ALL ENVIRONMENTAL, INC.
Environmental Engineering & Construction

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December 8 , 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 Remedial Investigattion
Young's Cleaners
Foothill Square Shopping Center
Oakland, CA

Dear Mr. Chan:

This letter is intended to update you as to the progress made since our November 21, 1995 letter to you. AEI has completed all necessary remedial investigation in the former Hip Hop Store (the Hip Hop) and in the former Young's Cleaners Store (Young's). Please refer to the attached field "As Dug" Drawing. In general, AEI has collected at least one "bottom sample", per 400 square feet of the excavation and one "wall sample" per 20 linear feet of the perimeter. Please refer to the attached field Sample Location Map.

The action level set forth in Augeus's Workplan was 1,000 parts per billion (ppb) tetrachlorodthylene (PCE). Since the PCE has degraded significantly, AEI does not believe that this single contaminant action level is appropriate.

We have discussed using total volatile organic compound (VOC) concentrations or weighting the compounds with respect to their respective risk. For reference purposes AEI has included in the data tables the total VOC concentrations. With your approval we will be leaving soil which is marginally over 1,000 ppb total VOCs, under the assumption that these levels will not significantly effect the risk assessment. We also are proceeding under the assumption that chloroform and 1,2 Dichloroethylene are considerablely less toxic than PCE, TCE, and 1,1 Dichloroethylene.

For the purposes of our daily remedial investigation decisions, AEI has been trying to excavate beyond the 1000 ppb total VOC Concentration; however, as we discussed on the telephone, 1000 ppb is a conservative level and concentrations between 1000 and 2000 ppb total VOCs are of minor concern and may be left in place.

Augeas's investigation focused on lateral migration along the sanitary sewer line. However, AEI has continued to encounter a six to twelve inch thick concrete pad at five to six feet below ground surface (bgs). The pad has a consistent western slope; and AEI

believes that product released from under the dry cleaners has migrated westerly on top of the pad.

AEI believes that the product migrated vertically though cracks in the pad and/or floor drains. As a result the plume below the concrete pad has been erratic. As per our telephone conversation, AEI has been excavating test pits through the concrete pad and collecting at least one soil sample for laboratory analysis per 400 square feet of the investigation area floor. When these samples have indicated levels above the action level, AEI has excavated deeper as necessary.

AEI is beginning to investigate west of the Hip Hop under the former Shoe Repair Store. We plan to excavate the entire area to the top of the concrete pad and then install additional investigation test pits to determine the necessity to remove the pad.

Please find attached five tables of data summarizing the sample results collected to date. Table 1 is a comprehensive list of data collected to date. Tables 2 through 5 represent the sample data that AEI plans to use to demonstrate the extent of the plume in each of these four respective directions--the western extent of the plume has not been reached. AEI would sincerely appreciate your written approval of our sampling frequency and the levels of contamination at which we are halting the remedial investigation. As we are beginning to backfill, your timely response would be greatly appreciated.

Sincerely,

J. P. Derhake
Project Manager

JPD

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

Table 1
Soil Sample Results
All Samples

Young's Cleaners Soil Reme[redacted]tion

10700 MacArther
Oakland, CA

Sample	Grid			Location	PCE	TCE	Chlorofor	1,1 Dichlor ethylene	1,2 Dichlor ethylene	Total VOCs
1	75	-1	9	East Extention	120	56	23			199
3	75	1	8	East Wall of A	1300	980	480			2760
2	40	1	7	Boring into East wall of A	110	460	180		43	793
4	0	1	8	East Wall of A	14	58	21			93
6	80	2	8	East Wall of A	770	570	260		12	1612
7	60	2	4	East Wall of A					30	30
5	5	2	8	East wall of A	17	100	40			157
11	80	5	15	Bottom of A	71			14		85
9	5	5	12	Bottom of A	420	40	31			491
8	96	5	4	North Wall of Area 3	350	190			80	620
10	13	5	12	Bottom of A	740	120	36			896
13	50	8	12	Bottom of A	200	91	19		29	339
12	96	8	8	North Wall of Area 3	430	950	320	24	250	1974
14	40	10	12	Bottom of A/B	400	440	300		160	1300
15	50	12	8	West Wall of B	220	180	160		18	578
16	96	15	4	North Wall of Area 3	95					95
17	34	18	9	Bottom of Cell J		500	670		480	1650
18	20	18	12	Bottom of L	640	190	82			912
19	54	19	10	Bottom of Cell D	250	47	110			407
20	25	20	18	Bottom of K	110	74	300	73	13	570
22	85	20	11	Bottom of Cell F	490	390	93		18	991
21	71	20	9	South Wall of C	840	540	290		66	1736
23	71	21	12	Floor of trench C	150	59	250			459
24	68	22	8	Cell G	1400	1000	540		41	2981
26	35	22	9	Bottom East side of Hip Hop	53	500	1500	23	200	2276
25	77	22	9	North Wall of trench C	1500	1200	950	11	80	3741
27	90	24	5	Northern limit in Hip Hop			64			64
28	28	25	14	Floor Area 2	140	140	89		10	379
30	5	27	11	Floor of M	160	17	20			197
29	18	27	11	Floor of L	330	140	37			507
32	27	28	18	Floor of Area 2	340	140	120		20	620
31	70	28	7	Area 2 Boring	1400	1100	880			3380
33	75	32	6	West Wall of Area 2	1700	740	500	16	620	3576
34	85	37	5	Northwestern limit in Hip Hop	18		280	25		323
35	27	37	9	West Extention	7300	2600	1100		230	11230
37	27	37	6	West Extention	80	3600	1100	96	640	5516
36	42	37	8	Boring in west side of Hip Hop	1600	3300	2200		780	7880
38	15	37	7	West Wall of L	45		90		10	145
39	63	37	8	Boring west side of Hip Hop	900	720	260	8	10	1898
40	1	38	5	West Wall of M						0
41	40	42	6	West side of Hip Hop	760	1100	200		230	2290
43	25	44	10	Plaza	320	54	220		1800	2394
44	26	46	5	Plaza	250		1100	540	1500	3390
45	40	46	6	Boring into Shoe Repair	1900	1500	610		660	4670
46	70	48	5	Boring under Shoe Repair	1600	770	1400		180	3950
47	32	48	5	Boring into Shoe Repair	500	1600	2100	44	1200	5444
48	57	48	4	Boriing into Shoe Repair	15	37	180		26	258
49	70	53	5	Boring under the Shoe Repair	970	360	650		25	2005
50	45	66	5	Boring in the Breezeway	570	1500	700		19	2789

Notes: *All sample results are givin in parts per billion*
Blanks denote non-detect

Table 2

Soil Sample Results

East Wall

Young's Cleaners Soil Remediatiton

10700 MacArther

Oakland, CA

Sample	Grid			Location	PCE	TCE	Chloroform	1,1 Dichl ethylene	1,2 Dichl ethylene	Total VOCs
1	75	-1	9	East Extention	120	56	23			199
2	40	1	7	Boring into East wall of A	110	460	180		43	793
4	0	1	8	East Wall of A	14	58	21			93
6	80	2	8	East Wall of A	770	570	260		12	1612
7	60	2	4	East Wall of A					30	30
5	5	2	8	East wall of A	17	100	40			157

Notes: All sample results are givin in parts per billion
Blanks denote non-detect

Table 3

Soil Sample Results
Bottom Samples

Young's Cleaners Soil Remediatiton

10700 MacArther
Oakland, CA

Sample	Grid			Location	PCE	TCE	Chlorofo	1,1 Dichl ethylene	1,2 Dichl ethylene	Total VOCs
26	35	22	9	Bottom East side of Hip Hop	53	500	1500	23	200	2276
1	75	-1	9	East Extention	120	56	23			199
17	34	18	9	Bottom of Cell J		500	670		480	1650
19	54	19	10	Bottom of Cell D	250	47	110			407
29	18	27	11	Floor of L	330	140	37			507
22	85	20	11	Bottom of Cell F	490	390	93		18	991
30	5	27	11	Floor of M	160	17	20			197
13	50	8	12	Bottom of A	200	91	19		29	339
14	40	10	12	Bottom of A/B	400	440	300		160	1300
10	13	5	12	Bottom of A	740	120	36			896
9	5	5	12	Bottom of A	420	40	31			491
23	71	21	12	Floor of trench C	150	59	250			459
18	20	18	12	Bottom of L	640	190	82			912
28	28	25	14	Floor Area 2	140	140	89		10	379
11	80	5	15	Bottom of A	71			14		85
20	25	20	18	Bottom of K	110	74	300	73	13	570
32	27	28	18	Floor of Area 2	340	140	120		20	620

Notes: *All sample results are givin in parts per billion*
Blanks denote non-detect

Table 4

Soil Sample Results
North Wall

Young's Cleaners Soil Remediatiton

10700 MacArther
Oakland, CA

Sample	Grid			Location	PCE	TCE	Chlorofo	1,1 Dichl ethylene	1,2 Dichl ethylene	Total VOCs
34	85	37	5	Northwestern limit in Hip Hop	18		280	25		323
27	90	24	5	Northern limit in Hip Hop			64			64
12	96	8	8	North Wall of Area 3	430	950	320	24	250	1974
8	96	5	4	North Wall of Area 3	350	190			80	620
16	96	15	4	North Wall of Area 3	95					95

Notes: *All sample results are givin in parts per billion*
Blanks denote non-detect

Table 5
Soil Sample Results
South Wall

Young's Cleaners Soil Remediatiton

10700 MacArther
Oakland, CA

Sample	Grid			Location	PCE	TCE	Chlorofor	1,1 Dichloro ethylene	1,2 Dichloro ethylene	Total VOCs
4	0	1	8	Southeast Wall of A	14	58	21			93
40	1	38	5	Southwest Wall of M						0

Notes: All sample results are givin in parts per billion
Blanks denote non-detect