

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENT  
10-11-04

October 8, 2004

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, 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.

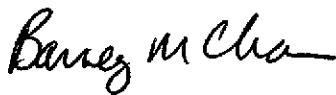
#### TECHNICAL REPORT REQUEST

- 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



8 06-03

August 6, 2003

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

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

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 4-25-2005  
old cc's

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20232 (0)

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

C: B. Chan, files  
Mr. P. McIntyre, AEI Consultants, 3210 Old Tunnel Road, Suite B, Lafayette, CA 94549  
Ms. Betty Graham, RWQCB  
Monchg10700

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#2580

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  
1616 23<sup>rd</sup> 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

✓  
R0# 232 / R0# 2580

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

May 19, 1998

ATTN: Sir Or Madam

D C Technologies, Inc.  
155 Bovet Rd. #410  
San Mateo CA 94402

RE: Project # 1277A - Type MOD  
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 \$241.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L 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 identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager  
Environmental Protection

c: files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R02580  
R0232

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO # 2580

April 23, 1997  
SLIC # 875

Foothill Square LLC and Drake Builders  
Mssrs. Gilcrease and Phares  
c/o Jay-Phares Co.  
10700 MacArthur Blvd., Suite 200  
Oakland CA 94605

Re: Former Young's Cleaners, Foothill Shopping Center, 10700  
MacArthur Blvd., Oakland CA 95605

Dear Mssrs. Gilcrease and Phares:

Our office has been working with the San Francisco Bay Regional  
Water Quality Control Board (SFRWQCB) in overseeing the  
underground chlorinated solvent release at the above referenced  
site.

We have received and reviewed the April 16, 1997 SFRWQCB letter  
regarding this site and concur with their findings and  
recommendations for the site.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: S. Arigala/ S. Morse, SFRWQCB  
R. Creps, PES Environmental, 1682 Novato Blvd., Suite 100,  
Novato, CA 94947

2-10700

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



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0# 2580

April 8, 1997  
StID # 875

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

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

**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



RO# 2580

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 2580

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

March 26, 1996  
SLIC # 875

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

**Re: Screening-Level Evaluation of VOC Volatilization from Soils  
Foothill Shopping Center, 10700 Mac Arthur Boulevard, Oakland  
CA 94605**

Dear Mr. Gilcrease:

Our office and that of the Regional Water Quality Control Board (Water Board) has received and reviewed the above referenced February 15, 1996 report prepared by PES Environmental, Inc. This report evaluates the human health threat of residual soil subsequent to the recent excavation activities at and around the former Young's Dry Cleaner site at the Foothill Shopping Center.

Enclosed please find a copy of the Water Board's letter regarding their evaluation of this report. Provided that the assumptions and conditions mentioned in the Water Board's letter are accurate and met, our office agrees with the conclusion of the report ie the residual concentrations of VOCs in soils within and near the former Young's Cleaner site do not pose a significant human health threat.

Please be aware that a groundwater issue still remains. I understand that you and your consultant are working on gathering all existing subsurface data for analysis. Further your consultant will be making recommendations for either additional site characterization or evaluating options for a site-wide remediation plan. Please provide all previous investigative reports to our office as soon as possible. In addition, please continue quarterly groundwater monitoring at your site.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

Mr. R. Gilcrease  
SLIC # 875  
10700 Mac Arthur Blvd.  
March 26, 1996  
Page 2.

enclosures(to c: list)

c: G. Jensen, Alameda County District Attorney Office  
S. Arigala, RWQCB  
Mr. Hugh Phares, Jay-Phares Corp., 10700 Mac Arthur Blvd.,  
Oakland CA 94605  
Ms. R. Garrison, Augeus Corp., 780 Purissima St., Half Moon  
Bay, CA 94019  
Mr. M. Whelan, ARCO Products Co., P.O. Box 612530, San Jose  
CA 95161  
Mr. R. Creps, PES Environmental, Inc., 1682 Novato, CA 94947  
G. Coleman, files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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70055  
Srio: MA

December 14, 1995

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

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,

Tom Peacock, Area Manager  
Environmental Protection Division

c: files/inspector

**ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY**

DAVID J. KEARS, Agency Director



✓ R02580 (slc)

• R0232 (LOP)

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

October 13, 1995  
StID # 4490

USA Gasoline Corporation  
Mr. Srikanth Dasappa  
30101 Agoura Court, Ste 200  
Agoura Hills, CA 91301-4311

**Re: Comment on July 27, 1995 Alton Geoscience Site Assessment  
Workplan for 10700 MacArthur Blvd., Oakland CA 94605**

Dear Mr. Dasappa:

Our office has received and completed its review of the above work plan as provided by your consultant, Alton Geoscience. Recall, this work plan calls for the installation of four additional monitoring wells, one upgradient and three downgradient, in an attempt to determine the limits of the groundwater contaminant plume originating from the former USA Gasoline station. This approach is acceptable, however, our office requests that an additional groundwater monitoring well be installed immediately downgradient to the former pump island dispensers. You will note that the proposed downgradient wells are located approximately 100 feet from the existing wells, S-1 and S-2. In order to get a better idea as to the migration and attenuation of contamination downgradient to the original wells, this additional well is requested. You may contact me to discuss this matter if necessary. Should you agree with this approach, you may have your consultant send a map indicating the location of the additional well.

Our office also has noticed that you have failed to institute quarterly groundwater monitoring for this site. After the installation of MW-3 in March of 1995 only groundwater elevation readings were taken in July of 1995. Please be aware in accordance to Title 23, Division 3, Chapter 16, Section 2652(d), until investigation and cleanup are complete, the owner or operator shall submit reports to the local agency every three months or more frequently as specified by the agency ie quarterly reports are required. These reports should be submitted to our office within 45 days of each monitoring event. Please initiate quarterly monitoring until a change in monitoring requencey is agreed upon our agency or that of the RWQCB.

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

October 13, 1995  
StID # 4490  
10700 MacArthur Blvd.  
Mr. Srikanth Dasappa  
Page 2.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Ms. Ailsa LeMay, Alton Geoscience, 30A Lindbergh Ave.,  
Livermore, CA 94550  
Mr. H. Phares, Jay Phares Corp., 10700 MacArthur Blvd.,  
#200, Oakland CA 94605  
G. Coleman, files

wpUSA



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R025801  
R0232

RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577  
(510) 567-6700

August 01, 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 \$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, Acting Chief  
Environmental Protection Division

c: files/inspector

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02580

RAFAT A. SHAHID, Assistant Agency Director

July 12, 1995  
SLIC # 875

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

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

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 black ink that reads "Barney M. Chan". The signature is written in a cursive, flowing style.

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



R02580

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.

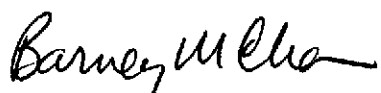
Our office has the following additional comments/requests:

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

lupd10700

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R02580  
R0232

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,

Tom Peacock, Area Manager  
Hazardous Materials Division

c: files/inspector

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R02580

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.

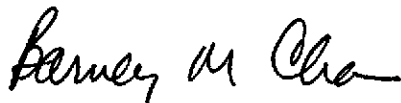
**Please submit the following reports within 30 days or by June 7, 1995:**

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 Augeus' 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  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02580

R0232

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



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO 2580

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



R02580

R0232

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



RO# 2580

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0831 (10600 MacArthur)

R02580 (10700 MacArthur)

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 15, 1995  
StID # 3756

DEPARTMENT OF ENVIRONMENTAL HEALTH

Mr. Michael Whelan  
ARCO Products Co.  
2155 S. Bascom Ave., Suite 202  
Campbell CA 95008

ALAMEDA COUNTY CC4580  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIV.  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

**Re: Request for Copies of Technical Reports and Comment on Oct. 1994 Work Plan for Additional Subsurface Investigation at 10600 and 10700 Mac Arthur Blvd., Oakland CA 94605**

Dear Mr. Whelan:

Thank you for providing our office with an update of the investigation at the above ARCO station. It does appear that our office is lacking a number of technical reports appearing on the list of reports given to me. I have noted these missing documents by placing a check next to the document and would appreciate receiving copies of these documents as soon as possible.

A degree of my concerns were addressed during our meeting. These concerns concerned the extent of the petroleum investigation on the Foothill Shopping Square property. Apparently, the bulk of this work is documented in the missing reports I've requested. Certain questions regarding the amounts of gasoline having been removed from offsite and the shallow groundwater gradient should be clarified in the missing reports.

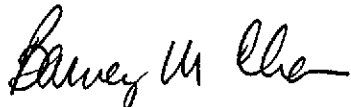
In regards to your October 1994 Work Plan for additional off-site remediation, our office approves of the plan to supplement the existing offsite VES system on the Foothill Shopping Square property with larger diameter vapor wells and sparging wells. We do understand that there may be some opposition to this action from the owners of the Foothill Shopping Square. It is hopeful that the upcoming Pre-enforcement hearing at the County's office will clarify this situation.

At the same time, the responsibility for the chlorinated solvent contamination will be determined at this hearing. You should be prepared at that time to detail ARCO's plan for further site characterization and/or remediation. A revised timetable for future work may be required.

Please provide the requested technical reports **within 30 days or by March 17, 1995**. You may contact me at (510) 567-6765 if you have any questions.

Mr. Michael Whelan  
StID # 3576  
10600/10700 MacArthur Blvd.  
February 15, 1995  
Page 2.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
S. Arigala, RWQCB  
J. Young, 1921 Ringwood Avenue, San Jose, CA 95131-1721  
Mr. R. Gilcrease, Drake Builders, 5201 Sacramento Ave.,  
Richmond CA 94804  
E. Howell, files  
Arco276

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

Dated: 2/15/95

Barney Chan  
(signature)





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. Michael Wheland, 2155 S. Bascom Ave.,  
Suite 220, Campbell CA 95008  
with a copy of the attached Notice of Pre-Enforcement Review  
Panel on February 15, 1995 by certified  
mailer # Z 196 176 771

Dated: 2/15/95

Barney Chan  
(signature)

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

*Raney Chan*  
(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



RO#2580

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 unattested 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO232 (LoP)  
✓ RO 2580 (SLIC)

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

StID 4490

August 16, 1994

Mr. Vern Bennett  
Western Geo-Engineers  
1386 East Beamer St  
Woodland, CA 95776-6003

RE: Workplan Approval for 10700 MacArthur Blvd, Oakland 94605

Dear Mr. Bennett:

I have completed review of Western Geo-Engineers' August 1994 Limited Overexcavation proposal for the above referenced site. The proposal to overexcavate and sample the perimeter and base of the tank pit, and to collect soil samples from the dispenser islands is acceptable. Field work should commence by October 5, 1994.

Soil analysis of PI-2, along the product line, exhibited elevated levels of petroleum hydrocarbons (4,500 ppm TPH-G, and 440 ppm xylenes). This area should also be overexcavated at that time.

Please notify this office at least 72 hours prior to the start of field work. A representative from this office must be present to witness the sampling. If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

cc: Srikanth Dasappa, USA Gasoline, 30101 Agoura Ct, Suite 200,  
Agoura Hills, CA 91301  
Jay Phares Corp, 10700 MacArthur, Suite 200, Oakland 94605  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



✓ R02580 (SLIC)

R0232 (LOP)

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.



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



Department of Environmental Health  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621

R0232  
✓R02580

Telephone Number: (415) 271-4320

Kaldveer Associates  
425 Roland WY  
Oakland, CA 94621

Oct. 26, 1988

Attention: Polly L. Worell  
Senior Geologist

Dear Ms Worell:

This letter is follow up to the conversation between yourself and Ariu Levi, Hazardous Materials Specialist, on August 10, 1988, that discussed the findings to your request for information dated August 4, 1988.

As explained on August 10, your request for information on all sites within a mile of the Foothill Square Shopping Center cannot be acted on. It is the policy of this office that all requests be site specific.

A search of our records for information on the two sites at 10700 Macarthur Boulevard in Oakland found the following:

- (R0232) USA Petroleum Corporation is on file with applications for permits to operate four underground fuel tanks.
- (R02580) Norge Village Cleaners is on file as Young's 1 Hour Cleaning. An inspection of this facility in 1987 found no violations.

You are notified this review is limited to the files and records kept by this Agency, and does not necessarily include information available to other agencies or businesses. Also, this search is limited to the information available to this Agency as of August 10, 1988.

If you have any questions concerning this matter, please contact Ariu Levi, Hazardous Materials Specialist, at 415-271-4320.

Sincerely,

Rafat Shahid, Chief,  
Hazardous Materials Program