Annual Monitoring Report
- July 30, 2007- Soil Vapor Investigation Report
- August 30, 2007- Corrective Action Plan Report
- November 30- 2nd Semi-Annual/Annual Monitoring Report

ELECTRONIC SUBMITTAL OF REPORTS

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Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

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

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

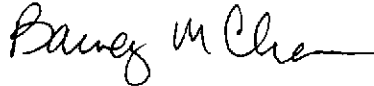
PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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Mr. Merriam
RO 2580, 10700 MacArthur Blvd., Oakland
Page 3 of 3

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: Mr. K. Phares, Jay-Phares Corp., 10700 MacArthur Blvd., Suite 200, Oakland,
CA 94605
Mr. P. McIntyre, AEI Consultants, 2500 Camino Diablo, Suite 200, Walnut Creek,
CA 94597

5_24_07 10700 MacArthur Blvd Young's

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



F

December 20, 2006

MacArthur Boulevard Associates c/o
Mr. J. Alec Merriam
1884 Mountain View Blvd., Suite 200
Tiburon, CA 94920

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

Dear Mr. Merriam:

Subject: Toxics Case No. RO0002580, Young's Cleaner, 10700 MacArthur
Blvd., Oakland, CA 94605

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the referenced site including the November 30, 2006 Additional Site Investigation Report by AEI Consultants. The report includes the collection and sampling of soil vapor samples, identified as the pathway posing the most likely potential human health risk and the sampling of existing monitoring wells at the site. Vapor sample results exceeded Environmental Screening Levels (ESLs) in samples collected along the sanitary sewer and down-gradient of the release, however, the highest concentrations were observed in VB-11, the location closest to the former Young's Cleaner excavation. This indicates that residual halogenated volatile organic compounds (HVOCs) remain in soil or groundwater in the vicinity of the excavation and continue to serve as a source of contamination. Because of the degree of contamination, remediation is requested to expedite site closure. Please address the following technical comments and submit the technical reports requested below.

TECHNICAL COMMENTS

1. Site Characterization- The extent of the HVOC release has not been fully delineated in groundwater and soil vapor, particularly east of the release area, where a Store Room exists. This characterization will be required prior to site closure consideration. This sampling may be done as part of the remediation requested below.
2. Feasibility Study/Corrective Action Plan- Remediation is requested to reduce residual contamination in the source area. We request that you perform a feasibility study (FS) and select the best corrective action plan (CAP). We believe remediation can be done concurrently with the proposed site development. Please submit your FS/CAP as requested below.
3. Groundwater Monitoring- Please monitor the existing wells on the semi-annual schedule requested below.

TECHNICAL REPORT REQUEST

- January 30, 2007- Feasibility Study and Corrective Action Plan
- June 1, 2007- 1st SA 2007 Monitoring Event
- December 1, 2007- 2nd SA 2007 Monitoring Event

ELECTRONIC SUBMITTAL OF REPORTS

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

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification.

Mr. Merriam
RO 2580, 10700 MacArthur Blvd., Oakland
Page 3 of 3

Please ensure all that all technical reports submitted for this case meet this requirement.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Mr. K. Phares, Jay-Phares Corp., 10700 MacArthur Blvd., Suite 200, Oakland,
CA 94605
Mr. P. McIntyre, AEI Consultants, 2500 Camino Diablo, Suite 200, Walnut Creek,
CA 94597

12_20_06 10700 MacArthur Blvd Young's

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

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

August 22, 2005

MacArthur Boulevard Associates c/o
Mr. J. Alec Merriam
1884 Mountain View Blvd., Suite 200
Tiburon, CA 94920

Dear Mr Merriam:

Subject: Toxics Case No. [REDACTED] 500, Young's Cleaners, 10700 MacArthur Blvd., Oakland,
CA, 94605

Alameda County Environmental Health (ACEH) staff has recently reviewed the Vapor Survey Workplan, dated July 7, 2005, prepared by AEI Consultants, which responds to our office's October 8, 2004 technical request letter. It appears that items 1-4 of this letter have been addressed. A final report is also required following the proposed investigation and a deed restriction required prior to site closure. We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. Utility and Preferential pathway study- Though utilities are identified the survey lacks interpretation. In addition, the well survey is incomplete. The wells are not identified on a map nor were the details of their construction stated. Please provide this information as requested below.
2. We concur with the proposed soil vapor sampling locations and analysis. Please provide your report as requested below. Please include in your report any recommendations for replacement wells, monitoring schedule and anticipated steps to closure.
3. Geotracker EDF Submittals - A review of the case file and the State Water Resources Control Board's (SWRCB) Geotracker website indicate that electronic copies of analytical data have not been submitted for your site. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collected groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format).

In order to remain in regulatory compliance, please upload all LUFT analytical data (collected on or after September 1, 2001) and SLIC analytical data post July 1, 2005, to the SWRCB's Geotracker database website in accordance with the above-cited regulation. Please perform the

electronic submittals for applicable data and submit verification to this Agency by September 23, 2005.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health, according to the following schedule:

- 60 days after completion of soil vapor investigation – technical report including interpretations and recommendations. Please also include the requested utilities interpretation and well survey information.

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic%20reporting)).

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

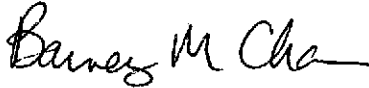
The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering

Mr. Merriam
August 22, 2005
Page 3

evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos, A. Levi
C. McCaulou, RWQCB
Mr. K. Phares, Jay-Phares Corp., 10700 MacArthur Blvd., Suite 200, Oakland, CA 94605
Mr. P. McIntyre, AEI Consultants, 2500 Camino Diablo, Suite 200, Walnut Creek, 94597

8_18_05 10700 MacArthur Blvd



December 13, 2004

Mr. Barney Chan
Alameda County Health Care Services Agency
1311 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Alameda County
DEC 23 2004
Environmental Health

Subject: Foothill Square Shopping Center / Former Young's Cleaners
10700 MacArthur Boulevard
Oakland, California
AEI Project No. 3067
Toxics Case No. RO0002580

Dear Mr. Chan:

This letter has been prepared in response to the letter from your office dated October 8, 2004, relating to the above referenced matter. The letter was a response to a request, prepared by AEI dated July 12, 2004 on behalf of MacArthur Boulevard Associates, the property owner, to decommission several monitoring wells on the property in preparation for a redevelopment project to begin shortly.

To clarify, the request to decommission the monitoring wells was not intended as a request for a "case closed" or "no further action" finding or a request to discontinue groundwater monitoring. In order to issue a permit to decommission monitoring wells, the Alameda County Public Works Agency requests approval from the overseeing agency before chemical leak investigation wells can be closed. It has been agreed that appropriately placed replacement groundwater monitoring wells may be installed, if necessary, once the redevelopment project has been completed. Upon approval to close the wells, the requested iso-concentration contours and cross sections can be submitted with proposed replacement well locations.

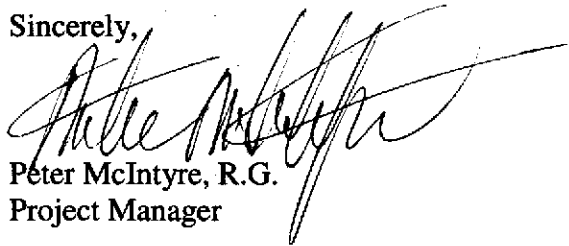
The October 8, 2004 letter also requests that a vapor survey be conducted on the property, for the purpose of re-evaluating vapor migration into the buildings. An evaluation of risk to human health via migration of contaminant vapors into the occupied building spaces was documented in the February 15, 1996 report prepared by PES. The numerical evaluation estimated that the indoor concentrations of the site contaminants [tetrachloroethylene (PCE), trichloroethylene (TCE), 1,1-Dichloroethylene (1,1-DCE) and 1,2-Dichloroethylene (1,2-DCE, cis- and trans-)] were below their respective Preliminary Remediation Goals (PRGs) (US EPA Region IX, 1995) and, therefore, that the low concentrations of remaining contaminants in the soil does not pose a significant threat to human health. This finding was concurred with by the ACHCSA and RWQCB in letters dated March 26, 1996 and March 21, 1996, respectively. Even when compared to newer screening levels (*Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, SF Bay RWQCB, July 2003) or 2002 PRGs, the estimated contaminant concentrations are still below these levels by one to several orders of magnitude.

The redevelopment will not change the land use of the property, retail / commercial. In fact, the only sensitive use currently in the area in question, a Head Start Day Care Center, will be removed as part of the project. Therefore, re-evaluation of risk to human health should not be needed. In addition, there will be no lowering of the new buildings or common areas below the existing grade. In some portions of the formerly impacted area, import fill will raise common areas and building foundation elevations and new construction would include new foundations and damp-proofing, both further lowering the potential for any migration through the foundations. Based on the lack of risk to human health identified during the previous risk evaluation performed following removal of the most impacted soils, that land use will not become more sensitive, and that contaminant migration into the building will be further minimized by additional fill and new foundations, re-evaluation of risk posed by vapor migration into the buildings is not necessary.

We appreciate your consideration of these comments and look forward to approval to close the monitoring wells so that our client can proceed with this much anticipated redevelopment of the property.

I can be reached at 925/283-6000, extension 104 or at pmcintyre@aeiconsultants.com, if you have questions or if I can be of any further assistance in this matter.

Sincerely,



Peter McIntyre, R.G.
Project Manager

cc:

J. Derhake, AEI

Ms. Betty Graham, San Francisco Bay RWQCB
1515 Clay Street, Suite 1400, Oakland, CA 94612

Mr. John Jay & Mr. Ken Phares, Jay-Phares Corporation
10700 MacArthur Boulevard, Oakland, CA 94605

Mr. J. Alec Merriam, MacArthur Boulevard Associates
1884 Mountain View Boulevard, Suite 200, Tiburon, CA 94920

Chan, Barney, Env. Health

From: Hugh K. Phares, III ("Ken") [kphares@ix.netcom.com]
Sent: Tuesday, October 05, 2004 12:56 PM
To: Chan, Barney, Env. Health
Cc: Peter McIntyre; John Jay
Subject: Foothill Square - Young's Cleaners Perc Monitoring



102580/SL

Card for
1 K. Phares, II

Barney:

The 13.52 acre Foothill Square property was owned by "Drake Builders, a California corporation" until the property was sold in 1998 to the current owner:

MAC ARTHUR BOULEVARD ASSOCIATES
(a California limited partnership)

MACARTHUR BOULEVARD CORPORATION, a California corporation, is the General Partner of MacArthur Boulevard Associates. The President of MacArthur Boulevard Corporation is J. Alec Merriam.

The owner's mailing address is:

MacArthur Boulevard Associates
c/o J. Alec Merriam
1884 Mountain View Drive
Tiburon, CA 94920
(415-435-2693)
(415-435-8574) (Fax)

Jay-Phares Corporation, a California licensed real estate brokerage firm, is merely the leasing agent and property manager for MacArthur Boulevard Associates ("MBA"). Jay-Phares handles leasing, collects rents and performs maintenance. Jay-Phares' address is:

Jay-Phares Corporation
10700 MacArthur Blvd., Suite 200
Oakland, CA 94605-5062
(510-562-9500)
(510-562-9505) (Fax)

Last month, a new case was opened by your department on the former Exxon station site at 10650 Foothill Blvd. adjoining Foothill Square. The former Exxon site was purchased by MacArthur Boulevard Associates ("MBA") a few months after MBA purchased Foothill Square. A letter announcing the case opening was incorrectly directed to Jay-Phares Corporation as "owner."

We have enjoyed the opportunity to act on behalf of our client, the shopping center owner, in working with you to remediate and monitor the perchlorethelene release from the former Young's Cleaners.

We have now faxed to your associate photocopies of grant deeds proving that title to both properties is vested in MBA, not its property manager Jay-Phares Corporation. We have enjoyed the opportunity to work with you on environmental matters to remediate and monitor the perchlorethelene

release from the former Young's Cleaners as a service to our client, the shopping center owner. But if a company must be treated as an "operator" for purposes of environmental liability as the penalty for performing nothing more than normal and traditional property management functions, you may be sure there will be very few who will be eager to become property managers in the future.

Barney, please give me a call at 510-523-0450 anytime if you have further questions or comments in this matter. Thank you.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES

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

October 8, 2004

MacArthur Boulevard Associates c/o
Mr. J. Alec Merriam
1884 Mountain View Blvd., Suite 200
Tiburon, CA 94920

Dear Mr. Merriam:

Subject: Toxics Case No. RO0002580, Foothill Shopping Center, 10700 MacArthur Blvd., Oakland, CA 94605

Alameda County Environmental Health and the RWQCB have reviewed the case file for the referenced site including the July 12, 2004 Well Closure Plan by AEI Consultants. We understand that the well closure plan is presented to facilitate the proposed expansion of the shopping center. Future plans include the construction of a building over many of the wells proposed for decommissioning. The plan proposes the decommissioning of all wells within the footprint of the new building plus three others, leaving only the "deep" wells, AMW-9, MW-6, FHS-MW-10 and FHS-MW-11. We request that you address the following technical comments prior to decommissioning wells.

TECHNICAL COMMENTS

1. Please provide a 50 ug/l (ppb) PCE (perchloroethylene) isoconcentration map for the site.
2. Shallow soil vapor sampling is required at the site within the source area and along MacArthur Blvd. We recommend a sampling frequency of 1 sample/2500 square feet, with sampling depths of 3-5' bgs and 10' bgs, at a minimum. Please insure sampling methodology is consistent with the DTSC and LARWQCB Advisory. Include your proposal for this work in the work plan requested below. Based upon the results of your soil vapor sampling, engineering controls may be required prior to building construction.
3. Please provide cross sectional diagrams that include soil and groundwater analytical data and groundwater elevations for the site. Include your cross sections in the work plan requested below.
4. Please submit a utilities and preferential pathway study. Provide a map showing the location and former location of all utility lines and trenches including sewers and storm drains within and near the plume area. Include a survey of all wells within a ¼ mile radius of the site in your study. Report your results in the work plan requested below.
5. A deed restriction shall be filed with the County for this site based upon the residual concentrations of halogenated solvents.
6. Prior to site closure consideration, please submit a summary report supporting your request. The report should minimally include: an evaluation of your soil vapor results and an evaluation of your groundwater results.

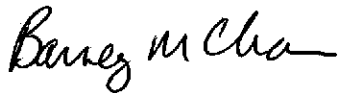
TECHNICAL REPORT REQUEST

- November 5, 2004 – Technical reports and Work Plan

October 8, 2004
Mr. J. Alec Merriam
RO0002580
10700 MacArthur Blvd., Oakland
Page 2

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
B. Graham, RWQCB
Mr. K. Phares, Jay-Phares Corp., 10700 MacArthur Blvd., Suite 200, Oakland, CA 94605
Mr. P. McIntyre, AEI Consultants, 2500 Camino Diablo, Suite 200, Walnut Creek, 94597

10_7_04 10700 MacArthurBlvd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

August 6, 2003

Messrs. Jay and Phares
Jay-Phares Corporation
10700 Mac Arthur Blvd., Suite 200
Oakland, CA 94605-5260

Dear Messrs. Jay and Phares:

Subject: Deposit for Former Young's Cleaners, 10700 Mac Arthur Blvd., Oakland 94605

Please submit a deposit of \$10,000 payable to Alameda County, Environmental Health Services so we may provide regulatory oversight for the referenced project. It is expected that the amount requested will cover the current negative balance of \$4753.55 and allow the project to be completed with a zero balance. Otherwise, additional deposit will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.060 of the Alameda County Ordinance Code. Work on the project will be debited at the Ordinance specified rate, currently \$158 per hour.

Please write the following identifying information on your check or cover letter.

- Type of project (site mitigation-SLIC)
- Site address (10700 Mac Arthur Blvd., Oakland 94605)
- RO0002580

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C. B. Chan, D. Drogos

Mr. Peter McIntyre, AEI Consultants, 2500 Camino Diablo, Suite 200,
Walnut Creek, CA 94597-3940

Dep10700MacArthurBlvd

RO 2580

Project 2603 A
1277 A

Chan, Barney, Env. Health

From: Seng, Victoria, Env. Health
Sent: Tuesday, August 05, 2003 2:48 PM
To: Chan, Barney, Env. Health
Subject: RE: 10700 MacArthur Blvd., Oakland 94605

Deposit: \$2,700.00
Wk Fees: 7,453.55 as of 4/21/00

Need more fund \$4,753.55.

I'll send you the printout via QIC so you can see.

-----Original Message-----

From: Chan, Barney, Env. Health
Sent: Tuesday, August 05, 2003 2:44 PM
To: Seng, Victoria, Env. Health
Subject: RE: 10700 MacArthur Blvd., Oakland 94605

Vatey:

It's 2603A, I'm not sure if there is another # in addition to A.
Thanks,
Barney

-----Original Message-----

From: Seng, Victoria, Env. Health
Sent: Tuesday, August 05, 2003 9:17 AM
To: Chan, Barney, Env. Health
Subject: RE: 10700 MacArthur Blvd., Oakland 94605

Barney,

Do you have Project #?

-----Original Message-----

From: Chan, Barney, Env. Health
Sent: Tuesday, August 05, 2003 9:08 AM
To: Seng, Victoria, Env. Health
Cc: Drogos, Donna, Env. Health
Subject: 10700 MacArthur Blvd., Oakland 94605

Vatey:

Can you check to see if there is any money left in this former remediation (SLIC) site? It is called former Young's Cleaner and is located within the Foothill Shopping Center. We have at least one LOP site using the same address ie Former USA Petroleum. This site never got a RO# for Envision.

Thanks

Barney M. Chan
Hazardous Materials Specialist
Alameda County Environmental Health

New Contact

Jay-Phares Corp
10700 MacArthur Blvd, Ste 200
Oakland CA 94605-5260

Mr. Hugh Phares III
Mr. John Jay

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

April 21, 2000
StID # 875

Messrs. John Jay and Ken Phares
10700 Mac Arthur Blvd.
Oakland CA 94605

**Re: Groundwater Monitoring at 10700 Mac Arthur Blvd., Foothill Shopping Center,
Oakland CA 94605**

Dear Gentlemen:

Our office has received and reviewed the **March 21, 2000 Quarterly Groundwater Monitoring Report for the First Quarter 2000** for the above referenced site, prepared by AEI Consultants. As you are aware, this monitoring is part of the continual groundwater investigation relating the release of chlorinated solvents at the former Young Cleaners.

Our office concurs with your consultant's proposed change in monitoring schedule as follows:

Wells AMW-4, AMW-5, AMW-6, AMW-9, FHS MW-11 and MW-6 will be monitoring on a semi-annual basis and wells AMW-1, AMW-8, WGR MW-4, FHS MW-10 and MW-7 will be monitored on an annual basis.

Please be aware this monitoring change is subject to future results being consistent with past observations and the agreement of this change by the Water Board.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

B. Chan, files

Mr. P. McIntyre, AEI Consultants, 3210 Old Tunnel Road, Suite B, Lafayette, CA 94549
Ms. Betty Graham, RWQCB

Monchg10700

ENVIRONMENTAL
PROTECTION

00 MAR 24 AM 9:41

March 21, 2000

Mr. Barney Chan
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: Quarterly Groundwater Monitoring Report
Foothill Square Shopping Center
10700 MacArthur Boulevard
Oakland, California
Project No. 3067

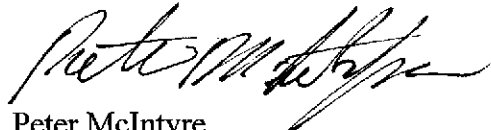
#875

Dear Mr. Chan:

Enclosed is a copy of the Quarterly Groundwater Monitoring and Sampling Report for the Third Quarter 1999 for the former Young's Cleaners. A copy of this report has also been sent to Derek Lee of the RWQCB.

Please contact me at (925) 283-6000 if you have any questions.

Sincerely,
AEI CONSULTANTS,



Peter McIntyre
Project Geologist

Listing of HAZMAT - FULL SITE HISTORY since 1987 for StID # 875
as of 12/07/1999 all Activity Codes

SITE NAME & ADDRESS:

Young's Dry Cleaners -- 10700 MacArthur Blvd #9 , Oakland CA 94605

InspDat	Insp Act	InspT	StID	Proj#	COMMENTS	DailBDat
Archived Dailies:						
InspDat	Insp	Activi	Categ	InspT	StID	
02/09/1987	TD	I	1	2	875	
02/16/1993	BO	139	1.5	875	0-	training Red O on HSTs inspections
03/09/1993	LS	75	0.5	875	2603A	Foothill Square Shopping Mall, meeting with Ron and Barney Concerning investigation *****
03/19/1993	LS	74	1.	875	2603A	Foothill Square Shopping Center *****
03/19/1993	LS	77	0.5	875	2603A	Foothill Square Shopping Center, meeting with Barney *****
03/23/1993	LS	74	0.5	875	2603A	Foothill Square Shopping Center *****
03/25/1993	LS	75	0.25	875	2603A	Foothill Square Shopping Center *****
03/31/1993	BO	11	1	875	0-	Generator inspection
03/31/1993	RO	51	1.	875	0	HMPP inspection
04/23/1993	LS	77	0.5	875	2603A	-0- *****
05/19/1993	LS	77	0.25	875	2603A	Foothill Square Shopping Center, phone with the City of Berkeley *****
06/25/1993	LS	77	0.25	875	2603A	Phone with Property owner *****
06/25/1993	LS	83	0.5	875	0	0
07/01/1993	LS	82	0.5	875	0-	Foothill Square Shopping Center
10/04/1993	LS	75	1.	875	2603A	-0- *****
03/01/1994	RO	51	0.5	875	0	HMPP inspection w/AB
03/01/1994	RO	130	1.5	875	0	NPDES inspection w/AB
04/14/1994	RO	55	1.	875	0	HMPP review
09/01/1994	BC	75	1.	875	2603A	REVIEW OF UPDATED RPT *****
09/01/1994	BC	75	1.	875	2603A	REVIEW OF REPORTS *****
12/22/1994	BC	75	0.5	875	2603A	review site with ML, Young's Cleaners *****

Current Dailies:

InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBDat
01/04/1995	BC	75	1.5	875	2603a	review Dec 1994 Augeus report *****	
01/05/1995	BC	74	2.	875	2603A	write letter *****	
01/05/1995	BC	75	2.	875	2603A	review 12/94 Augeus report, and workplan for soil excavation, disc with SH *****	
01/06/1995	BC	77	0.75	875	2603A	conv with K. Phares and R. Gilgrease *****	
01/10/1995	BC	77	0.4	875	2603A	spoke with R. Garrison of Augeus *****	
02/28/1995	BC	74	0.5	875	2603A	write letter requesting tech report, Young's Cleaners *****	
02/28/1995	BC	77	0.5	875	2603A	meeting with J. Jay *****	
03/08/1995	BC	77	0.2	875	2603A	fax notice of pre-enforcement hearing to Mr. Jay *****	
03/17/1995	BC	75	1.5	875	2603A	review 3/16/95 wp, call Augeus and discuss with R. Garrison *****	
03/20/1995	BC	77	0.3	875	2603A	spoke with S. Arigala *****	
03/20/1995	BC	77	0.5	875	2603A	conv with C. Conway of Augeus *****	
03/21/1995	BC	74	1.5	875	2603A	write wp approval letter *****	

InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBdat
03/22/1995	BC	73	2.	875	2603A	witness MW installations, Augeus present	*****
03/28/1995	BC	76	1.	875	2603A	preenforcement hearing meeting	*****
03/28/1995	BC	77	2.	875	2603A	PRE-ENFORCEMENT HEARINGS	*****
03/29/1995	BC	71	0.2	875	2603A	disc with SOS, 10700 Mac Arthur	*****
05/03/1995	BC	74	1.	875	2603A	file review and write letter	*****
06/07/1995	BC	40	0.5	875	2603A	dailies correction for follow-up on investigation	*****
06/09/1995	BC	79	0.2	875		spoke with Laura, update billing	
06/12/1995	BC	74	1.	875	2603A	write letter commenting on June 95 reports	*****
06/12/1995	BC	75	0.5	875	2603A	review June 95 reports	*****
06/12/1995	BC	77	0.4	875	2603A	spoke with C. Conway of Augeus	*****
06/29/1995	BC	77	0.2	875	2603A	disc with C. Conway	*****
07/10/1995	BC	77	0.3	875	2603A	conv with C. Conway re 7/10/95 wp	*****
07/12/1995	BC	74	1.	875	2603A	review 7/11/95 draft wp and write approval letter	*****
07/17/1995	BC	77	0.2	875	2603A	spoke with C. Conway	*****
07/20/1995	BC	75	0.1	875	2603A	review fax of work schedule	*****
07/25/1995	BC	77	0.3	875	2603A	spoke with C. Conway, review fax	*****
08/01/1995	BC	77	0.8	875	2603A	SITE VISIT WITNESS MWINSTALL	*****
08/14/1995	BC	77	0.2	875	2603A	conv with C. Conway	*****
08/15/1995	BC	77	0.1	875	2603A	spoke with C. Conway	*****
08/22/1995	BC	77	0.5	875	2603A	disc with C. Conway, re existing	*****
10/10/1995	BC	77	0.4	875	2603A	soil contam. cleanup levels, RA and Arco	
10/10/1995	BC	77	0.4	875	2603A	spoke with J. Derachi of All Env	*****
10/12/1995	BC	75	0.3	875	2603A	review file, leave message for J. Derachi	*****
10/16/1995	BC	75	0.5	875	2603A	review 12/94 Augeus wp, leave message for J. Derache	*****
10/17/1995	BC	75	2.	875	2603A	file review, site summary write up	*****
10/17/1995	BC	77	0.3	875	2603A	spoke with J. Derache	*****
10/18/1995	BC	73	2.	875	2603A	witness excavation, meet with J. Derhake, J. Jay and K. Phares	*****
10/19/1995	BC	77	0.1	875	2603A	spoke with J. Derhake of All	*****
10/20/1995	BC	77	0.2	875	2603A	SPOKE W/ARIGOLIA	*****
10/24/1995	BC	77	0.3	875	2603A	update from J. Derhake of All Env	*****
10/30/1995	BC	77	0.3	875	2603A	spoke with J. Derache of All	*****
11/06/1995	BC	77	0.4	875	2603A	spoke with C. Conway of Augeus	*****
11/14/1995	BC	77	0.5	875	2603A	spoke with K. Phares re status of excavation, RA etc	*****
11/16/1995	BC	77	0.2	875	2603A	spoke with C. Conway of Augeus	*****
11/21/1995	BC	77	0.3	875	2603A	got update from J. Derache All Env	*****
11/27/1995	BC	77	0.1	875	2603A	spoke with K. Phares	*****
11/27/1995	BC	77	0.4	875	2603A	spoke with C. Hertz, disc prior analytical results	*****
11/28/1995	BC	77	0.3	875	2603A	spoke with K. Phares	*****
11/28/1995	BC	77	0.6	875	2603A	spoke with J. Derache, left info for him downstairs re PRGs& sample letter	*****
11/28/1995	BC	77	0.8	875	2603A	review All Env 11/21/95 report	*****

and faxed data outside cleaners
to the west

12/07/1995	BC	77	0.3	875	2603A	spoke with C. Conway	*****
12/11/1995	BC	77	0.3	875	2603A	meet with J. Derache of All Env	*****
12/12/1995	BC	77	0.3	875	2603A	spoke with J. Derache	*****
12/13/1995	BC	77	1.	875	2603A	update billing, request addnl deposit, spoke with J. Anderson of All	*****
12/14/1995	BC	77	0.2	875	2603A	spoke with J. Derache	*****
12/15/1995	BC	77	0.5	875	2603A	spoke with K. Phares	*****
12/26/1995	BC	77	0.5	875	2603A	spoke with Mr. Gilcrease	*****
01/10/1996	BC	75	0.3	875	2603A	review fax, send copy to M.	*****
InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBdat

Whelan							
01/16/1996	BC	77	0.2	875	2603A	spoke with M. Whelan and J. Young	*****
02/01/1996	BC	76	0.1	875	2603A	disc with G. Jensen	*****
02/05/1996	BC	77	0.2	875	2603A	spoke with J. Dunn re Risk Eval of soils	*****
02/06/1996	BC	77	0.5	875	2603A	spoke with R. Krebs re meeting and Risk evaluation	*****
02/07/1996	BC	77	0.3	875	2603A	spoke with SA, gave him update	*****
02/16/1996	BC	75	0.6	875	2603A	review soil risk evaluation for VOCs	*****
02/20/1996	BC	77	0.2	875	2603A	spoke with J. Derhake of All Env	*****
02/22/1996	BC	77	0.2	875	2603A	spoke with C. Conway of Augeus	*****
02/23/1996	BC	77	0.2	875	2603A	spoke with C. Conway of Augeus	*****
02/28/1996	BC	77	0.2	875	2603A	spoke with S. Arigala	*****
02/29/1996	BC	77	0.4	875	2603A	spoke with R. Krebs	*****
03/06/1996	BC	77	0.2	875	2603A	spoke with R. Krebs	*****
03/07/1996	BC	77	0.2	875	2603A	spoke with Mr. Phares, requested reports	*****
03/12/1996	BC	77	0.2	875	2603A	sp with R. Gilcrease	*****
03/21/1996	BC	77	0.6	875	2603A	speak with R. Krebs	*****
03/25/1996	BC	77	0.3	875	2603A	spke with S. Arigala re letter	*****
InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBdat

03/26/1996	BC	74	0.8	875	2603A	write letter re soils screeing evaluation	*****
04/23/1996	BC	75	1.5	875	2603A	review soil remediation wp, write conditional approval letter	*****
06/03/1996	BC	77	0.3	875	2603A	sp with J. Han of PES re MW construction info	*****
06/04/1996	BC	75	0.5	875	2603A	send boring logs to J. Han of PES	*****
06/12/1996	BC	77	0.3	875	2603A	spoke with Will Mast PES	*****
07/01/1996	BC	77	0.3	875	2603A	sp with R. Krebs	*****
07/25/1996	BC	75	0.3	875	2603A	file review, leave message for W. Mast of PES	*****
07/25/1996	BC	77	0.5	875	2603A	speak with Wm. Mast of PES get update	*****
08/19/1996	BC	77	0.4	875	2603A	sp with Mr. Gilcrease	*****
09/03/1996	BC	75	0.5	875	2603A	review Aug 7, 1996 QMR	*****
10/22/1996	BC	77	0.2	875	2603A	sp with C. Conway of Augeus	*****
11/13/1996	BC	77	0.2	875	2603A	sp with Wm Mast of PES re meeting	*****
11/20/1996	BC	77	0.2	875	2603A	sp with SARigala	*****
11/27/1996	BC	77	2.	875	2603A	mtg at RWQCB with PES, SA, Mr Gilcrease and attorneys	*****
12/04/1996	BC	75	0.5	875	2603A	review 11/19/96 QMR	*****
InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBdat

12/10/1996	BC	75	0.3	875	2603A	review AEI's soil exc report	*****
12/20/1996	BC	75	1.	875	2603A	review faxxed PES wp and write comments	*****
12/30/1996	BC	75	0.5	875	2603A	complete wp review, write up comments, prep for meeting	*****
12/30/1996	BC	77	0.3	875	2603A	speak with S. Arigala	*****
12/30/1996	BC	77	0.4	875	2603A	teleconference with SA and Wm Mast of PES	*****
01/21/1997	BC	75	0.3	875	2603A	review 1/21/97 PES fax	*****
01/23/1997	BC	75	0.3	875	2603A	conf call with Wm Mast,	*****
01/31/1997	BC	77	0.2	875	2603A	speak with R. Creps	*****
03/12/1997	BC	77	0.2	875	2603A	sp with W. Mast of PES re meeting	*****
03/20/1997	BC	49	1.5	875	2603A	billing update	*****
03/24/1997	BC	75	0.5	875	2603A	review 3/7/97 soil remediation report	*****
03/25/1997	BC	75	1.	875	2603A	review 3/24/97 PES report	*****
03/25/1997	BC	77	2.7	875	2603A	meeting with W. Mast, R. Creps, SA at RWQCB	*****
03/25/1997	BC	79	0.3	875	2603A	make copies of Arco T. 1 for SA and PES	*****
03/26/1997	BC	77	0.5	875	2603A	sp with G. Dannatt of Bayview	*****
InspDat	Insp Act	InspT	StID	DRPro	Comment		DailBDat

Federal							
04/01/1997	AG	49	2.	875	26037		
04/07/1997	BC	75	0.5	875	2603A	review soil remediation report and sp w/ B. Campbell	*****
04/08/1997	BC	74	0.8	875	2603A	write letter approving soil reuse	*****
04/09/1997	BC	77	0.1	875	2603A	leave message for S. Arigala	*****
04/09/1997	BC	77	0.6	875	2603A	sp with Mr. K. Phares	*****
04/11/1997	BC	77	0.2	875	2603A	sp with Wm. Mast	*****
04/23/1997	BC	74	0.3	875	2603A	write letter	*****
04/23/1997	BC	77	0.3	875	2603A	sp with S. Arigala	*****
04/23/1997	BC	77	0.3	875	2603A	sp with R. Creps	*****
04/23/1997	BC	77	0.5	875	2603A	sp with Mr. K. Phares	*****
06/19/1997	BC	77	0.3	875	2603A	sp with Bob Ruskin of Imperial Thrift	*****
01/29/1998	BC	75	0.5	875	2603A	review 1/22/98 QMR, and well installation report	*****
06/15/1998	BC	75	0.5	875	2603A	review 4/13/98 QMR	*****
09/08/1998	BC	77	0.2	875	2603A	disc with A. Gholami	*****
10/22/1998	BC	75	1.	875	2603A	review 10/13/98 QMR, leave message for D. Lee	*****
10/30/1998	BC	74	1.	875	2603A	sp with D. Lee, write letter	*****
InspDat	Insp Act	InspT	StID	DRPro	Comment		DailBDat

01/28/1999	BC	75	0.8	875	2603a	review 8/14/98 qmr	*****
03/22/1999	BC	75	1.	875	2603A	disc with SH, write letter	*****
05/06/1999	BC	75	0.5	875	2603A	review 1st qtr QMR	*****
05/21/1999	BC	77	0.2	875	2603A	sp with Mr. K. Phares	*****
07/15/1999	BC	75	0.2	875	2603A	sp with P. Mac Intyre re spoils characterization	*****
08/12/1999	BC	75	0.2	875	2603A	sp with P. McIntyre of All Env	*****
08/17/1999	BC	75	0.4	875	2603A	review soil remediation reports	*****
08/19/1999	BC	75	0.3	875	2603A	sp with J. Derhake of All Env	*****
08/19/1999	BC	75	0.8	875	2603A	Sp with P. McIntyre of All, review soil remediation report	*****
08/20/1999	BC	77	0.4	875	2603A	leave message & sp with J. Derhake	*****
08/23/1999	BC	74	0.3	875	2603A	write spoils reuse letter	*****

08/27/1999 BC 75 0.7 875 2603A review 2nd qter monitoring report
08/30/1999 BC 75 0.5 875 2603A review 8/26/99 stockpile
sampling report

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LEGEND FOR 'OLD' DAILY ENTRIES

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Category: (Program)

Activity:

O - Office	I - regular Inspection	1 - Generators
L - Legal	F - Follow up inspection	2 - UG Tanks
P - Program	S - Spill / release	3 - Business Plans
T - Training	Q - reQuest / complaint	4 - Haz.Waste Hauler
A - Advice / consult.		5 - Emerg. Resp.
E - Environ. study		6 - Contam. Site
		7 - Public Lands
		8 - Residential

Valid for Dailies in 1987 --> 1989

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Complete

Listing of HAZMAT - FULL SITE HISTORY since 1987 for StID # 875
as of 12/07/1999 all Activity Codes

SITE NAME & ADDRESS:
Young's Dry Cleaners -- 10700 MacArthur Blvd #9 , Oakland CA 94605

InspDat	Insp	Act	InspT	StID	Proj#	COMMENTS	DailBDat
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Archived Dailies:

InspDat	Insp	Activi	Categ	InspT	StID		
03/09/1987	TP	I	1	3.	875		
02/16/1993	BO	139	1.5	875	-0-	training Rod O on USTs inspections	-0-
03/09/1993	LS	75	0.5	875	2603A	Foothill Square Shopping Mall, meeting with Ron and Barney Concerning investigation	*****
03/19/1993	LS	74	1.	875	2603A	Foothill Square Shopping Center	*****
03/19/1993	LS	77	0.5	875	2603A	Foothill Square Shopping Center, meeting with Barney	*****
03/23/1993	LS	74	0.5	875	2603A	Foothill Square Shopping Center	*****
03/25/1993	LS	75	0.25	875	2603A	Foothill Square Shopping Center	*****
03/31/1993	RO	11	1.	875	-0-	Generator inspection	-0-
03/31/1993	RO	51	1.	875	-0-	HMMP inspection	-0-
04/23/1993	LS	77	0.5	875	2603A	-0-	*****
05/19/1993	LS	77	0.25	875	2603A	Foothill Square Shopping Center, phone with the City of Berkeley	*****
06/25/1993	LS	77	0.25	875	2603A	Phone with Property owner	*****
06/25/1993	LS	83	0.5	875	-0-	-0-	-0-
07/01/1993	LS	83	0.5	875	-0-	Foothill Square Shopping Center	-0-
10/04/1993	LS	75	1.	875	2603A	-0-	*****
03/01/1994	RO	51	0.5	875	-0-	HMBP inspection w/AB	-0-
03/01/1994	RO	120	1.5	875	-0-	NPDES inspection w/AB	-0-
04/14/1994	RO	55	1.	875	-0-	HMBP review	-0-
09/01/1994	BC	75	1.	875	2603A	REVIEW OF UPDATED RPT	*****
09/01/1994	BC	75	1.	875	2603A	REVIEW OF REPORTS	*****
12/22/1994	BC	75	0.5	875	2603A	review site with ML, Young's Cleaners	*****

Current Dailies:

InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBDat
01/04/1995	BC	75	1.5	875	2603a	review Dec 1994 Augeus report	*****
01/05/1995	BC	74	2.	875	2603A	write letter	*****
01/05/1995	BC	75	2.	875	2603A	review 12/94 Augeus report, and workplan for soil excavation, disc with SH	*****
01/06/1995	BC	77	0.75	875	2603A	conv with K. Phares and R. Gilgrease	*****
01/10/1995	BC	77	0.4	875	2603A	spoke with R. Garrison of Augeus	*****
02/28/1995	BC	74	0.5	875	2603A	write letter requesting tech report, Young's Cleaners	*****
02/28/1995	BC	77	0.5	875	2603A	meeting with J. Jay	*****
03/08/1995	BC	77	0.2	875	2603A	fax notice of pre-enforcement hearing to Mr. Jay	*****
03/17/1995	BC	75	1.5	875	2603A	review 3/16/95 wp, call Augeus and discuss with R. Garrison	*****
03/20/1995	BC	77	0.3	875	2603A	spoke with S. Arigala	*****
03/20/1995	BC	77	0.5	875	2603A	conv with C. Conway of Augeus	*****
03/21/1995	BC	74	1.5	875	2603A	write wp approval letter	*****

InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBDat
						and faxed data outside cleaners to the west	
12/07/1995	BC	77	0.3	875	2603A	spoke with C. Conway	*****
12/11/1995	BC	77	0.3	875	2603A	meet with J. Derache of All Env	*****
12/12/1995	BC	77	0.3	875	2603A	spoke with J. Derache	*****
12/13/1995	BC	77	1.	875	2603A	update billing, request addnl deposit, spoke with J. Anderson of All	*****
12/14/1995	BC	77	0.2	875	2603A	spoke with J. Derache	*****
12/15/1995	BC	77	0.5	875	2603A	spoke with K. Phares	*****
12/26/1995	BC	77	0.5	875	2603A	spoke with Mr. Gilcrease	*****
01/10/1996	BC	75	0.3	875	2603A	review fax, send copy to M.	*****
InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBDat

						Whelan	
01/16/1996	BC	77	0.2	875	2603A	spoke with M. Whelan and J. Young	*****
02/01/1996	BC	76	0.1	875	2603A	disc with G. Jensen	*****
02/05/1996	BC	77	0.2	875	2603A	spoke with J. Dunn re Risk Eval of soils	*****
02/06/1996	BC	77	0.5	875	2603A	spoke with R. Krebs re meeting and Risk evaluation	*****
02/07/1996	BC	77	0.3	875	2603A	spoke with SA, gave him update	*****
02/16/1996	BC	75	0.6	875	2603A	review soil risk evaluation for VOCs	*****
02/20/1996	BC	77	0.2	875	2603A	spoke with J. Derhake of All Env	*****
02/22/1996	BC	77	0.2	875	2603A	spoke with C. Conway of Augeus	*****
02/23/1996	BC	77	0.2	875	2603A	spoke with C. Conway of Augeus	*****
02/28/1996	BC	77	0.2	875	2603A	spoke with S. Arigala	*****
02/29/1996	BC	77	0.4	875	2603A	spoke with R. Krebs	*****
03/06/1996	BC	77	0.2	875	2603A	spoke with R. Krebs	*****
03/07/1996	BC	77	0.2	875	2603A	spoke with Mr. Phares, requested reports	*****
03/12/1996	BC	77	0.2	875	2603A	sp with R. Gilcrease	*****
03/21/1996	BC	77	0.6	875	2603A	speak with R. Krebs	*****
03/25/1996	BC	77	0.3	875	2603A	spke with S. Arigala re letter	*****
InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBDat

03/26/1996	BC	74	0.8	875	2603A	write letter re soils screening evaluation	*****
04/23/1996	BC	75	1.5	875	2603A	review soil remediation wp, write conditional approval letter	*****
06/03/1996	BC	77	0.3	875	2603A	sp with J. Han of PES re MW construction info	*****
06/04/1996	BC	75	0.5	875	2603A	send boring logs to J. Han of PES	*****
06/12/1996	BC	77	0.3	875	2603A	spoke with Will Mast PES	*****
07/01/1996	BC	77	0.3	875	2603A	sp with R. Krebs	*****
07/25/1996	BC	75	0.3	875	2603A	file review, leave message for W. Mast of PES	*****
07/25/1996	BC	77	0.5	875	2603A	speak with Wm. Mast of PES get update	*****
08/19/1996	BC	77	0.4	875	2603A	sp with Mr. Gilcrease	*****
09/03/1996	BC	75	0.5	875	2603A	review Aug 7, 1996 QMR	*****
10/22/1996	BC	77	0.2	875	2603A	sp with C. Conway of Augeus	*****
11/13/1996	BC	77	0.2	875	2603A	sp with Wm Mast of PES re meeting	*****
11/20/1996	BC	77	0.2	875	2603A	sp with SARigala	*****
11/27/1996	BC	77	2.	875	2603A	mtg at RWQCB with PES, SA, Mr Gilcrease and attorneys	*****
12/04/1996	BC	75	0.5	875	2603A	review 11/19/96 QMR	*****
InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBDat

12/10/1996	BC	75	0.3	875	2603A	review AEI's soil exc report	*****
12/20/1996	BC	75	1.	875	2603A	review faxxed PES wp and write comments	*****
12/30/1996	BC	75	0.5	875	2603A	complete wp review, write up comments, prep for meeting	*****
12/30/1996	BC	77	0.3	875	2603A	speak with S. Arigala	*****
12/30/1996	BC	77	0.4	875	2603A	teleconference with SA and Wm Mast of PES	*****
01/21/1997	BC	75	0.3	875	2603A	review 1/21/97 PES fax	*****
01/23/1997	BC	75	0.3	875	2603A	conf call with Wm Mast,	*****
01/31/1997	BC	77	0.2	875	2603A	speak with R. Creps	*****
03/12/1997	BC	77	0.2	875	2603A	sp with W. Mast of PES re meeting	*****
03/20/1997	BC	49	1.5	875	2603A	billing update	*****
03/24/1997	BC	75	0.5	875	2603A	review 3/7/97 soil remediation report	*****
03/25/1997	BC	75	1.	875	2603A	review 3/24/97 PES report	*****
03/25/1997	BC	77	2.7	875	2603A	meeting with W. Mast, R. Creps, SA at RWQCB	*****
03/25/1997	BC	79	0.3	875	2603A	make copies of Arco T. 1 for SA and PES	*****
03/26/1997	BC	77	0.5	875	2603A	sp with G. Dannatt of Bayview	*****
InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBDat

Federal							
04/01/1997	AG	49	2.	875	26037		
04/07/1997	BC	75	0.5	875	2603A	review soil remediation report and sp w/ B. Campbell	*****
04/08/1997	BC	74	0.8	875	2603A	write letter approving soil reuse	*****
04/09/1997	BC	77	0.1	875	2603A	leave message for S. Arigala	*****
04/09/1997	BC	77	0.6	875	2603A	sp with Mr. K. Phares	*****
04/11/1997	BC	77	0.2	875	2603A	sp with Wm. Mast	*****
04/23/1997	BC	74	0.3	875	2603A	write letter	*****
04/23/1997	BC	77	0.3	875	2603A	sp with S. Arigala	*****
04/23/1997	BC	77	0.3	875	2603A	sp with R. Creps	*****
04/23/1997	BC	77	0.5	875	2603A	sp with Mr. K. Phares	*****
06/19/1997	BC	77	0.3	875	2603A	sp with Bob Ruskin of Imperial Thrift	*****
01/29/1998	BC	75	0.5	875	2603A	review 1/22/98 QMR, and well installation report	*****
06/15/1998	BC	75	0.5	875	2603A	review 4/13/98 QMR	*****
09/08/1998	BC	77	0.2	875	2603A	disc with A. Gholami	*****
10/22/1998	BC	75	1.	875	2603A	review 10/13/98 QMR, leave message for D. Lee	*****
10/30/1998	BC	74	1.	875	2603A	sp with D. Lee, write letter	*****
InspDat	Insp	Act	InspT	StID	DRPro	Comment	DailBDat

01/28/1999	BC	75	0.8	875	2603a	review 8/14/98 qmr	*****
03/22/1999	BC	75	1.	875	2603A	disc with SH, write letter	*****
05/06/1999	BC	75	0.5	875	2603A	review 1st qtr QMR	*****
05/21/1999	BC	77	0.2	875	2603A	sp with Mr. K. Phares	*****
07/15/1999	BC	75	0.2	875	2603A	sp with P. Mac Intyre re spoils characterization	*****
08/12/1999	BC	75	0.2	875	2603A	sp with P. McIntyre of All Env	*****
08/17/1999	BC	75	0.4	875	2603A	review soil remediation reports	*****
08/19/1999	BC	75	0.3	875	2603A	sp with J. Derhake of All Env	*****
08/19/1999	BC	75	0.8	875	2603A	Sp with P. McIntyre of All, review soil remediation report	*****
08/20/1999	BC	77	0.4	875	2603A	leave message & sp with J. Derhake	*****
08/23/1999	BC	74	0.3	875	2603A	write spoils reuse letter	*****

08/27/1999 BC 75 0.7 875 2603A review 2nd qter monitoring report
08/30/1999 BC 75 0.5 875 2603A review 8/26/99 stockpile
sampling report

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LEGEND FOR 'OLD' DAILY ENTRIES

Category: (Program)

Activity:

O - Office	I - regular Inspection	1 - Generators
L - Legal	F - Follow up inspection	2 - UG Tanks
P - Program	S - Spill / release	3 - Business Plans
T - Training	Q - reQuest / complaint	4 - Haz.Waste Hauler
A - Advice / consult.		5 - Emerg. Resp.
E - Environ. study		6 - Contam. Site
		7 - Public Lands
		8 - Residential

Valid for Dailies in 1987 --> 1989

Complete

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

December 3, 1999
StID # 875

Mr. Richard Gilcrease
Drake Builders
1616 23rd St.
Galveston, TX 77550

**Re: Request for Additional Deposit for County Oversight of Former Young's Cleaners at
Foothill Shopping Center, 10700 Mac Arthur Blvd., Oakland CA 94605**

Dear Mr. Gilcrease:

In order to continue the County's oversight of the above referenced site you are requested to provide a check to cover all past and anticipated future oversight fees. Please submit a check payable to Alameda County in the amount of \$5,500.00. Please be advised, the current balance on this site is -\$4400.00. Mr. Amir Gholami, of our office, requested a check for \$4673.55 on 9/8/98 to cover existing and future fees, however, we have not received your check.

Please submit your check immediately. You should write project # 2603A and the address of the site on your check.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Messrs. Jay and Phares, Jay-Phares Corporation, 10700 Mac Arthur Blvd., Suite 200, Oakland
CA, 94605

A. Levi, ACEH
Deprq10700MacArthur

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)

August 24, 1999
SLIC # 875

Messrs. John Jay and Ken Phares
Jay-Phares Corporation
10700 MacArthur Blvd.
Oakland CA 94605

Re: Remediated Soils at 10700 MacArthur Blvd., Oakland CA 94605

Dear Sirs:

This letter authorizes the reuse of the approximate 2400 cubic yards of excavated and remediated soil from the former Young's Cleaner site at the above address. Based on the March 7, 1997 soil remediation report and recent conversation with All Environmental, Inc., it appears that these formerly chlorinated solvent impacted soils have been adequately remediated and may be reused with the following conditions:

- The soils should be reused within the CUPA jurisdictional boundaries of Alameda County. Please be aware that there are a number of CUPA cities within Alameda County and you should get the approval of any CUPA city not within Alameda County Environmental Health's jurisdiction.
- The soils should not be placed within direct contact of groundwater or surface water.
- The soils should not be exposed to the surface ie there should be some type of covering over this soil.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. P. McIntyre, All Environmental, 901 Moraga Rd., Suite C, Lafayette, CA 94549-4567
Mr. D. Lee, RWQCB

Soils-10700

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



March 22, 1999
SLIC # 875

Mr. Paul Supple
ARCO Products Co.
P.O. Box 6549
Moraga, CA 94570

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

**Re: Chlorinated Solvent Investigation at ARCO Station No. 276, 10600 MacArthur Blvd.,
Oakland, CA 94605**

Dear Mr. Supple:

Our office has received and reviewed the March 15, 1999 letter regarding the Risk Management Plan for the above site prepared by Pinnacle Environmental Solutions. I would like to offer the various alternatives that exist to manage the existing chlorinated solvent beneath this site. In general, when groundwater is deemed potentially potable, as is in this case, solvent concentrations must be below MCLs before site closure can be considered. A Risk Management Plan is used to protect individuals from future exposure to residual contamination in soil or groundwater. At this time, no risk to human health exists given current site conditions. Therefore, it is premature to require a Risk Management Plan unless future exposure pathways are different from that examined in the original Risk Assessment. This might occur if site usage changes in the future.

It is reasonable, however, that no further active remediation is required for this site other than regular groundwater monitoring for chlorinated solvents. Consistent with the Foothill Shopping Center's monitoring plan, I recommend that your monitoring occur during the fourth quarter of the year, simultaneously if possible, with Foothill's scheduled monitoring. I further suggest that you monitor the existing wells; MW1, MW3, MW4 and MW5 for chlorinated solvents. Because the Water Board is considering Monitored Natural Attenuation (MNA) for the chlorinated solvents there may be a time when closure can be considered. At that time a more specific Risk Management Plan would be required to be included in title of the property.

Our office again requests the submittal of a deposit of \$1500.00 payable to Alameda County Environmental Health for our oversight of this solvent release. Please put the address of this site on your check.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

✓ C: B.Chan, files

Mr. G. VanderVeen, Pinnacle Environmental Solutions, 144-A Mayhew Way, Walnut Creek,
CA, 94596 2Dep10600

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

October 30, 1998
StID # 875

Mr. Richard Gilcrease
Drake Builders (409) 762-4448 (?)
1616 23rd St.
Galveston TX 77550

Re: Groundwater Monitoring Schedule for Former Young's Cleaners at the Foothill Shopping Center, 10700 MacArthur Blvd., Oakland CA 94605

Dear Mr. Gilcrease:

This letter serves to approve the modified groundwater monitoring program proposed in PES Environmental's October 13, 1998 Quarterly Monitoring Report. As specified in this report the future monitoring at the site will be:

- Quarterly water-level elevation measurements on all wells
- Quarterly sampling and analysis of VOC's using EPA 8010 on the wells; AMW-4, AMW-6, AMW-7 and the four deep wells; AMW-9, FHS-MW-10, FHS-MW-11 and MW-6.
- Annual sampling and analysis during the fourth quarter for VOCs using EPA Method 8010 in shallow wells; AMW-1 and MW-7, and the deep zone well; AMW-8.
- Quarterly water level and contour maps and a summary table of analytical results and a discussion of results and trends.

You may contact me at (510) 567-6765 or Mr. Derek Lee at (510) 622-2374 if you have any comments or questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

D. Lee, RWQCB, 1515 Clay St., Ste. 1400, Oakland CA 94612
W. Mast, PES Environmental, Inc., 1682 Novato Blvd., Suite 100, Novato CA 94947

Mon-10700



Cal/EPA

**San Francisco Bay
Regional Water
Quality Control
Board**

2101 Webster Street
Suite 500
Oakland, CA 94612
(510) 286-1255
FAX (510) 286-1380



Pete Wilson
Governor

April 16, 1997
File No. 2223.09(SA)
SMS Case File

Mr. Richard Gilcrease
Drake Builders
5201 Sacramento Avenue
Richmond, California 94804

**SUBJECT: Former Young's Cleaners, Foothill Square Shopping Center, 10700
MacArthur Boulevard, Oakland, Alameda County.**

Dear Mr. Gilcrease:

Board staff have reviewed several reports regarding the site history, soil remediation, and groundwater monitoring data for the above subject site. Investigation of chlorinated volatile organic chemicals (VOCs) in soil and groundwater has been ongoing since 1994. Soil sampling performed in 1994 beneath the dry cleaners detected VOCs, primarily perchloroethylene (PCE) and its breakdown products. Between October 1995 and January 1996, the PCE-affected soil was excavated for onsite treatment. Alameda County Department of Environmental Health (ACDEH) approved this approach in a letter dated April 23, 1996. A report by All Environmental, dated March 7, 1997 indicated that the excavated soils have now been treated to the approved cleanup levels. ACDEH concurred with the completion of soil treatment in a letter dated April 8, 1997.

After excavation, residual concentrations of PCE remained in soil in several areas beneath tenant spaces. PES Environmental prepared a screening-level risk evaluation, dated February 15, 1996, that concluded that these concentrations did not present a significant human health threat. Board staff and ACDEH reviewed the PES report and concurred with the findings in letters dated March 21 and March 26, 1996, respectively.

Quarterly groundwater monitoring during 1995 and 1996 at the subject site continued to detect PCE in groundwater near and downgradient of the former source area. In December 1996 and January 1997, PES Environmental performed a groundwater investigation to evaluate the extent of PCE onsite and offsite. PES presented the results of their investigation in a March 24, 1997 report. This report also presented the results of a screening-level risk evaluation of threats to human health resulting from VOCs in groundwater and soil, both onsite and offsite of the Foothill Square Shopping Center.



Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

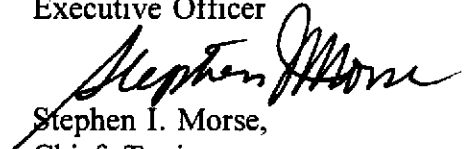
97 APR 22 AM 9:05
ENVIRONMENTAL
PROTECTION

Board staff have reviewed the March 24, 1997 PES Environmental report and concur with its conclusions regarding the physical definition of the groundwater plume and the screening-level risk evaluation. VOCs are present in offsite groundwater in limited areas and at concentrations much less than those observed onsite. Based on the report, the residual concentrations of VOCs in soil and groundwater that are present below the tenant spaces do not present a significant human health threat. Board staff also concur with report's recommendations for further work regarding groundwater at the site. Specifically, (1) continued monitoring via the existing monitoring well network for one quarter, (2) installation and sampling of two offsite wells downgradient of the plume to monitor plume stability, (3) evaluation of ongoing intrinsic remediation through naturally-occurring biochemical processes, and (4) reevaluation of the monitoring network after one quarter of sampling all existing and new offsite wells. Based on the report's findings and recommendations, Board staff believe that it is unlikely that a traditional "pump and treat" approach will be required in the future course of actions at this site.

Board staff understand that current refinancing of the site might lead to future construction in areas where residual VOCs in soil or groundwater exists. A risk management plan for the construction phase shall be prepared that includes, but not limited to, Health and Safety plans, polluted soil and groundwater handling procedures, residual pollution management measures etc. Redevelopment can proceed at the site provided the above recommendations are followed. All known and relevant environmental concerns at the site have been investigated and future actions have been recommended. Board Staff shall not pursue financial lending institutions, for the current refinancing and redevelopment plans, in connection with the Chlorinated VOC pollution found at the site, provided that the lender, to the extent it has control over the property, cooperates in providing reasonable access to the property for implementing the above recommended measures.

Please contact Sum Arigala at (510) 286-0434 if you have any questions.

Sincerely,
Loretta K. Barsamian
Executive Officer


Stephen I. Morse,
Chief, Toxics.

cc: ✓ Barney Chan, ACDEH
Robert Creps, PES Environmental

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

April 8, 1997
StID # 875

Mr. Richard Gilcrease
Drake Builders
5201 Sacramento Ave.
Richmond CA 94804

**Re: Soil Remediation Summary Report for 10700 Mac Arthur Blvd.
Oakland CA 94605**

Dear Mr. Gilcrease:

Our office has received and reviewed the March 7, 1997 **Soil Remediation Summary** report prepared by All Environmental, Inc. This report details the aeration and sampling of approximately 2400 cubic yards of soil generated from the excavation within and adjacent to the former Young's Dry Cleaners at the Foothill Shopping Square.

Based upon the results in this report, our office approves the reuse of these soils **onsite** with the stipulation that these soils not be used as groundcover and that a clean layer of soil be laid over these after reuse.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files
Mr. J. Derhake, All Environmental, 3364 Mt. Diablo Blvd.,
Lafayette, CA 94549
Mr. W. Mast, PES Environmental, 1682 Novato Blvd., Suite 100,
Novato, CA 94947

soils10700

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

March 25, 1997

STID 4490

ATTN: Mr Richard Gilcrease

Drake Builders
5201 Sacramento Ave
Richmont CA 94804

RE: Project # 2603A - Type A
at 10700 Mac Arthur Blvd in Oakland 94605

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$3,500.00, payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can procede in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 3-140.5 of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Barney Chan at (510) 567-6765.

Sincerely,

Tom Peacock, Area Manager
Environmental Protection

c: files/inspector

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

ENVIRONMENTAL
PROTECTION
96 JUN 17 PM 2:07

June 12, 1996
Project No. 1412

Tony Gambardella, Enforcement Program Specialist
Bay Area Air Quality Management District
939 Ellis Street
San Francisco, CA 94109

Re: Soil Remedial Investigation and Excavation Project
Young's Cleaners, Foothill Shopping Center
10700 MacArthur Blvd.
Oakland, California

Dear Mr. Gambardella:

This letter concerns 2,400 cubic yards of soil contaminated with chlorinated solvents from a dry cleaning operation. As part of a remediation effort, the soil was excavated and stockpiled at the above referenced site in the fall of 1995.

All Environmental, Inc. (AEI) performed baseline sampling on this soil consisting of the collection of ten stockpile samples from random locations within the stockpile and their analysis by EPA Method 8010 for Chlorinated Hydrocarbons. Baseline soil sampling of the stockpiled soil revealed that solvent concentrations--average and maximum--are below 1 part per million. The baseline sampling results are complemented by the 80 soil samples collected and analyzed during the excavation, none of which had solvent concentrations above 50 parts per million.

Alameda County Health Care Services Department has recently approved a workplan for the on-site aeration of this soil. AEI understands that the aeration of soil with hydrocarbon concentrations below 50 parts per million is unregulated by Bay Area Air Quality Management District, according to Regulation 8 Rule 40. AEI and the manager of the site, Jay Phares Corporation, plan to begin aeration of this soil at an unrestricted rate. Please provide you written concurrence with this letter as soon as possible.

Thank you for your help. Please contact me at 510-283-6000, if you have any questions.

Sincerely,



Joseph P. Derhake, EIT
Project Manager

cc: Mr. Barney Chan, Alameda County Health Care Services Agency
Mr. John Jay, Jay Phares Corporation
Mr. Richard Gilcrease, Drake Builders

Corporate Headquarters:

3364 Mt. Diablo Blvd.
Lafayette, CA 94549
Phone: (510) 283-6000

Los Angeles Office:

5031 Pacific Coast Hwy., #178
Torrance, CA 90505
Phone: (310) 328-8878

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

April 23, 1996
SLIC StID # 875

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

Mr. Richard Gilcrease
Drake Builders
5201 Sacramento Ave.
Richmond CA 94804

**Re: Comment on Soil Remediation Work Plan for Young's Cleaners,
Foothill Shopping Center, 10700 MacArthur Blvd., Oakland
94605**

Dear Mr. Gilcrease:

Our office has received and reviewed the March 25, 1996 Soil Remediation Work Plan as prepared by All Environmental, Inc. This work plan outlines the aeration, sampling and reuse of the chlorinated impacted soils generated from the excavation at and around the former Young's Cleaners at Foothill Shopping Center. The Target Cleanup Levels for the chlorinated compounds (two orders of magnitude less than the Residential PRGs) is acceptable. Our office conditionally approves this work plan with the following additional requirements:

1. Bay Area Air Quality Management District (BAAQMD) must be notified of your activities even if you believe they have no concern regarding this work.
2. Please make allowances for the monitoring of wells at the former USA Petroleum during their routine quarterly samplings.
3. Please run all confirmatory soil samples for the entire suite of chlorinated solvents by Method 8010, even if the other chlorinated compounds have not been detected in previous samples. On the confirmatory sample containing the highest Total VOCs (or any representative sample if no VOCs are detected) please run a WET test for chlorinated compounds, Method 8010.
4. Note **any detectable organic contamination** in surface water runoff must be avoided. Be advised that stormwater runoff is within the Oakland Fire Department's jurisdiction.
5. Our office recommends the use of a Photoionization Detector (PID) with a lamp energy exceeding 9.5 ev for air monitoring during soil aeration. If you choose to use a Flame Ionization Detector (FID) please calibrate this instrument using a tetrachloroethylene standard. The response of chlorinated solvents is much less than petroleum hydrocarbons to the FID.

Mr. R. Gilcrease
Young's Cleaners
10700 Mac Arthur Blvd.
April 23, 1996
Page 2.

6. The final number of confirmatory soil samples must be demonstrated to be sufficient for a 90% confidence interval consistent with the Sampling Methodology in SW846. Please notify our office when confirmatory sampling is done so someone from this office can be present if possible.

Additionally, our office is still waiting for the previously requested technical reports as well as your consultant's evaluation of remedial alternatives and your RAP (Remedial Action Plan).

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: G. Jensen, Alameda County DA Office
S. Arigala, RWQCB
Mr. H. Phares, Jay-Phares Corp., 10700 Mac Arthur Blvd.,
Oakland, CA 94605
Mr. M. Whelan, ARCO, 2155 S. Bascom Ave., Suite 202, Campbell,
CA 95008
Mr. J. Derhake, All Environmental, Inc., 2641 Crow Canyon Rd.,
#5, San Ramon, CA 94583
G. Coleman, files

10700Rem

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

ENVIRONMENTAL
PROTECTION
96 MAR 25 PM 2:34



March 21, 1996
File No. 2223.09 (SA)
SMS File

Mr. Barney Chan
Alameda County Department of Environmental Health
Hazardous Materials Division
1131 Harbor Bay Parkway
Oakland, California 94502-6577

Subject: Review of Screening-Level Evaluation of VOC Volatilization from Soils, Foothill Shopping Center, 10700 MacArthur Boulevard, Oakland, Alameda County, California.

Dear Barney:

My staff have reviewed the February 15, 1996 report prepared by PES Environmental, Inc. (PES) for Jay-Phares Corporation which evaluates health risks from volatilization of residual chlorinated volatile organic compounds (VOCs) in soil to tenant spaces at the Foothill Shopping Center in Oakland, California.

My staff concur with conclusions developed in the report. The residual concentrations of VOCs in soil that remain below the tenant spaces, after excavation, do not present a significant human health threat. This concurrence is based on information provided in the report and additional information provided by PES during our telephone conference on March 8, 1996. During that conversation, the following additional information was provided:

- The day care center (Tenant Space A) includes an outdoor play area which is partially paved with concrete sidewalks and patios. Other portions of the play area have been covered with one to several feet of imported topsoil, and graded into low grass-covered mounds. The play area does not overlie the formerly contaminated area. Because the residually-affected soil is located outside of the play area and is located beneath several feet of clean soil, the ingestion and direct contact exposure pathways are incomplete and therefore were not considered in the screening-level risk evaluation.
- The zone of affected soil underlying Tenant Space A was assumed to include only the western most 10 feet of the space in the risk evaluation. This was based on limited sampling and analysis performed during installation of a new sewer lateral beneath the tenant space, and indications that the source of VOCs released to the subsurface was located on the opposite side of Tenant Space B.

Page 2 of 2

Foothill Shopping Center
10700 MacArthur Boulevard
Oakland, Alameda County

March 21, 1996

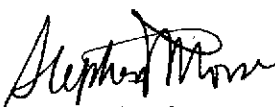
To verify that the report conclusions would not change if this assumption was incorrect, PES recalculated the estimated VOC concentrations in Tenant Space A to model conditions wherein the entire footprint of the space was underlain by soil with VOC residuals. The results indicate that VOC concentrations in air would be at least an order of magnitude below the EPA preliminary remedial goals for ambient air.

- The attenuation factor for existing concrete floors was based on limited cracking. The attenuation factor for new floors was based on limited cracking and installation of a vapor barrier.
- False ceilings in the tenant spaces were assumed to not impede air mixing. Tenant Space A contains two interconnected floors with a shared heating/ventilation system. Consequently, air mixes throughout the two levels.

If you have any questions please call Sumadhu Arigala at (510) 286-0434.

Sincerely,

Loretta K. Barsamian,
Executive Officer


Stephen I. Morse
Chief, Toxics.

CC: Robert Creps, PES Environmental, Inc.
1682 Novato Boulevard, Suite 100
Novato, CA 94947

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510) 567-6700

December 14, 1995

ATTN: Mr Richard Gilcrease

Drake Builders
5201 Sacramento Ave
Richmond CA 94804

RE: Project # 2603A - A
at 10700 Mac Arthur Blvd #9 in Oakland 94605

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$2,000.00, payable to Alameda County.

Please note, we previously requested \$900.00 on 8/1/95 yet not received this amount. Your current account is in arrears of over \$1000.00.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Barney Chan
at (510) 567-6700.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Tom Peacock'.

Tom Peacock, Area Manager
Environmental Protection Division

c: files/inspector

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

October 11, 1995

Mr. Barney Chan
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: Young's Cleaners
10700 McAurthur Blvd.
Oakland, CA

Dear Mr. Chan:

As we discussed yesterday, AEI has been awarded the contract for the soil remediation at the above referenced site. AEI plans to generally follow the workplan submitted to you by Augeas Corporation, dated December 1994. Significant changes are as follows:

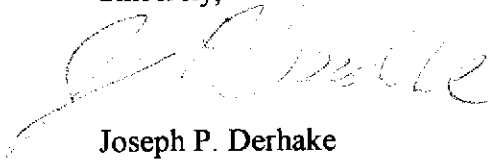
- AEI plans to excavate to 20 feet bgs, instead of 12 feet bgs as proposed by Augeas Corporation. Note the capillary zone begins at 13 feet bgs.
- AEI proposes to excavate Areas 2 and 3, as reflected on the attached map, if the side wall samples are not clean.

As we discussed we are scheduled to begin work on October 12, 1995.

The action levels are not clear in Augeas Corporation's workplan. Please advise AEI regarding action levels at this site, as soon as possible.

Thank you for your cooperation!

Sincerely,



Joseph P. Derhake
Project Manager

white - env. health
yellow - facility
pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

II, III

Site ID # _____ Site Name Youngs Cleaners Today's Date 8/1/95
Site Address 16700 MacArthur Blvd
City _____ Zip 94605 Phone _____

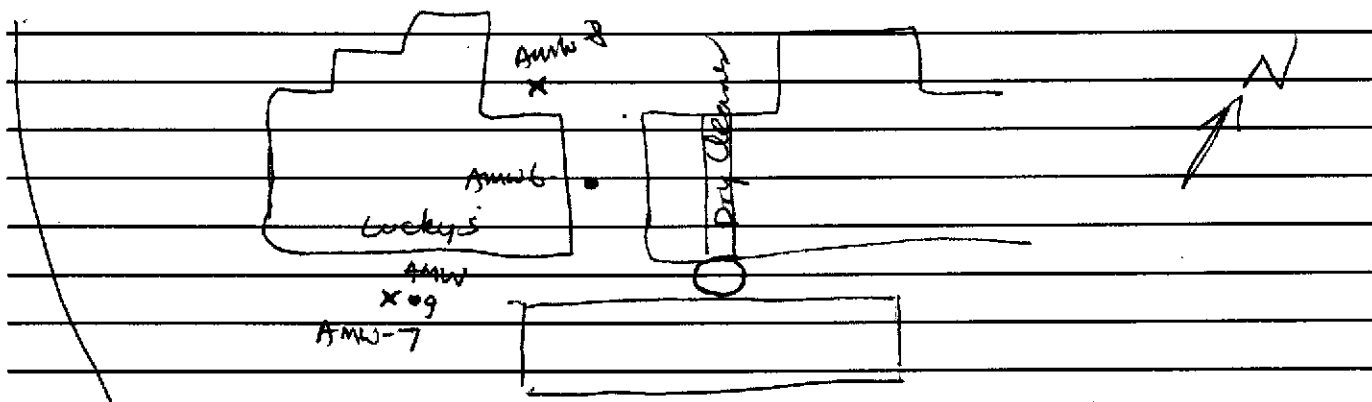
____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
____ III. Under ground Storage Tanks

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

Comments:



x deeper well
• shallow well

Gregg Drillers -
O. Conway - Angus present

Check on status of additional SSI. Current status.
Conductor casing set on AMW-7 + AMW-8
Drilling AMW-6. Tomorrow will set deep well in AMW-8 +
AMW-7. Anticipate starting excavation (O) in front of
Cleaners this week + sampling next. Requested that they
contact S. Seery for splicing next week 367-6700

Contact _____
Title _____ Inspector B. CHAN
Signature _____ Signature [Signature]

II, III



AUGCAS

July 14, 1995

Mr. Barney Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

**RE: Beginning Remediation at Young's Cleaners, 10700 MacArthur Blvd.,
Oakland, California**

By Facsimile

Dear Mr. Chan:

Beginning Monday, July 24, 1995, Augcas Corporation plans to begin excavating the PCE-contaminated soil at the dry cleaners as we had previously proposed and your office has approved. Before starting the excavation, we will destroy existing well AMW-2, because this well is directly adjacent to the dry cleaners' sewer lateral, and it will be removed along with the sewer line during the soil excavation.

We have scheduled the destruction of well AMW-2 for Thursday, July 20, 1995. The permit for the well destruction is pending with the Zone 7 Water District. We will install a replacement well for AMW-2 after completing the excavation.

Kindly call me at (415) 726-7700 with any questions you may have.

Sincerely,

Charles D. Conway, R.G.
Augcas Corporation

cc: client

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

July 12, 1995
SLIC # 875

Mr. Richard Gilcrease
Drake Builders
5201 Sacramento Ave.
Richmond CA 94804

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

**Re: Comment on July 11, 1995 Draft Workplan for Additional
Investigation at Young's Cleaners, 10700 MacArthur Blvd.,
Oakland CA 94605**

Dear Mr. Gilcrease:

Our office has received a July 6 and July 11, 1995 fax copy of a draft work plan for additional site assessment at 10700 MacArthur Blvd. prepared by Augeus Corporation. I have also had several conversations with Mr. Charles Conway of Augeus. Recall, these work plans intend to provide additional information regarding the chlorinated solvent release from Young's Cleaners. Hopefully, there will also be information gained regarding the likelihood of the chlorinated solvent contamination being found in MW-6 (ARCO well on Foothill Center) being related to the Young's Cleaners release.

You will notice that the July 11, 1995 draft work plan differs from the July 6 in that an additional deep monitoring well is proposed and the location of AMW-8 has been changed. With these modifications, our office approves of this work plan. Please contact me at least 48 working hours prior to your field work so I may arrange to be present at some time if possible.

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'Barney M. Chan'.

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County DA Office
S. Arigala, RWQCB
C. Conway, Augeus Corp, 780 Purssima St., Half Moon Bay,
CA 94019
Mr. H. Phares, Jay-Phares Corp., 10700 Mac Arthur Blvd,
Oakland CA 95605
M. Whelan, ARCO, 2155 S. Bascom Ave., Suite 202, Campbell,
CA, 95008
J. Makishima, files adwpYoungs

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

June 12, 1995
SLIC # 875

Alameda County CC4580
Dept. of Environmental Health,
Environmental Protection Division
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577

Mr. Richard Gilcrease
Drake Builders
5201 Sacramento Ave.
Richmond CA 94804

**Re: Comment on June 1995 Quarterly Monitoring and Subsurface
Investigation Reports for Foothill Square Shopping Center
10700 MacArthur Blvd., Oakland 94605**

Dear Mr. Gilcrease:

Thank you for the submission of the above referenced reports as prepared by your consultant, Augeus. I have completed my review of these reports and in concept agree with their recommendations, ie to install a permanent monitoring well in the location of boring B-8, to proceed with the limited soil excavation as previously proposed and approved by this office, to install a replacement well if and when monitoring well AMW-2 is destroyed and to continue to monitor the existing wells on a quarterly fashion.

Our office has the following additional comments/requests:

1. We look forward to the inferred future Augeus report which will clarify the groundwater gradient and hydrogeology of this site. In order to achieve this, I would recommend that the "new" and the "old" wells be sampled at the same time and that those wells installed in a similar aquifer, AMW-2 through AMW-5, be used to determine the shallow aquifer gradient.
2. Please notify me prior to the installation of the monitoring well in the B-8 location and prior to any confirmatory soil sampling after the overexcavation activities.
3. Please provide a site map siting the location of the replacement well for AMW-2 when that time comes.
4. Based on ARCO's May 26, 1995 response letter written by EMCON and the inconclusive data from these reports, ARCO has not been requested to perform their own investigation of the Foothill Square property immediately adjacent to the ARCO station. Because our office has not received additional information supporting the uniqueness of the dry cleaners release from that found in the other part of Foothill Square (adjacent to ARCO), ARCO is not at this time a potential responsible party. You are encouraged to provide additional data to support the opposite claim.

Mr. Richard Gilcrease
SLIC #875
Foothill Shopping Center
10700 MacArthur Blvd.
June 12, 1995
Page 2.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
S. Arigala, RWQCB
C. Conway, Augeus Corp., 780 Purissima St., Half Moon Bay,
CA 94019
Mr. Hugh Phares, Jay-Phares Corp., 10700 Mac Arthur Blvd..
Oakland CA 94605
Mr. M. Whelan, ARCO, 2155 S. Bascom Ave., Suite 202,
Campbell, CA 95008
Mr. J. Young, EMCON Assoc., 1921 Ringwood Ave., San Jose,
CA 95131-1721
M. Ling Tung, files

1upd10700



June 9, 1995

Mr. Barney Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

**RE: Request for Technical Reports for Subsurface Investigation at
Young's Cleaners, 10700 MacArthur Boulevard, Oakland**

Dear Mr. Chan:

Thank you for speaking with me on June 7, 1995 concerning Young's Cleaners. Pursuant to your correspondence dated May 3, 1995, I have enclosed the following two technical reports for the Young's Cleaners site:

- (1) The quarterly ground water monitoring report for existing wells AMW-1 through AMW-3.
- (2) The monitoring well installation report for the installation of wells AMW-4 and AMW-5;

The enclosed documents are responsive to the first two questions posed in your May 3 correspondence. Concerning your third request for a time schedule for the excavation activities proposed in our December, 1994 report, the excavation will occur immediately upon authorization from our client.

Concerning the additional data discussed at the pre-enforcement hearing, we will install the additional well you requested. Its location is midway down the brick walkway shown in Figure 2 of the enclosed Subsurface Investigation Report. We have recommended to our client the installation of another well in this vicinity. This well's purpose is to investigate the ground water conditions in the deeper aquifer that has been identified by ARCO in several of their reports. Analyses of ground water samples collected from both the shallow and the deep aquifers in this vicinity will deny or confirm the extent of contamination of these aquifers by PCE from Young's Cleaners. The data generated from these additional wells will answer the questions relevant to the existing PCE contamination in and around ARCO's site. This was the main issue debated during the pre-enforcement hearing in March.

Therefore, we reserve the right to submit our interpretation of the site, its hydrogeology, and the contamination of its soil and ground water after these data are collected and incorporated into our model. Any professional opinion absent these data would be incomplete and so speculative in nature as to confuse rather than clarify the issues.

Please call me at (415) 726-7700 if you have any questions. Your continued courtesy and professionalism are appreciated.

Sincerely,

Charles D. Conway

Charles D. Conway, R.G.

Augeas Corporation

w/enclosures

cc: Client, w/o enclosures
Gil Jensen, District Attorney, w/o enclosures
John Kaiser, RWQCB, San Francisco Bay Region, with enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

May 05, 1995

ATTN: Richard Gilcrease

Drake Builders
5201 Sacramento Ave
Richmond CA 94804

RE: Project # 2603A - A
at 10700 Mac Arthur Blvd #9 in Oakland 94605

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$900.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Barney Chan at (510) 567-6700.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Peacock".

Tom Peacock, Area Manager
Hazardous Materials Division

c: files/inspector

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 3, 1995
SLIC # 875

Mr. Richard Gilcrease
Drake Builders
5201 Sacramento Ave.
Richmond CA 94804

**Re: Request for Technical Reports for Subsurface Investigation at
Young's Cleaners, 10700 Mac Arthur Blvd., Oakland CA 94605**

Dear Mr. Gilcrease:

This letter serves to request specific technical reports for work that has either been performed or is scheduled to be performed regarding your investigation of the chemical release from Young's Cleaners. As you are aware, there has been no further submission of data or reports from you or ARCO subsequent to the March 1995 pre-enforcement hearing at the County's office. This being the case, our office will continue each investigation independently, until which time it is clear that ARCO has some responsibility for the chlorinated solvent release detected on both sites. It did appear that you had no objections to allowing ARCO access to upgrade their existing vapor extraction system. Please clarify whether this is the case.

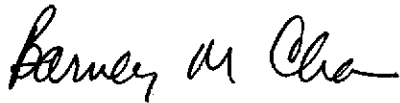
Please submit the following reports **within 30 days or by June 7, 1995:**

1. The quarterly monitoring report in its entirety for the existing wells, AMW-1 through AMW-3. The analytical results were provided the day of the pre-enforcement hearing but no other information;
2. The monitoring well installation report for wells AMW-4 and AMW-5. The groundwater analytical results provided state that they were **grab** samples. Please clarify what this means. Were properly developed wells ever sampled? Please state how and when groundwater data from the area midway down the brick walkway will be performed;
3. The time schedule for the excavation activities proposed in Augus' December 1994 report. Recall, I previously requested a time schedule in my February 28, 1995 letter;
4. Because your funds for County oversight have again been expended, you are requested to provide a check for \$900.00 to replenish the deposit/refund account for this project. A separate letter has been sent for your notification.

Mr. Richard Gilcrease
10700 Mac Arthur Blvd.
Young's Cleaners
May 3, 1995
Page 2.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
S. Arigala, RWQCB
C. Conway, Augeus Corp., 780 Purissima St., Half Moon Bay,
CA 94019
Mr. Hugh Phares, Jay-Phares Corp., 10700 Mac Arthur Blvd.,
Oakland CA 95605
Mr. M. Whelan, ARCO, 2155 S. Bascom Ave., Suite 202, Campbell
CA 95008
Mr. J. Young, Emcon Assoc., 1921 Ringwood Ave., San Jose,
CA 95131-1721
B. Reynolds, files

rep-Young



ALAMEDA COUNTY
DISTRICT ATTORNEY'S
OFFICE

CONSUMER & ENVIRONMENTAL
PROTECTION DIVISION

FACSIMILE TRANSMITTAL

TO: 337-9335
Fax Phone Number

DATE: 5.2.95

NAME: Barney Chan

AGENCY: _____

FROM: (510) 569-0505
Fax Phone Number

SENDER: Lil Jensen

SPECIAL INSTRUCTIONS/COMMENTS: _____

NUMBER OF PAGES: 4 include cover

IF PROBLEMS, PLEASE CALL: (510) 569-9281

GARRISON LAW CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

REFER TO FILE
Foothill Square

April 26, 1995

RECEIVED
MAY 1 - 1995

By facsimile (510) 569-0505
and regular mail

DISTRICT ATTORNEY
ALAMEDA COUNTY
CEPD

Gil Jensen
Senior Deputy District Attorney
Alameda County District Attorney's Office
7677 Oakport Street, Suite 400
Oakland, CA 94620

Re: Foothill Square Shopping Center
10700 MacArthur Blvd., Oakland

Dear Mr. Jensen:

On March 28, 1995, this firm's client, Drake Builders, met before the Pre-enforcement Review Panel of the Regional Water Quality Control Board, along with yourself and representatives of ARCO and other regulatory agencies. At the conclusion of that hearing, Drake Builders was given 30 days to reach an agreement with ARCO concerning responsibility for investigating and remediating perchloroethylene at the site or, in the alternative, to produce evidence that the activities of the dry cleaners formerly located at 10600 MacArthur Boulevard actually caused the subject contamination.

Our initial discussions with ARCO immediately after the hearing led us to believe that we could work out the most efficacious approach to the problem through cooperation. ARCO's counsel agreed to produce language that her client would find acceptable for an agreement by which we could address the perc problem.

Unfortunately, ARCO has not followed through on this agreement, despite our urging them to do so (see the attached letter to ARCO's counsel), and we are not able to demonstrate significant progress in this regard at this time.

Mr. Jensen
April 26, 1995
Page 2

We will continue to encourage ARCO to work with us instead of forcing a confrontation over a technical dispute. During the interim, we respectfully request an extension of 30 days in which to conclude this investigation or, in the alternative, to reach an agreement with ARCO to preclude the need for such an approach.

I will call your office tomorrow to discuss this request with you and answer any questions you may have about our pending investigation. Thank you for your consideration of this matter.

Sincerely,

GARRISON LAW CORPORATION



G. S. Garrison, REA & CEI
Attorney at Law

cc: client
Beth S. Dorris, ARCO Legal

GARRISON LAW CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

REFER TO FILE
Gilcrease

April 5, 1995

Via facsimile 213/486-0930
and first class mail

Beth S. Dorris, Esq.
ARCO Legal
P.O. Box 2570
Los Angeles, CA 90051-0570

Re: Foothill Square Shopping Center
10600 MacArthur Boulevard, Oakland, California
ARCO Station No. 276

Dear Ms. Dorris:

This correspondence is a follow-up to our discussions at the March 28, 1995 Pre-Enforcement Hearing concerning the above-referenced site.

At that time you stated that you would provide the language you wished my client to consider concerning the issue of PCE contamination at Foothill Square Shopping Center. Your timely submittal of the above is greatly appreciated. As you are aware, our response is due to Mr. Jensen by April 27.

Please contact my office at your earliest convenience to further discuss our pending response. Thank you for your cooperation and professional courtesy in this matter.

Sincerely yours,

Garrison Law Corporation



G. S. Garrison, REA & CEI
Attorney at Law

cc: client

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name Young's Cleaners Today's Date 3/22/95
 Site Address 10700 MacArthur Blvd EPA ID# _____
 City Oak Zip 94615 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

Inspection Categories:

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

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A GENERATOR (Title 22)

- | | | |
|-------------------|---------------------------------|---------|
| ___ | 1. Waste ID | * 66471 |
| ___ | 2. EPA ID | 66472 |
| ___ | 3. > 90 days | 66508 |
| ___ | 4. Label dates | 66508 |
| ___ | 5. Biennial | 66493 |
| <hr/> | | |
| Manifest | ___ 6. Records | 66492 |
| | ___ 7. Correct | 66484 |
| | ___ 8. Copy sent | 66492 |
| | ___ 9. Exception | 66484 |
| | ___ 10. Copies Rec'd | 66492 |
| <hr/> | | |
| Misc. | ___ 11. Treatment | 66371 |
| | ___ 12. On-site Disp. (H.S.&C.) | 26189.5 |
| | ___ 13. Ex Haz. Waste | 66570 |
| <hr/> | | |
| Prevention | ___ 14. Communications | 67121 |
| | ___ 15. Aisle Space | 67124 |
| | ___ 16. Local Authority | 67126 |
| | ___ 17. Maintenance | 67120 |
| | ___ 18. Training | 67105 |
| <hr/> | | |
| Contn. gency | ___ 19. Prepared | 67140 |
| | ___ 20. Name List | 67141 |
| | ___ 21. Copies | 67141 |
| | ___ 22. Emg. Coord. Trng. | 67144 |
| <hr/> | | |
| Containers, Tanks | ___ 23. Condition | 67241 |
| | ___ 24. Compatibility | 67242 |
| | ___ 25. Maintenance | 67243 |
| | ___ 26. Inspection | 67244 |
| | ___ 27. Buffer Zone | 67246 |
| | ___ 28. Tank Inspection | 67259 |
| | ___ 29. Containment | 67245 |
| | ___ 30. Safe Storage | 67261 |
| | ___ 31. Freeboard | 67257 |

Comments:

** proposed wells = existing wells*

*Gregg dullens -
 Angus - Charles Conway present walk.
 Will be able to install a well in driveway.
 Charles agreed to move the most westerly well further west to make it more equidistant from the other 2.
 GW encountered @ ~ 12' in 1st well (south of brick walkway)*

I.B TRANSPORTER (Title 22)

- | | | |
|----------|---------------------------|-------|
| ___ | 32. Applic./Insurance | 66428 |
| ___ | 33. Comp. Cert./CHP Insp. | 66448 |
| ___ | 34. Containers | 66465 |
| <hr/> | | |
| Manifest | ___ 35. Vehicles | 66465 |
| | ___ 36. EPA ID #s | 66531 |
| | ___ 37. Correct | 66541 |
| | ___ 38. HW Delivery | 66543 |
| | ___ 39. Records | 66544 |
| <hr/> | | |
| Cont'n's | ___ 40. Name/ Covers | 66545 |
| | ___ 41. Recyclables | 66800 |

Contact: _____
 Title: _____
 Signature: _____

Inspector: B. CHAN
 Signature: Bcha

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

ALAMEDA COUNTY HEALTH CARE SERVICES
DEPARTMENT OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY STE 250
ALAMEDA CA 94502-6577 430-453

March 21, 1995

Mr. Richard Gilcrease
Drake Builders
5201 Sacramento Avenue
Richmond CA 94804

RE: Project # 2603A - M -Young's Cleaners
at 10700 Mac Arthur Blvd #9 in Oakland 94605

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$900.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Barney Chan at (510) 567-6700.

Sincerely,

Gordon Coleman, Acting Chief
Hazardous Materials Division

c: files/inspector



EMCON ASSOCIATES

FAX COVER PAGE

DATE: 3/21 PROJECT NO. _____

TO: BARNEY CHAN FAX NO. 510 3379335

FROM: JOHN Younk

NUMBER OF PAGES: 3 (including cover page)

Unless otherwise indicated or obvious from the nature of the transmittal, the information contained in this facsimile message is confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us at the telephone number listed below. Thank You

COMMENTS: URGENT!

Please check one of the boxes below:

Original will follow by: Regular mail Other _____

Original will not follow:

ANY QUESTIONS REGARDING TRANSMISSION PLEASE CALL (408) 453-7319 Ext. _____
FAX (408) 453-0452 Alternate Fax (408) 437-9526

1921 Ringwood Avenue, San Jose, California 95131-1721



EMCON

1921 Ringwood Avenue • San Jose, California 95131-1721 • (408) 453-7300 • Fax (408) 437-9526

March 21, 1995
20805-120.03

Mr. Barney Chan
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Re: Response to Augeas Corporation Workplan

Dear Mr. Chan:

EMCON on behalf of ARCO Products Company (ARCO) has prepared this letter to address concerns not addressed in the workplan prepared by Augeas Corporation (Augeas) dated March 16, 1995 concerning Young's Dry Cleaners and the former truck manufacturing facility located at 10700 MacArthur Boulevard, Oakland California.

The following concerns are outlined below:

- Per regulatory guidelines, a groundwater monitoring well should be located in the floor drain of the dry cleaners (source area, area of greatest known release of PCE) to determine the impact to soils, capillary fringe and the 1st water bearing zone. The boring should be continuously cored to determine soil stratigraphy, placement of well screen and to ensure separation of water bearing zones.
- If groundwater is impacted by PCE in the 1st water bearing zone, install a monitoring well in the 2nd water bearing zone. Ensure proper procedures are taken to separate the two water bearing zones. Since PCE is a dense non-aqueous phase liquid (DNALP), ensure that the well screen is properly placed to collect representative groundwater samples (bottom of water bearing zone).
- The vertical definition of PCE contamination in soil and groundwater will not be determined based on the depth of the proposed borings/wells given the PCE contamination previously detected.
- To determine the direction of groundwater flow and gradient in both the 1st and 2nd water bearing zones, at least three monitoring wells must be installed in each water bearing zone.

See what's feasible after excavation

at later date

at later date

if 2 actual w.b. zones exist even Arco has failed to do this

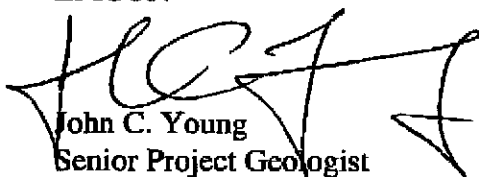


Barney Chan
March 21, 1995
Page 2

- Based on the proposed location of borings and wells, additional assessment should be performed to determine the extent of impact if any to soil and groundwater from the sewer line. *Maybe / maybe not*
- We agree with ACHCSA proposed location for a monitoring well in the brick walkway downgradient of the cleaners.
- All wells installed to date and proposed should be gauged and sampled on the same day, including WGR wells MW-1 through MW-5. *ok.* *MW-4 in deeper zone.*
- Soil and groundwater samples should be analyzed for 8015 modified for gasoline and diesel, 8240 GCMS for volatile organic compounds, and 8270 for semi-volatile compounds. These analysis will help determine if compounds identified in previous investigations at the site are the result of practices performed at the former truck manufacturing facility. ** Not part of this project.*
- A report of finding should include geologic cross sections and groundwater contour maps per regulatory guidelines. *ok.*

Sincerely,

EMCON


John C. Young
Senior Project Geologist

Attachments:

cc: Michael Whelan, ARCO

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 21, 1995
SLIC StID #875

Mr. Richard Gilcrease
Drake Builders
5201 Sacramento Ave.
Richmond CA 94804

DEPARTMENT OF ENVIRONMENTAL HEALTH
ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

**Re: Comment on March 16, 1995 Additional Phase of Site
Investigation at Young's Cleaners, 10700 MacArthur Blvd.,
Oakland CA 94605**

Dear Mr. Gilcrease:

Our office has received and reviewed a faxed copy of the above report which proposes the installation of three additional monitoring wells at the referenced site in an attempt to determine the lateral extent of chlorinated solvents in soil and groundwater. I have also spoken with both Ms. Rosanna Garrison and Mr. Charles Conway from Augeus Corporation regarding this work plan. Mr. Conway faxed his response to discussed items in a March 20, 1995 report. Our office concurs with this report and work may proceed as planned. I understand that this work is scheduled for March 22 and 23, 1995.

I would like to summarize the items discussed in Mr. Conway's fax for your edification:

1. Based on expecting to encounter groundwater at 20' bgs and the existence of a clayey silt aquitard beneath the water bearing zone, it is acceptable to screen the well from 20-30'. This also assumes that petroleum hydrocarbons are not an issue, which appears to be the case.
2. The vertical extent of groundwater contamination will at this time not be investigated, however, it was acknowledged that this investigation will be required in the future.
3. The proposed easternmost monitoring well will not be required, rather, a well approximately midway along the brick walkway will be installed. If this location is not possible, every attempt should be made to obtain grab soil and groundwater samples from this location through whatever technical means possible, ie Geoprobe, etc. Please notify our office if the location of the well cannot be installed and your alternative location.
4. The distance between the other two proposed wells will actually be more equidistance from the above well to allow for better groundwater gradient determination.

Mr. Richard Gilcrease
Young's Cleaner
10700 MacArthur Blvd.
March 21, 1995
Page 2.

I understand that as much information as possible from the above investigation will be brought to the scheduled pre-enforcement hearing scheduled for 9:00am on March 28, 1995 at the County's office.

In addition, you are requested at that time to provide a time schedule for performing the limited soil excavation previously proposed and approved by our office. Lastly, you are requested to provide a check for \$900.00 payable to Alameda County for the continuance of our oversight of this project. Your previous deposit has been expended and is currently in negative balance. A separate letter noting your attention to this matter has been sent.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
S. Arigala, RWQCB
Mr. Charles Conway, Augeus Corp., 780 Purissima St., Half
Moon Bay, CA 94019
Mr. Hugh Phares, Jay-Phares Corp., 10700 MacArthur Blvd.,
Oakland CA 94605
Mr. M. Whelan, ARCO, 2155 S. Bascom Ave., Suite 202, Campbell,
CA 95008
Mr. J. Young, Emcon Associates, 1921 Ringwood Ave., San Jose,
CA 95131-1721
G. Coleman, files
swp-Young

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

March 03, 1995

ATTN: -0-

Foothill Square Shpg Ctr
10700 Macarthur Blvd
Oakland CA 94605

RE: Project # 1277A - M
at 10700 Mac Arthur Blvd in Oakland 94605

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$900.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Barney Chan at (510) 567-6700.

Sincerely,

Barney Chan
Hazardous Materials Division

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 28, 1995
SLIC StID # ~~4490~~ 875

Mr. Richard Gilcrease
Drake Builders
5201 Sacramento Ave.
Richmond CA 94804

DEPARTMENT OF ENVIRONMENTAL HEALTH
ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

**Re: Request for Technical Reports for Subsurface Investigation at
Young's Cleaners, 10700 MacArthur Blvd., Oakland CA 94605**

Dear Mr. Gilcrease:

This letter serves to clarify your requirements for investigation of the above referenced site. As you are aware, the "site" is scheduled for a pre-enforcement hearing on March 28, 1995 at 9:00am at the County's office. The "site" includes both the ARCO station and Foothill Shopping Square. Be aware that several issues will be discussed at that time. Individually, there will be questions to both ARCO and Foothill Square Shopping Center in regards to their separate investigations of the gasoline and chlorinated solvent plumes emanating from their sites. Lastly, the question regarding the responsibility of chlorinated solvent contamination in the area within and adjacent to the ARCO station and the Foothill Square parking lot will be discussed.

This letter serves to request those technical reports required for Foothill Square's investigation of their chlorinated solvent release. Please provide the following documents or report on the status of the following documents at the time of the hearing:

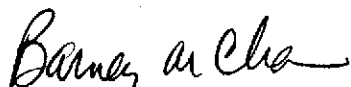
1. Quarterly groundwater monitoring reports shall be provided for the three wells recently installed to investigate Young's Cleaners. Any other wells which you have access to which may help in the investigation should also be monitored.
2. Please provide a timetable for the proposed excavation stated in the December 1994 Augeus report. Recall this work was previously approved by our office in my January 5, 1995 letter.
3. Please either provide or provide a date for the provision of your supplemental work plan to further delineate the extent of soil and groundwater chlorinated solvent contamination. Recall, this report was requested to be submitted by February 24, 1995.

I would also like to respond to the recent request for any correspondence from ARCO in regards to their comment to an Augeus letter. Please be advised that no correspondence was provided to our office, however, feel free to pose any and all questions of your concern to ARCO at the time of the pre-enforcement hearing.

February 28, 1995
Foothill Shopping Square
10700 MacArthur Blvd.
February 28, 1995
Page 2.

You may contact me if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
S. Arigala, RWQCB
Mr. Hugh Phares, Jay-Phares Corp., 10700 MacArthur Blvd.,
Oakland CA 94605
Ms. R. Garrison, Augeus Corp., 780 Purissima St., Half Moon
Bay, CA 94019
Mr. M. Whelan, ARCO, 2155 S. Bascom Ave., Suite 202, Campbell
CA 95008
Mr. John Young, Emcon Associates, 1921 Ringwood Ave., San
Jose, CA 95131-1721
G. Coleman, files
rep-10700



A U G E A S

February 17, 1995

Mr. Barney Chan
Alameda County Health Care Services
Department of Environmental Health
1131 Harbor Bay Parkway
Oakland, California 94502

VIA FACSIMILE TRANSMISSION AND CERTIFIED MAIL

**RE: Foothill Square Shopping Center, 10700 MacArthur Blvd., Oakland
ARCO Service Station #276, 10600 MacArthur Boulevard, Oakland**

Dear Mr. Chan:

On January 16, 1995 we sent you a letter requesting Alameda County Health Care Services (ACHCS) to direct ARCO to define the extent of perchloroethylene (PCE) contamination resulting from former dry cleaners operations at its site as well as the reported release from its former waste oil tank; and to complete the remedial investigation of the petroleum hydrocarbon release from its fuel tanks located at 10600 MacArthur Boulevard.

At that time, you informed Augeas Corporation that you requested ARCO and its representatives to review our letter and provide you recommendations.

Please provide us a copy of any correspondence you have received regarding this matter.

Sincerely yours,

Rosanna Garrison

Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division

In Re The Property Known As :
ARCO Station #276
10600 MacArthur Blvd. and
Foothill Shopping Center
10700 Mac Arthur Blvd.
Oakland CA 94605

Proof of Service of
Notice of
Pre-Enforcement
Review Panel

I Barney Chan, do hereby certify
that I served Mr. Richard Gilcrease, 5201 Sacramento Ave.,
Richmond, CA 94804
with a copy of the attached Notice of Pre-Enforcement Review
Panel on February 15, 1995 by certified
mailer # Z 196 176 768

#3756

BC

Z 196 176 768



**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Dated: 2/15/95

Barney Chan
(signature)

PS Form 3800, March 1993

Sent to Richard Gilcrease	
Street and No 5201 Sacramento Ave.	
P. O., State, and ZIP Code Richmond CA 94804	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$

Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division

In Re The Property Known As :)
ARCO Station # 276)
10600 MacArthur Blvd. and)
Foothill Shopping Center)
10700 MacArthur Blvd.
Oakland CA 94605
(insert address of property)

Notice of
Pre-Enforcement
Review Panel

Notice is hereby given that upon the motion of the Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board a **Review Panel** will convene on March 28, 1995 at 9:00 am in the offices of the Alameda County Hazardous Materials Division located at 1131 Harbor Bay Parkway, Room 250, Alameda, CA 94602. This **Review Panel** will convene for the purpose of determining responsible parties as well as appropriate closure, site assessment, clean-up and mitigation of contamination at the above location.

The Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board have named and served notice of this **Review Panel** on the following persons or entities as having proposed responsibility for closure, site assessment, clean-up and mitigation of contamination at the above location, and by this notice all parties named herein are informed of the right to appear and show cause, if any they have, for the exclusion or inclusion of any of the parties served herein from said responsibility or obligations:

1. Mr. Michael Whelan, ARCO Products Co.,

(name)

2155 S. Bascom Ave., Suite 202, Campbell CA 95008

(address)


2. Mr. Richard Gilcrease, Draker Builders,

(name)

5201 Sacramento Ave., Richmond, CA 94804

(address)

Dated: 2/15/95


(signature)

Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

January 5, 1995
SLIC StID # 4490

Mr. Richard Gilcrease
Drake Builders
5201 Sacramento Ave.
Richmond CA 94804

ALAMEDA COUNTY
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577 CC4530

**Re: Comment on December, 1994 Report of Subsurface Investigation
at Young's Cleaners, 10700 MacArthur Blvd., Oakland CA 94605**

Dear Mr. Gilcrease:

Our office has recently received and reviewed the above report as prepared by your consultant, Augeas Corporation. As you are aware, the report details the results of borings and monitoring wells installations within and around Young's Cleaner. The first obvious conclusion from this report is that a significant soil and groundwater release occurred from this dry cleaning establishment, the bulk of which has been identified on the south end of the property. Both an area beneath a dry cleaning machine and an area from the sanitary sewer line leading from the building were identified as sources of a perchloroethylene, (PCE or perc) release. Groundwater from monitoring well AMW-2, within this area, is highly contaminated exhibiting as high as 35 mg/l (ppm) PCE in the groundwater. A second observation is the existence of two water bearing zones, like that which was identified by Arco in their investigation of their gasoline fuel release at 10600 MacArthur Blvd. Once again, because of this observed subsurface condition, site specific groundwater gradient was not able to be determined.

Included within this report and also provided separately was a work plan for soil remediation. This work plan calls for the excavation of PCE contamination from three areas of suspected contamination. Our office has no objections to this approach but this work should be viewed as a first step approach for the evaluation of the PCE contamination problem. In regards to the excavation work plan, our office has the following comments:

1. Please screen soil samples during the excavation process using a PID instrument calibrated with PCE as the standard.
2. Soil sampling should be performed at a rate of one sample per every 200 square feet of sidewall or floor area.
3. Please contact our office at least **48 working hours** prior to any confirmatory soil sampling so I may arrange to be present if possible.

Mr. Richard Gilcrease
Foothill Shopping Center
10700 MacArthur Blvd
January 5, 1995
Page 2.

In regards to the overall determination of the PCE release, our office does not agree with your consultant's claim that the extent of groundwater contamination is confined to the area of "Proposed Soil Excavation". We also cannot concede that the PCE release from this site is not hydraulically linked with that found in monitoring well MW-6 installed by Arco's consultant. As you are aware, this well has been detecting approximately 2 mg/l PCE for an extended period of time. Consistently lower concentrations of PCE have been detected in wells near the former waste oil tank on the Arco site. This concentration gradient and the existence of a dry cleaning establishment in a potential upgradient location lead our office to request this investigation of Young's Cleaners.

Your consultant has provided our office with information regarding the Arco station. First, the station had previously operated as a dry cleaner prior to Arco demolishing the buildings in 1968. This fact does not substantially change the responsibility for the remediation of the PCE plume. Secondly, your consultant warns of the potential release of hydrochloric acid due to the oxidation of chlorinated solvents through a catalytic oxidation unit such as the one being used at the Arco site. This point is taken and has been conveyed to Arco's consultants. Your consultant also states that excavation is the most efficient remediation method for the gasoline contamination extending onto the Foothill Square property. Our office does not agree with this approach based on the current data. Shallow gasoline contamination has not been identified in this area as borings B-6 and B-7 detected gasoline at near groundwater depth. Gasoline contamination, however, has been identified in a soil gas survey only.

Clearly, enough information exists to require additional active remediation for the chlorinated solvent concentrations being found in the groundwater. It also appears that the responsibility of remediation will not be untested by either Arco or the Foothill Square property owners. Please be aware that our office will require a **complete** delineation of the PCE contaminant plume. Therefore a supplemental work plan is requested to :

1. Define the full extent of groundwater contamination due to chlorinated solvents and install permanent monitoring well(s) to verify the limits; (this should fully define the limits of contamination on both the Arco and Foothill Square properties and beyond if necessary).

Mr. Richard Gilcrease
Foothill Shopping Center
10700 MacArthur Blvd.
January 5, 1995
Page 3.

2. Because of the likelihood of disposal of PCE waste within the sanitary sewer, the investigation should determine whether the sewer line has acted as a conduit for contamination migration.

3. A Corrective Action Plan (CAP) containing the elements within Title 23, Article 11, Section 2725 must also be prepared to determine the most appropriate remedial alternative for site clean-up.

Our office encourages the co-operation of all potential responsible parties to fulfill the requirements of this supplemental work plan. Please provide your work plan to our office **within 45 days or by February 24, 1995**. Please be aware that failure to submit the requested technical report will cause this case to be referred to either the RWQCB or the District Attorney Office for enforcement.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
S. Arrigala, RWQCB
Mr. Hugh Phares, Jay-Phares Corporation, 10700 MacArthur Blvd., Oakland CA 94605
Ms. R. Garrison, Augeus Corporation, 780 Purissima St., Half Moon Bay, CA 94019
Mr. M. Whelan, Arco Products Co., ~~P.O. Box 5811, San Mateo, CA 94420~~
Mr. John Young, Emcon Associates, 1921 Ringwood Ave., San Jose, CA 95131-1721
E. Howell, file
swp-10700

2155 S. Bascom Ave., Suite 202, Campbell CA 95008

DRAKE BUILDERS

5201 Sacramento Avenue
Richmond, CA 94804
Phone: (510) 524-1177
Fax (510) 527-7053

January 4, 1995

Barney Chan
Department of Environmental Health
Alameda County Health Services Agency
1131 Harbor Bay Parkway
Oakland, CA 94502

Dear Mr. Chan:

Re: Foothill Square
10700 MacArthur Blvd., Oakland

In regard to the report on PCE contamination at Foothill Square, we hereby submit the following Report and Workplan:

1. Report of Subsurface Investigation, Young's Cleaners, December, 1994, Augeas Corporation.
2. Workplan for Soil Remediation at Young's Cleaners, December, 1994, Augeas Corporation.

We intend to go forward with the remediation and await your consideration.

I will be available at all times for consultation at 524-1177. In addition, questions may be directed to environmental specialist Rosanna Garrison of Augeas Corp. (415-726-7700). Hugh K. Phares and John Jay of Jay/Phares Corp. are the on-site managers at Foothill Square, are fully apprised of the situation, and are also authorized for consultation on this matter. They can be reached at 562-9500.

Please let us know as soon as possible the County's regard, since the further progress and development of the shopping center depends on the environmental problem resolutions.

Sincerely,



Richard Gilcrease,
President



AUGER'S CORPORATION

780 Purissima
P.O. Box 940
Half Moon Bay, California 94019

FACSIMILE TRANSMISSION

Telephone No. (415) 726 7700
Facsimile No. (415) 726 1217

Date:

12/19/94

To (Company Name):

Co. Nevada County

Fax No.:

Attn.:

Barney Chan

of Pages: 1 +

*Please read page 2 of letter
for additional info.*



Legal
1059 West Seventh Street
Post Office Box 2570
Los Angeles, California 90051-0570
Telephone 213 486 2435

Dott S. Dorris
Senior Attorney

June 14, 1994

Mr. Gregg S. Garrison, Esq.
Garrison Law Corporation
P.O. Box 280
Half Moon Bay, CA 94019

Re: Foothill Square Shopping Center, 10600 MacArthur
Boulevard, Oakland, California (the "Site")

Dear Mr. Garrison:

We have received your letter to Mike Whelan of ARCO Products Company ("ARCO"), dated April 12, 1994, regarding the Site. In the letter, you indicate that Drake Builders ("Drake") will block ARCO remediation efforts at the Site unless ARCO agrees to take on certain new obligations. ARCO has conducted its investigative and remediation efforts at the Site in the spirit of cooperation, and that spirit continues. But ARCO cannot accept the conditions your client now seeks to impose, for the reasons described below.

1. Drake's Existing Obligation to Provide Access.

You have informed us that Drake will bar ARCO from access to the Site to perform further remediation work. Drake will no longer provide access, unless ARCO (a) provides a performance bond of \$100,000 through an escrow controlled in part by your client, and (b) verifies various aspects of its remediation plans with your client.

Drake does not have the right to impose such obligations on ARCO, however. In fact, any attempt to enforce such restrictions by barring ARCO access to remediate would be a direct and material violation of Drake's existing contractual obligations to ARCO. Drake entered into a written access agreement with ARCO on June 1, 1989, and certain supplemental license agreements thereafter (as so supplemented, the "Access Agreement"). The Access Agreement requires that Drake provide ARCO with access to the site to perform such tests and remediation (not just removal) work "as ARCO deems reasonably necessary or appropriate." The new restrictions on ARCO your client now seeks to impose are not permitted under the Access Agreement.

Your proposed restrictions also go beyond the practice of the parties. Drake and ARCO have been operating under the existing Access Agreement for five years. Not once during this five year span has a performance bond or the other new terms now proposed been applied. Your client cannot now claim, after five years of allowing access without such restrictions, that the restrictions were contemplated from the beginning. The actions of the parties reveal otherwise.

2. Redundancy and Cost of Proposed Conditions.

We note in passing that the proposed restrictions on ARCO are unreasonable and would impose unnecessary costs on ARCO. For example, there is no need for a company of ARCO's great size and strength to post a performance bond. In fact, ARCO has proven that such assurances are unnecessary, in the last five years it has had and used access to the site to perform tests and remediation work.

Similarly, there is no need for the verification steps you seek. ARCO has submitted its remediation plan to and is performing the remediation work under the supervision of the Alameda County Health Care Services Agency (the "County"). The County is better situated than your client to enforce the applicable governmental standards. Moreover, ARCO has been and will continue to provide your client with copies of final reports filed with the County on remediation of Drake's property. As to the timing of providing such copies, the Access Agreement does not require that the copies be provided *before* submittal to the County.

3. No Losses from Contamination from ARCO's Station.

ARCO has been voluntarily remediating gasoline contamination on your client's property immediately adjacent to ARCO's station. ARCO undertook this remediation promptly and in good faith. So we do not understand how it serves your client's interest to now block this remediation. In fact, Drake's blocking the remediation efforts of ARCO would be inconsistent with Drake's claim that your client will be damaged unless any contamination from ARCO's station is remediated as soon as reasonably possible.

The environmental studies done on the site also contradict your client's claim of consequential damages arising from ARCO's contamination of the site. You have suggested that a purchase transaction is not closing solely because of contamination on the site that migrated from ARCO's station. This cannot be the case. Drake's property faces a wide array of problems that might cause a potential purchaser or lender to stay away from the property--including neighborhood deterioration and crime. It also faces severe environmental problems that have nothing to do with ARCO's station. The prior use, for over 40 years, of Drake's property as a heavy manufacturing facility, would deter most buyers, tenants and lenders concerned about environmental contamination. The fact that PCE has been found emanating at high levels from Drake's property would only confirm their concerns.

With respect to the PCE problem, we remind you that all existing data shows that Drake and not ARCO is the source of the contamination. Drake's predecessors probably used PCEs to clean machinery or parts in the auto parts factory, and may also have used PCEs at drycleaners or like operations in the shopping center. Environmental studies of the groundwater containing the PCEs indicate that the flow is from your client's property towards ARCO, not the other way around. The studies also establish that the PCEs could not have come from ARCO's station. The soil around the waste oil tank was tested, and no PCEs were found to have leaked into it. Nor would normal station operations involve PCE use.

ARCO also has investigated the extent of possible gasoline contamination of Drake's property from ARCO's station. Its experts have found that only a very limited area could have been impacted. For your convenience, I have enclosed a diagram depicting that small area. This contamination is insignificant, given the strong likelihood of major contamination problems (of PCEs, hydrocarbons and heavy metals) from the prior manufacturing uses on Drake's Site, and the presence of PCE in the groundwater below.

Moreover, it is not clear that ARCO's station was in fact the sole source of the contamination depicted in the enclosed drawing. ARCO recently found aerial photographs which show dispensers from Drake's predecessor's manufacturing facility, located adjacent to the area now being remediated by ARCO. It is possible that Drake's predecessor stored and dispensed of gasoline, and that in so doing spilled or discharged it. As expressly provided in the Access Agreement, ARCO will not be obligated to cleanup contamination it is not solely responsible for, and reserves all rights and remedies

against Drake and others with respect to contamination arising from their operations, use or ownership.

The approach taken by Drake so far has concerned ARCO. Drake has chosen to blame the corner gas station for all its problems, rather than investigating its own connection to those problems. This approach is all the more disturbing in light of the County's letter to Drake dated March 23, 1993. In that letter, the County confirmed that the existing data showed the PCB was emanating from Drake's property, not ARCO's, and the County directed your client to determine the extent of Drake's PCB releases. Drake has not done so or otherwise taken on any responsibilities for its and its predecessors discharges from the Site. This behavior stands in sharp contrast to ARCO's, who voluntarily and promptly stepped up to the plate and investigated the contamination at issue.

In sum, ARCO cannot be held responsible for the releases of your client's tenants and predecessors. If your client is having trouble selling his property due to environmental contamination, it would have had the same difficulty had ARCO never opened a gas station on adjacent property, due to the environmental issues and releases caused by Drake's predecessors. We do not see how your client can claim consequential damages under these circumstances.

4. Requested Change from Remediation to Removal.

Your letter indicates that Drake is now reconsidering the whole concept of allowing ARCO to perform any remediation. Instead, he would require that ARCO perform a soil removal action. This change of heart is of concern to ARCO. ARCO has already invested heavily in the remediation action, and cannot now easily change course. Nor does Drake have the right to require this change. Drake expressly agreed in the Access Agreement to allow ARCO perform the "remediation" work planned by ARCO. In so doing, Drake accepted the risks associated with taking the remediation approach.

In any event, a removal action is not feasible at the Site. According to ARCO's environmental experts, removal may not provide a permanent solution to the problem. Petroleum contamination from offsite might seep back into the soil and groundwater even once the contamination now onsite is removed. Moreover, the cost of the removal action would be prohibitively expensive. The cost of excavation, transport and disposal may exceed one million dollars. It would involve digging out soil to a depth of over 30 feet; yet approximately 15 feet of overburden has not been impacted by migrating gasoline. In contrast, remediation through extension of ARCO's existing vapor extraction system (the "VES") would be much more efficient. For this reason, the County has not required a removal action and has approved use of the VES system.

This does not mean that Drake cannot use the portion of the property at issue. The VES system ARCO has been developing is flexible. VES systems like the one contemplated by ARCO can be built over and often are. ARCO's engineers have examined the Site and believe a building could be erected, without excavation that would materially interfere with the VES system.

5. Request to Reinstate Waived Claims and Toll Limitation Periods; Request for Attorneys' Fees.

In your letter, you request that whatever claims or remedies Drake may have waived or be estopped from asserting be reinstated now. You also request that ARCO agree to toll the limitations periods for any and all claims. With respect to the former request, we remind you that your client has already released any and all claims against ARCO, in the Indemnification and Release of Claims he signed in November 1989 (the "Release"). The Release includes any claims for consequential damages or

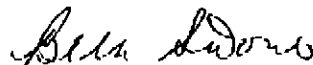
attorneys' fees your client appears to be trying to now assert. Those claims seem particularly inappropriate in that, even absent the existing release, your client would have no legal right to such damages.

Similarly, in light of the Release and the existing Access Agreement, an agreement tolling limitations periods is not appropriate now.

ARCO does share your client's desire to resolve this matter without litigation. If Drake works together with ARCO, and does not obstruct ARCO's remediation efforts, the questions of reserving claims and tolling limitations will be moot because no litigation will be necessary.

If you have further questions about the Site, please do not hesitate to call me at (213) 468-2435.

Very truly yours,



Beth S. Dorris, Esq.

Enclosure

cc. Kyle A. Christie
Michael Whelan

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.
REPORT DATE M / M / D / D / Y / Y	CASE #	SIGNED _____ DATE _____

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Charles Conway	PHONE (415)/ 726-7700	SIGNATURE <i>Charles P Conway</i>	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER _____	<input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD	COMPANY OR AGENCY NAME Augeas Corporation	
	ADDRESS 780 Purissima STREET Half Moon Bay CITY STATE CA 94019			

RESPONSIBLE PARTY	NAME Drake Builders <input type="checkbox"/> UNKNOWN	CONTACT PERSON Richard Gilcrease	PHONE ()
	ADDRESS 5201 Sacramento Avenue STREET Richmond CITY CA 94804		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) 10700 MacArthur Boulevard	OPERATOR USA/ Olympic	PHONE ()
	ADDRESS 10700 MacArthur STREET Boulevard Oakland CITY Alameda STATE 94645		
	CROSS STREET Foothill		

IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County Health Services	CONTACT PERSON Juliet Shin	PHONE (510)/ 271-4320
	REGIONAL BOARD San Francisco RWOCB		PHONE ()

SUBSTANCES INVOLVED	(1) NAME Gasoline	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) NAME 1,2 Dichloroethane (DCA)	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED M / M / D / D / Y / Y 2 / 1 / 8 / 9 / 4	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input checked="" type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER _____	
	DATE DISCHARGE BEGAN M / M / D / D / Y / Y <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER _____	
	HAS DISCHARGE BEEN STOPPED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, DATE M / M / D / D / Y / Y		

SOURCE/ CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER _____	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER _____
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CASE TYPE	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
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CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY
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REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> VACUUM EXTRACT (VE)	<input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT) _____	<input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VENT SOIL (VS)
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COMMENTS	
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A U G E A S

September 8, 1994

Ms. Medulla Logan
Alameda County Health Agency
Division of Hazardous Materials
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
510/567-6700 x 36764
510/337-9335 (fax)

RE: Site Investigation at Young's Cleaners, Foothill Square Shopping Center, 10700 MacArthur Boulevard, Oakland, California

Dear Ms. Logan:

Augeas Corporation started the site investigation at the subject site on Friday, September 2, 1994, as we scheduled it in our letter to you dated September 1, 1994. However, in the process of drilling at the rear of the business, about 9:30 AM, we struck an 8-inch water main that had not been properly identified by the East Bay MUD utility locators before we drilled. The resulting break caused a water leak that lasted for nearly two hours before the utility was able to stop the leak and repair the damage. There was some damage to the rear parking lot, and the drilling operation was stopped for that day. Augeas Corporation employed the services of a private utility locating service to ensure that all of the utilities were identified before continuing work at the site, and we rescheduled drilling for Monday, September 12.

Please do not hesitate to call me at (415) 726-7700 if you have any questions.

Sincerely yours,

Charles D. Conway
Project Geologist

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

** PROJECT INFORMATION **

Alameda County
AUG 05 2003
Environmental Health

Project#: --2603A Date Open: 08/31/1994 Date Closed:

Payor Information: Site Information:

FOOTHILL SQ.SHOPPING CENTER
 10700 MCARTHUR BLVD.#200
 OAKLAND CA 94605

YOUNG'S DRY CLEANERS
 10700 MCARTHUR BL. #9
 OAKLAND CA 94605

** DEPOSIT HISTORY **

Deposit Date	Receipt#	Amount Received
08/31/1994	740503	\$ 900.00
03/28/1995	752523	\$ 900.00
06/12/1995	759059	\$ 900.00

		\$ 2,700.00

** WORKLOG HISTORY **

Work Date	Insp	Activity Description / Time Spent (hrs)	Amount Charged
03/09/1993	LS	Review Plans/Reports	0.5 37.5
03/19/1993	LS	Write Letters	1. 75.0
03/19/1993	LS	Meetings, Consultations	0.5 37.5
03/23/1993	LS	Write Letters	0.5 37.5
03/25/1993	LS	Review Plans/Reports	0.25 18.7
04/23/1993	LS	Meetings, Consultations	0.5 37.5
05/19/1993	LS	Meetings, Consultations	0.25 18.7
06/25/1993	LS	Meetings, Consultations	0.25 18.7
10/04/1993	LS	Review Plans/Reports	1. 75.0
08/31/1994	ADM	ADMINISTRATIVE CHARGE	1. 90.0
09/01/1994	BC	Review Plans/Reports	1. 90.0
12/22/1994	BC	Review Plans/Reports	0.5 45.0
01/04/1995	BC	Review Plans/Reports	1.5 135.0
01/05/1995	BC	Write Letters	2. 180.0
01/05/1995	BC	Review Plans/Reports	2. 180.0
01/06/1995	BC	Meetings, Consultations	0.75 67.5
01/10/1995	BC	Meetings, Consultations	0.4 36.0
02/28/1995	BC	Write Letters	0.5 45.0
02/28/1995	BC	Meetings, Consultations	0.5 45.0
03/08/1995	BC	Meetings, Consultations	0.2 18.0
03/17/1995	BC	Review Plans/Reports	1.5 135.0
03/20/1995	BC	Meetings, Consultations	0.3 27.0

03/20/1995	BC	Meetings, Consultations	0.5	45.0
03/21/1995	BC	Write Letters	1.5	135.0
03/22/1995	BC	Investigation On-Site	2.	180.0
03/28/1995	BC	Meetings, Consultations	2.	180.0
03/28/1995	BC	District Attorney Time	1.	90.0
03/29/1995	BC	Investigation in Office	0.2	18.0
05/03/1995	BC	Write Letters	1.	90.0
06/07/1995	BC	Removal Investigation/Follow-up	0.5	45.0
06/12/1995	BC	Review Plans/Reports	0.5	45.0
06/12/1995	BC	Write Letters	1.	90.0
06/12/1995	BC	Meetings, Consultations	0.4	36.0
06/29/1995	BC	Meetings, Consultations	0.2	18.0
07/10/1995	BC	Meetings, Consultations	0.3	27.0
07/12/1995	BC	Write Letters	1.	90.0
07/17/1995	BC	Meetings, Consultations	0.2	18.0
07/20/1995	BC	Review Plans/Reports	0.1	9.0
07/25/1995	BC	Meetings, Consultations	0.3	27.0
08/01/1995	BC	Meetings, Consultations	0.8	72.0
08/14/1995	BC	Meetings, Consultations	0.2	18.0
08/15/1995	BC	Meetings, Consultations	0.1	9.0
08/22/1995	BC	Meetings, Consultations	0.5	45.0
10/10/1995	BC	Meetings, Consultations	0.4	36.0
10/12/1995	BC	Review Plans/Reports	0.3	27.0
10/16/1995	BC	Review Plans/Reports	0.5	45.0
10/17/1995	BC	Meetings, Consultations	0.3	27.0
10/17/1995	BC	Review Plans/Reports	2.	180.0
10/18/1995	BC	Investigation On-Site	2.	180.0
10/19/1995	BC	Meetings, Consultations	0.1	9.0
10/20/1995	BC	Meetings, Consultations	0.2	18.0
10/24/1995	BC	Meetings, Consultations	0.3	27.0
10/30/1995	BC	Meetings, Consultations	0.3	27.0
11/06/1995	BC	Meetings, Consultations	0.4	36.0

** WORKLOG HISTORY **

Work Date	Insp	Activity Description / Time Spent (hrs)	Amount Charged
11/14/1995	BC	Meetings, Consultations	0.5 45.0
11/16/1995	BC	Meetings, Consultations	0.2 18.0
11/21/1995	BC	Meetings, Consultations	0.3 27.0
11/27/1995	BC	Meetings, Consultations	0.1 9.0
11/27/1995	BC	Meetings, Consultations	0.4 36.0
11/28/1995	BC	Meetings, Consultations	0.6 54.0
11/28/1995	BC	Meetings, Consultations	0.3 27.0
11/28/1995	BC	Meetings, Consultations	0.8 72.0
12/07/1995	BC	Meetings, Consultations	0.3 27.0
12/11/1995	BC	Meetings, Consultations	0.3 27.0
12/12/1995	BC	Meetings, Consultations	0.3 27.0
12/13/1995	BC	Meetings, Consultations	1. 90.0
12/14/1995	BC	Meetings, Consultations	0.2 18.0
12/15/1995	BC	Meetings, Consultations	0.5 45.0
12/26/1995	BC	Meetings, Consultations	0.5 45.0
01/10/1996	BC	Review Plans/Reports	0.3 27.0
01/16/1996	BC	Meetings, Consultations	0.2 18.0
02/01/1996	BC	District Attorney Time	0.1 9.0
02/05/1996	BC	Meetings, Consultations	0.2 18.0
02/06/1996	BC	Meetings, Consultations	0.5 45.0
02/07/1996	BC	Meetings, Consultations	0.3 27.0
02/16/1996	BC	Review Plans/Reports	0.6 54.0
02/20/1996	BC	Meetings, Consultations	0.2 18.0
02/22/1996	BC	Meetings, Consultations	0.2 18.0
02/23/1996	BC	Meetings, Consultations	0.2 18.0
02/28/1996	BC	Meetings, Consultations	0.2 18.0
02/29/1996	BC	Meetings, Consultations	0.4 36.0
03/06/1996	BC	Meetings, Consultations	0.2 18.0
03/07/1996	BC	Meetings, Consultations	0.2 18.0
03/12/1996	BC	Meetings, Consultations	0.2 18.0
03/21/1996	BC	Meetings, Consultations	0.6 54.0
03/25/1996	BC	Meetings, Consultations	0.3 27.0
03/26/1996	BC	Write Letters	0.8 72.0
04/23/1996	BC	Review Plans/Reports	1.5 135.0
06/03/1996	BC	Meetings, Consultations	0.3 27.0
06/04/1996	BC	Review Plans/Reports	0.5 45.0
06/12/1996	BC	Meetings, Consultations	0.3 27.0
07/01/1996	BC	Meetings, Consultations	0.3 28.2
07/25/1996	BC	Meetings, Consultations	0.5 47.0
07/25/1996	BC	Review Plans/Reports	0.3 28.2
08/19/1996	BC	Meetings, Consultations	0.4 37.6
09/03/1996	BC	Review Plans/Reports	0.5 47.0
10/22/1996	BC	Meetings, Consultations	0.2 18.8
11/13/1996	BC	Meetings, Consultations	0.2 18.8
11/20/1996	BC	Meetings, Consultations	0.2 18.8
11/27/1996	BC	Meetings, Consultations	2. 188.0
12/04/1996	BC	Review Plans/Reports	0.5 47.0
12/10/1996	BC	Review Plans/Reports	0.3 28.2
12/20/1996	BC	Review Plans/Reports	1. 94.0
12/30/1996	BC	Review Plans/Reports	0.5 47.0
12/30/1996	BC	Meetings, Consultations	0.4 37.6
12/30/1996	BC	Meetings, Consultations	0.3 28.2
01/21/1997	BC	Review Plans/Reports	0.3 28.2
01/23/1997	BC	Review Plans/Reports	0.3 28.2

** WORKLOG HISTORY **

Work Date	Insp	Activity Description / Time Spent (hrs)	Amount Charged
01/31/1997	BC	Meetings, Consultations	0.2 18.8
03/12/1997	BC	Meetings, Consultations	0.2 18.8
03/24/1997	BC	Review Plans/Reports	0.5 47.0
03/25/1997	BC	Review Plans/Reports	1. 94.0
03/25/1997	BC	Meetings, Consultations	2.7 253.8
03/26/1997	BC	Meetings, Consultations	0.5 47.0
04/07/1997	BC	Review Plans/Reports	0.5 47.0
04/08/1997	BC	Write Letters	0.8 75.2
04/09/1997	BC	Meetings, Consultations	0.6 56.4
04/09/1997	BC	Meetings, Consultations	0.1 9.4
04/11/1997	BC	Meetings, Consultations	0.2 18.8
04/23/1997	BC	Write Letters	0.3 28.2
04/23/1997	BC	Meetings, Consultations	0.3 28.2
04/23/1997	BC	Meetings, Consultations	0.3 28.2
04/23/1997	BC	Meetings, Consultations	0.5 47.0
06/19/1997	BC	Meetings, Consultations	0.3 28.2
01/29/1998	BC	Review Plans/Reports	0.5 47.0
06/15/1998	BC	Review Plans/Reports	0.5 47.0
09/08/1998	BC	Meetings, Consultations	0.2 20.0
10/22/1998	BC	Review Plans/Reports	1. 100.0
10/30/1998	BC	Write Letters	1. 100.0
01/28/1999	bc	Review Plans/Reports	0.8 80.0
03/22/1999	bc	Review Plans/Reports	1. 100.0
05/06/1999	bc	Review Plans/Reports	0.5 50.0
05/06/1999	bc	Review Plans/Reports	0.5 50.0
05/21/1999	bc	Meetings, Consultations	0.2 20.0
05/21/1999	bc	Meetings, Consultations	0.2 20.0
07/15/1999	bc	Review Plans/Reports	0.2 20.0
07/15/1999	bc	Review Plans/Reports	0.2 20.0
08/12/1999	bc	Review Plans/Reports	0.2 20.0
08/17/1999	bc	Review Plans/Reports	0.4 40.0
08/19/1999	bc	Review Plans/Reports	0.8 80.0
08/19/1999	bc	Review Plans/Reports	0.3 30.0
08/20/1999	bc	Meetings, Consultations	0.4 40.0
08/23/1999	bc	Write Letters	0.3 30.0
08/27/1999	bc	Review Plans/Reports	0.7 70.0
08/30/1999	bc	Review Plans/Reports	0.5 50.0
04/20/2000	bc	Review Plans/Reports	0.4 40.0
04/21/2000	bc	Review Plans/Reports	1. 100.0

\$ 7,453.55

Balance:\$ - 4,753.55 Amount Refunded: \$



AUGIAS

August 26, 1994

Ms. Madulla Logan
Alameda County Health Care Services Agency
Division of Hazardous Materials
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
510/ 567-6700 x 36764
510/ 337-9335 (fax)

**RE: Foothill Square Shopping Center, 10700 MacArthur Boulevard,
Oakland, California**

Dear Ms. Logan:

On August 12, 1994 a workplan for an investigation of potential perchloroethylene contamination of groundwater at the Young's Dry Cleaners was submitted to you for review. This workplan has been submitted in response to the March, 1993 request by the County to conduct a subsurface investigation for perchloroethylene as a result of findings presented by ARCO.

It has been confirmed that petroleum hydrocarbon contamination of the groundwater at the site has resulted from a release from ARCO tanks located at 10600 MacArthur Boulevard. Furthermore, it appears groundwater impact has occurred as a result of releases from the USA service station located at the shopping center.

We would like to schedule this project for Wednesday, August 31, 1994. Please call me at (415) 726-7700 if you need additional information.

Sincerely yours,

A handwritten signature in cursive script that reads "Charles D. Conway".

Charles D. Conway
Project Geologist

10-493

Brian:

The property owners, Prokes Builders needs to be contacted and pushed to start an investigation. I sent them a certified letter on 3/23/93, and they have not responded. A potential buyer for the site was planning to do an investigation, but backed out.

Paul had some consultant who I think they represented the property owner come by and perform a site search on 9/30/93

**Alameda County Department of Environmental Health
Hazardous Materials Division**

80 Swan Way, Rm. 200, Oakland, CA 94621
Ph: 510-271-4320

BILLING FOR SERVICES

STD# 815/4490

A. Site Name Yongs Cleaners / Olympic Gas Station Phone _____
 Site Address (if no address, description of area) 10700 MacArthur Blvd Oakland 94605
Number Street City Zip
 Prior Business Name _____ Prior Owner's Name _____

B. Service Requestor Lisa N. Vela Augas Corp. (415) 726-7700
Contact Person Company Name Phone
 Billing Address 780 Purissima Street, Half Moon Bay, CA 94019
Number Street City Zip

Category of Service		#Hours	x \$	/Hr	\$
<input checked="" type="checkbox"/> Site Search	(Whole Hours Only)	<u>1</u>		<u>75</u>	<u>75.-</u>
<input type="checkbox"/> File Search		<u>4</u>		<u>1.00</u> /Copy	<u>4.00</u>
<input type="checkbox"/> Other _____	Other	_____	x \$ _____		\$ _____
TOTAL CHARGE:					<u>\$ 79.00</u>

REMARKS: Review records VST, Geninsp and site mitigation for two businesses at the above address

You will receive an invoice in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County

Service Requestor Lisa N. Vela [Signature] Date 9/30/93
printed name signature
 HazMat Specialist Paul M. Smith [Signature] Date 9/30/93
printed name signature



June 2, 1993

Mr. Larry Seto
Senior Hazardous Materials Specialist
Alameda County
Health Care Services
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, California 94621

Re: Your letter dated March 23, 1993 to Drake Builders and Iris and Calvin Lloyd
Letter to you dated April 30, 1993 from Hugh K. Phares, III
Foothill Square Shopping Center
10700 MacArthur Boulevard, Oakland, California 94603

Dear Mr. Seto:

This letter is to advise you that World Premier Investments did not purchase the Foothill Square Shopping Center in Oakland, as Hugh K. Phares, III indicated to you in his April 30, 1993 letter. At this point in time, WPI does not intend to purchase the shopping center, and we advise you to address all correspondence regarding the property to Drake Builders.

Thank you for your attention to this matter.

Very truly yours,

WORLD PREMIER INVESTMENTS, INC.


Andrew Sun
General Partner

AS:vh



CONFIDENTIAL

JAY-PHARES CORPORATION

Commercial Real Estate Development

Telephone: (510) 839-4100

FAX: (510) 444-3061

ADVANCE COPY BY FAX

April 30, 1993

Larry Seto, Sr. Hazardous Materials Specialist
Division of Hazardous Materials
Department of Environmental Health
Alameda County Health Care Services Agency
80 Swan Way, Room 350
Oakland, CA 94621

RE: Your Letter Dated March 23, 1993
Foothill Square Shopping Center
10700 MacArthur Blvd., Oakland, CA 94603

Dear Mr. Seto:

Confirming our conversations earlier this week, the captioned shopping center is owned by:

Drake Builders (a California corporation)
5201 Sacramento Avenue
Richmond, CA 94804
Attn: Richard Gilcrease, President

My company (Jay-Phares Corporation) represents World Premier Investments, Inc., the prospective buyer of the shopping center. Officers of World Premier and I have met with Barny Chan and Ron Owcarz of your office, and have obtained from them photocopies of extracts from the January 31, 1993 report prepared by Resna, Arco's consulting engineers, which indicate a single water sample containing 2,440 ppb perchloroethylene.

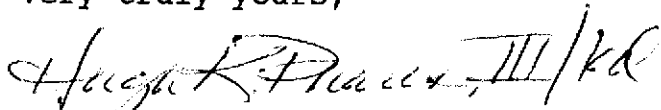
The parties have now reached agreement on the business terms of this transaction, and it is expected that a formal agreement will be entered into next week.

As mentioned by telephone, World Premier is acutely aware of the matter noted in your letter. It is my understanding that World fully intends to conduct an appropriate environmental investigation, including the matter outlined in your letter, and that this will likely be scheduled to occur during the next 60 to 90 days.

Pending the environmental investigation planned by the buyer, World Premier, it is hoped that your agency can defer requiring the seller, Drake Builders, to conduct a separate or parallel investigation of the same matter.

Thank you for your cooperation and assistance in this matter.

Very truly yours,

Handwritten signature of Hugh K. Phares, III in cursive script.

Hugh K. Phares, III
Real Estate Broker

HKP/kcl

Encl.

cc: Andrew Sun, World Premier
Richard Gilcrease, Drake Builders
J. Jay

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

Certified Mailer # P 869 531 791
March 23, 1993

Mr. Drake Builders and Iris and Calvin Lloyd
5201 Sacramento Ave.
Richmond, CA

RE: Foothill Square Shopping Center
10700 MacArthur Blvd., Oakland, CA 94603

Dear Property Owners:

A water sample from a monitoring well on your property was found to contain 2,440 parts per billion (ppb) of perchloroethylene. This monitoring well was installed by your neighbor, Arco, located at 10600 MacArthur Boulevard, Oakland as part of their off-site investigation. Data generated by Arco's investigation suggests that perchloroethylene detected in groundwater samples from their monitoring wells came from your site. Please submit to this office within 30 days of the receipt of this letter a plan of correction. Your plan must include, but shall not be limited to:

1. Name of your environmental consultant
2. Site history
3. Method(s) that will be used to determine the vertical and lateral extent soil and groundwater contamination
4. Method(s) proposed to remediate affected soil and groundwater
5. Timetable for your investigation

In addition to your plan, please submit a deposit/refund check made payable to the County of Alameda for \$951.00. Our office charges an hourly rate of \$75.00/hour.

If you have any questions, please contact me at 271-4320.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office
Consumer and Environmental Protection

RWQCB
DTSC
Ed Howell, Chief, Hazardous Materials
M. Whelan, Arco
J. Coffman, Resna
Files

P 869 531 791



Certified Mail Receipt

No Insurance Coverage Provide
Do not use for International Mail
(See Reverse)

Sent to Drake Builders	
Street & No. 5201 Sacramento Ave.	
P.O., State & ZIP Code Richmond CA	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Address of Delivery	
TOTAL Postage & Fees	\$
Postmark or Date March 24, 1993	

hs

<p>SENDING:</p> <ul style="list-style-type: none"> • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery. 	<p>I also wish to receive the following services (for an extra fee):</p> <ol style="list-style-type: none"> <input type="checkbox"/> Addressee's Address <input type="checkbox"/> Restricted Delivery <p>Consult postmaster for fee.</p>
<p>3. Article Addressed to:</p> <p><i>Drake Builders Eric & Calvin Boyd 5201 Sacramento Ave Richmond Ca</i></p>	<p>4a. Article Number <i>P869531791</i></p> <p>4b. Service Type</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured</p> <p><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</p> <p><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p>
<p>5. Signature (Addressee)</p>	<p>7. Date of Delivery</p>
<p>6. Signature (Agent) <i>Larry Seto</i></p>	<p>8. Addressee's Address (Only if requested and fee is paid)</p>

PS Form 3800, June 1990

PS Form 3811, November 1990 * U.S. GPO: 1991-287-068

DOMESTIC RETURN RECEIPT



JAY-PHARES CORPORATION

Commercial Real Estate Development
Telephone: (510) 839-4100
FAX: (510) 444-3061

10/18/88 ULR
reported



Commercial Real Estate Development
JAY-PHARES CORPORATION

HUGH K. PHARES, III

"Ken"

300 Lakeside Drive, Ste. 1980, Oakland, CA 94612-3538
(510) 839-4100 FAX: (510) 444-3061

Told Mr Phares we'd need at least \$150

February 10, 1993

Mr. Barney Chan
Hazardous Materials Specialist
Alameda Health Services Agency
Hazardous Materials Division
80 Swan Way, Suite 200
Oakland, CA 94621

RE: Lucky Store #98
Soil and Ground Water Contamination
Foothill Square Shopping Center
10700 MacArthur Blvd., Oakland, California

Dear Mr. Chan:

As we discussed by telephone today, our company is working with Lucky Stores, Inc. and its affiliate, American Stores Properties, Inc., to achieve redevelopment of the captioned shopping center, generally as shown on the enclosed preliminary site plan dated 1/27/93 prepared by Musil Perkowitz Ruth, Inc.

We understand that the ARCO remediation is nearly complete. We would greatly appreciate a letter from you stating the present status of the cleanup efforts to remediate the identified underground soil and water contamination from adjacent Arco Station #276; whether ARCO is acting in a diligent way to complete this cleanup; whether the plume is likely to extend beneath either the proposed shopping center buildings shown on the site plan, or the existing buildings (shown in dotted lines) and, if possible, the likely date when you expect the captioned shopping center property to achieve soil and/or ground water "closure."

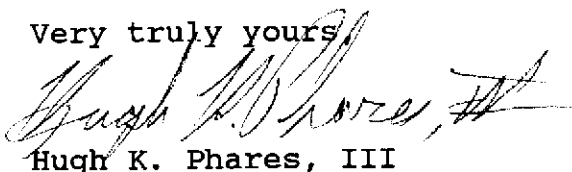
In addition, we would also appreciate any additional information you may have to verify the absence of tank leaks from the existing USA Gas Station now operating on the rear portion of this shopping center.

The letter should be directed to Lucky's attorney (with a copy to our office at the address on this letterhead):

Mr. Thomas A. Hanavan, Esq.
Donahue, Gallagher, Thomas & Woods
P.O. Box 12979
Oakland, CA 94604-2979

Thank you for your kind assistance in this matter.

Very truly yours,



Hugh K. Phares, III

HKP/kcl

Encl.

cc: Tom Hanavan, Esq.
Wende Guastamachio
James Manion
Bruce Qualls
J. Jay