

# ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

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November 21, 1995

Barney Chan, Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577

RE: Soil Remediation  
Young's Cleaners  
Foothill Square Shopping Center  
Oakland, CA

Dear Mr. Chan:

The soil remediation project is proceeding very well. The purpose of this letter is to provide you with a formal update of the progress to-date.

As AEI proceeds with the excavation soil samples are collected and screened using a flame ionization detector (FID). AEI uses the results of these screening tests to determine the approximate extent of soil contamination and to optimally collect soil samples for confirming laboratory analysis. To date AEI has collected over 200 soil samples for screening and 32 samples for laboratory samples.

In general, AEI has found that the contamination extends only to 12 feet below ground surface (bgs). AEI has encountered a stiff brown clay at 10 to 12 feet bgs, which appears to mark the extent of contamination. AEI has excavated two test pits to 18 feet bgs and has not discovered any deeper stratum of soil with elevated levels of hydrocarbons.

The exception to the generalizations of the preceding paragraph are the soils encountered during the excavation of pit E (see sketch attached). AEI encountered a light brown clayey sand at 12 feet bgs and found contamination to extend slightly deeper.

A summary of the project to date is presented below.

AEI initially excavated the first four feet of Trenches A, B, L, and M (see attached sketch). AEI proceeded to excavate Trench A and the east half of Trench B. AEI excavated to a terminal depth of 15 feet bgs in the northern third of this trench and to a depth of 12 feet bgs in the remainder of this trench. AEI extended the excavation northerly ten feet and easterly three feet over an eight foot span, in order to excavate to cleanup goals.

AEI proceeded to excavate sections L and M to twelve feet bgs. AEI found the levels of contamination to be below the action level on

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Corporate Headquarters:

2641 Crow Canyon Rd., #5  
San Ramon, CA 94583  
(510) 820-3224

Los Angeles Office:

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Torrance, CA 90505  
(310) 328-8878

the west side of this section; thus AEI terminate the excavation 10 feet east of the proposed western limit. AEI collected a total of two samples from the bottom and three samples from the south wall of this excavation.

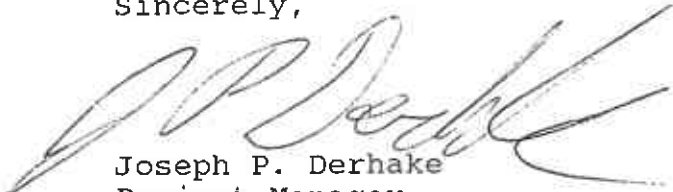
AEI is currently in the process of excavating the nine cells below the load bearing wall, cells C, D, E, F, G, H, and K. The remainder of trench B and "Area 2" (the former Hip Hop) is being excavated at the same time as the corresponding section of the nine cells under the load bearing wall. To date Cell C and Cell E are complete. Cell C was excavated to 12 feet bgs and Cell E was excavated to 18 feet bgs.

During the excavation of cell C and E the western wall of the former "Hip Hop" was found to be above the action level. AEI believes that the plume has migrated further west than expected.

AEI is currently drilling horizontally into the western wall of the excavation in the former Hip Hop, and soil samples are being collected from under the store west of the former "Hip Hop" (the Shoe Repair). We have also drilled vertically in the "breezeway" just to the west of the Shoe Repair. When we receive the results of these tests, we will need to discuss with you the possibility of having to remove the Shoe Repair and continue to excavate westerly until contamination levels below the action level are reached.

We would sincerely appreciate your written confirmation of the procedures utilized to date to satisfy Agency requirements. Your thoughts on the necessity to extend work westerly under the Shoe Repair would also be appreciated. We look forward to hearing from you on this matter at your earliest convenience.

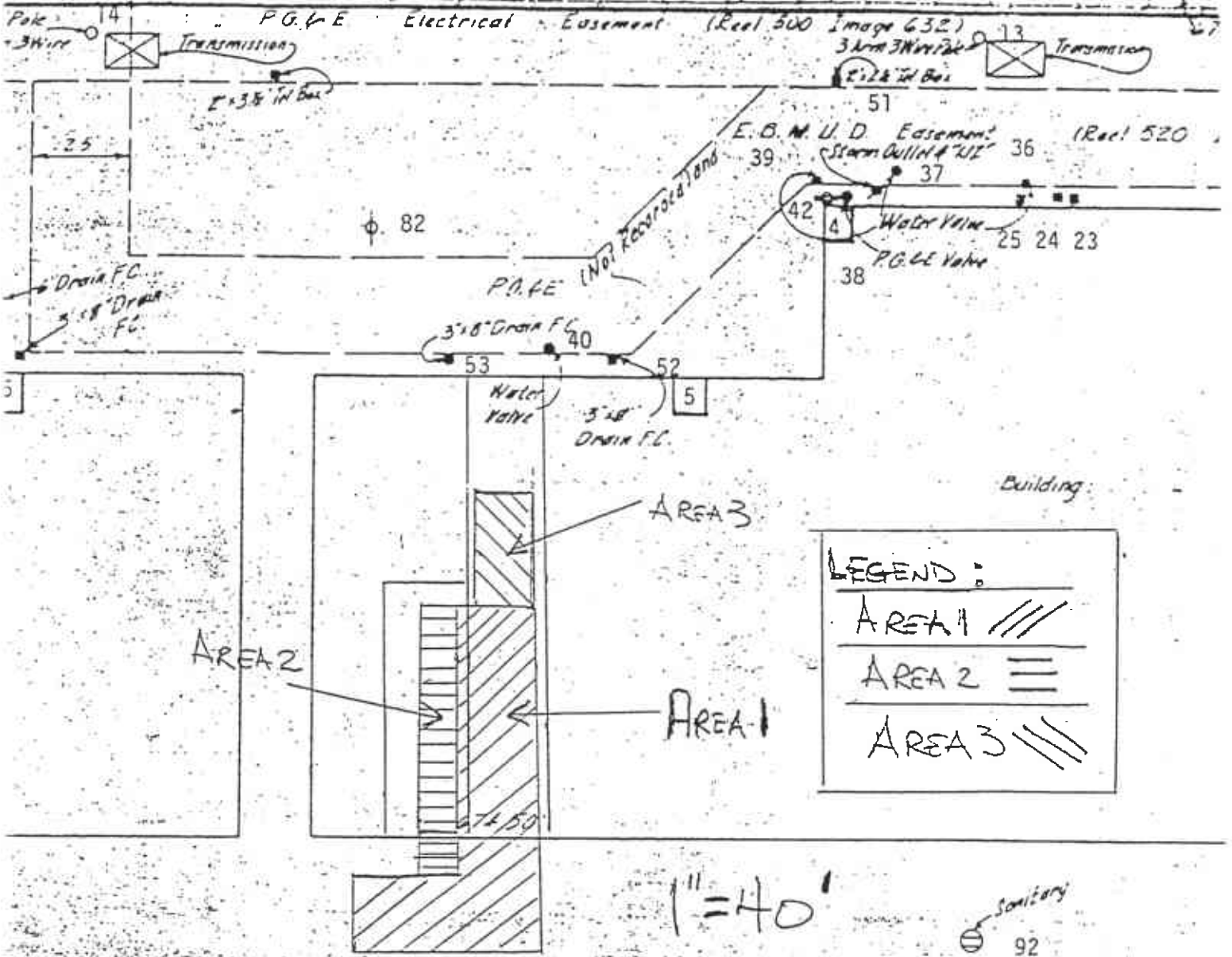
Sincerely,



Joseph P. Derhake  
Project Manager

JPD

cc: Richard Gilcrease, Drake Construction  
J. Jay, Jay-Phares Corporation  
Charles Conway, Augeas Corporation  
Ron Reindl, Harding Lawson Associates



# EXHIBIT "B-1"

Building

PG & E Easement

(Not Recorded) and E.B.M.U.D. Easement

(Reel 520)

58

59

3" x 8" Drain F.C.

3" x 8" Drain F.C.

**Young's Cleaners Soil Remediation**  
 10700 MacArther  
 Soil Sampling Results

Grid Location	Location	PCE	TCE	Chloroform	1,1 Dichloro-ethylene	1,2 Dichloro-ethylene	Total VOCs
40-10-12	Bottom of A/B	400	440	300		160	1300
40-1-7	Boring into East wall of A	110	460	180		43	793
75-1-8	East Wall of A	1300	980	480			
50-8-12	Bottom of A	200	91	19		29	339
5-5-12	Bottom of A	420	40	31			491
5-2-8	East wall of A	17	100	40			157
60-2-4	East Wall of A					30	30
96-15-4	North Wall of Area 3	95					95
96-5-4	North Wall of Area 3	230	350	1190		80	1850
13-5-12	Bottom of A	740	120	36			896
0-1-8	East Wall of A	14	58	21			93
96-8-8	North Wall of Area 3	430	950	320	24	250	
80-5-155	Bottom of A	71			14		85
80-2-8	East Wall of A	770	570	260	12		1570
75-(1)-9	East Extention	120	56	23			199
50-12-8	West Wall of B	220	180	160		18	578
71-21-12	Floor of trench C	150	59	250			459
71-20-9	South Wall of C	840	540	290		66	1736
77-22-9	North Wall of trench C	1500	1200	950	11	80	
75-32-6	West Wall of Area 2	1700	740	500	16	620	
28-25-14	Floor Area 2	140	140	89		10	379
70-28-6.5	Area 2 Boring	1400	1100	880			
27-28-18	Floor of Area 2	340	140	120		20	620
27-37-6	West Extention	80	3600	1100	96	640	
27-37-9	West Extention	7300	2600	1100		230	
18-27-11	Floor of L	330	140	37			507
15-37-7	West Wall of L	45		90		10	145
20-18-12	Bottom of L	640	190	82			912
1-38-5	West Wall of M						0
55-27-11	Floor of M	160	17	20			197

Notes: All sample results are given in parts per billion  
 Blanks denote non-detect  
 Grid Locations are explained in attached memorandum

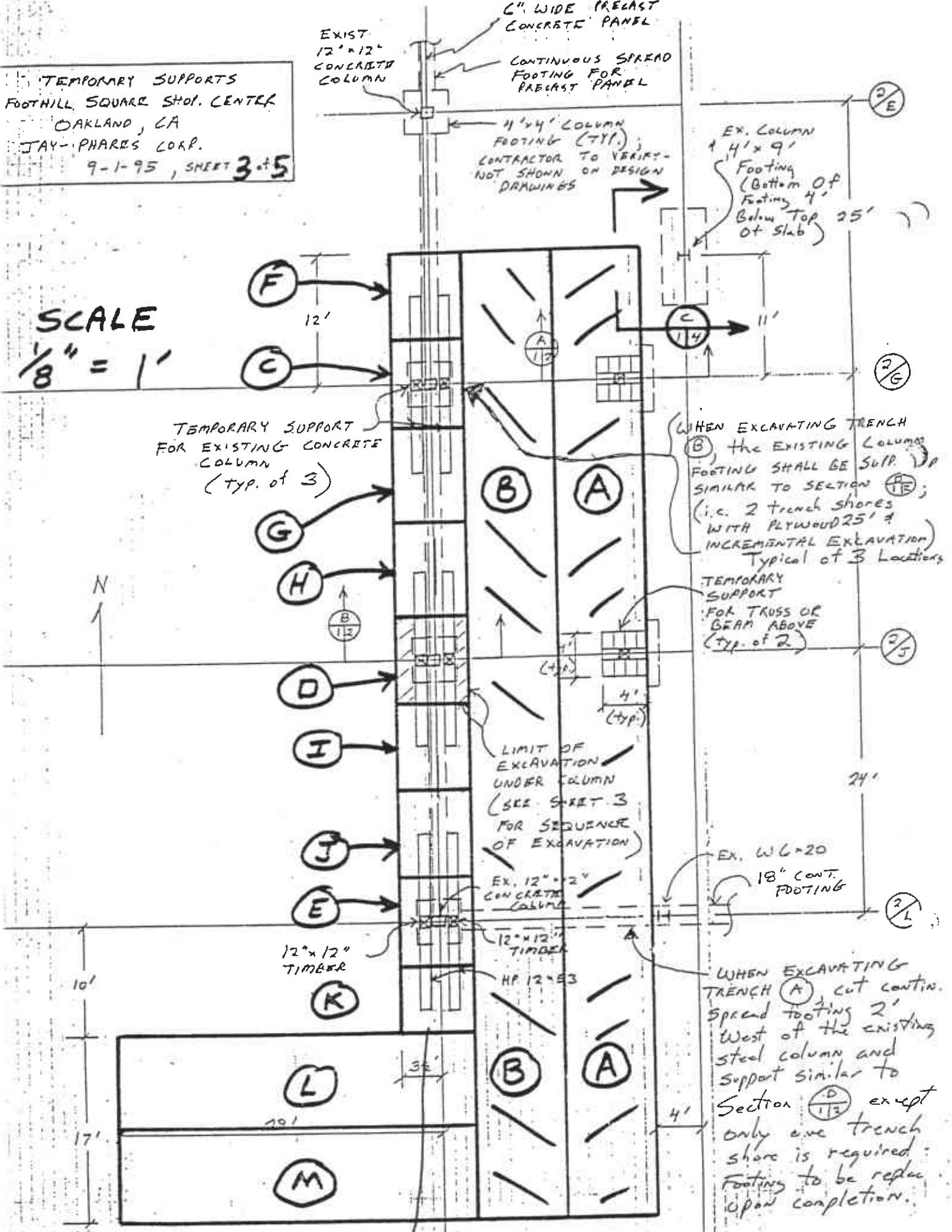
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TEMPORARY SUPPORTS  
 FOOTHILL SQUARE SHOP. CENTRE  
 OAKLAND, CA  
 JAY-PHARES CORP.  
 9-1-95, SHEET 3 of 5

EXIST. 12" x 12" CONCRETE COLUMN  
 4" WIDE PRECAST CONCRETE PANEL  
 CONTINUOUS SPREAD FOOTING FOR PRECAST PANEL  
 11" x 4" COLUMN FOOTING (TYP.) CONTRACTOR TO VERIFY - NOT SHOWN ON DESIGN DRAWINGS

EX. COLUMN 4' x 9' FOOTING (Bottom of Footing 4' Below Top of Slab) 25'

SCALE  
 1/8" = 1'



TEMPORARY SUPPORT FOR EXISTING CONCRETE COLUMN (TYP. of 3)

WHEN EXCAVATING TRENCH (B) THE EXISTING COLUMN FOOTING SHALL BE SUPP. SIMILAR TO SECTION (D) (i.e. 2 trench shores WITH PLYWOOD 25' INCREMENTAL EXCAVATION) Typical of 3 Locations

TEMPORARY SUPPORT FOR TRUSS OR BEAM ABOVE (TYP. of 2)

LIMIT OF EXCAVATION UNDER COLUMN (SEE SHEET 3 FOR SEQUENCE OF EXCAVATION)

EX. W6x20 18" CONT. FOOTING

WHEN EXCAVATING TRENCH (A) cut contin. spread footing 2' West of the existing steel column and support similar to Section (D) except only one trench shore is required. Footing to be replaced upon completion.

Wall between Areas 1 & 2

Area 1 + Area 3

**ALL ENVIRONMENTAL, INC.**  
2641 CROW CANYON BLVD., SUITE 5  
SAN RAMON, CA 94583  
(510) 820-3224  
FAX: 838-2687

FAX TRANSMITTAL SHEET

TO: Barney  
FAX NUMBER: 337-9335  
FROM: Craig

MESSAGE: \_\_\_\_\_  
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DATE: 11/21/95 NO. OF PAGES (including cover page): 4

Chloromethane	N.D.	12" into shoe	-----
Vinyl Chloride	N.D.		-----
Bromomethane	N.D.	repair	-----
Chloroethane	N.D.		-----
Trichlorofluoromethane	N.D.	70/53/5	-----
1,1-Dichloroethene	N.D.		87.9
Methylene Chloride	N.D.		-----
1,2-Dichloroethene (TOTAL)	25		83.2
1,1-Dichloroethane	N.D.		-----
Chloroform	650		84.1
1,1,1-Trichloroethane	N.D.		-----
Carbon Tetrachloride	N.D.		-----
1,2-Dichloroethane	N.D.		-----
Trichloroethene	360		107.3
1,2-Dichloropropane	N.D.		-----
Bromodichloromethane	N.D.		-----
2-Chloroethylvinylether	N.D.		-----
Trans-1,3-Dichloropropene	N.D.		-----
Cis-1,3-Dichloropropene	N.D.		-----
1,1,2-Trichloroethane	N.D.		86.4
Tetrachloroethene	970		-----
Dibromochloromethane	N.D.		-----
Chlorobenzene	N.D.		-----
Bromoform	N.D.		-----
1,1,2,2-Tetrachloroethane	N.D.		-----
1,3-Dichlorobenzene	N.D.		-----
1,4-Dichlorobenzene	N.D.		-----
1,2-Dichlorobenzene	N.D.		92.7

Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	-----
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	87.9
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	19	83.2
1,1-Dichloroethane	N.D.	-----
Chloroform	700	84.1
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	1500	107.3
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	570	86.4
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	92.7

45/66/5

Brezany

Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	-----
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	87.9
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	180	83.2
1,1-Dichloroethane	N.D.	-----
Chloroform	1400	84.1
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	770	107.3
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	1600	86.4
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	92.7

7' into shoe  
repair

70/48/5



Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	-----
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	44	87.9
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	1200	83.2
1,1-Dichloroethane	N.D.	-----
Chloroform	2100	84.1
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	1600	107.3
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	500	86.4
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	92.7

7' into shoe repair  
32/48/5

Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	-----
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	87.9
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	26	83.2
1,1-Dichloroethane	N.D.	-----
Chloroform	180	84.1
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	37	107.3
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	15	86.4
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	92.7

7' into shoe repair  
57/48/9