

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, SUITE 500

OAKLAND, CA 94612

(510) 286-1255



93 SEP -7 AM 11:49

August 31, 1993
File No.: 2223.09

Livermore Arcade Shopping Center and Miller's Outpost Shopping Center Interested Parties (see attached lists):

Subject: Tentative Site Cleanup Order (SCO)
for
Livermore Arcade Shopping Center (LASC) and
Miller's Outpost Shopping Center (MOSC), Livermore,
California.

Ladies and Gentlemen:

Enclosed is a Tentative SCO (8/31/93) for your review. The SCO describes the work performed to date, and additional work to be accomplished at the LASC and MOSC. The SCO is tentatively scheduled to be presented at the October meeting.

Final comments or recommendations concerning the Tentative Order should be submitted in writing to this Regional Board by October 1, 1993. Comments received after this date may not be given full consideration. Please contact Sumadhu Arigala at (510) 286-0434, if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lester Feldman".

Lester Feldman,
Section Leader,
Toxics Cleanup Division.

Attachments: List of Interested Parties
Tentative Order

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

TENTATIVE ORDER (8 / 31 /93)

SITE CLEANUP REQUIREMENTS FOR:

LIVERMORE ARCADE SHOPPING CENTER;
GRUBB AND ELLIS REALTY INCOME TRUST, LIQUIDATING TRUST; STARK INVESTMENT COMPANY; CATELLUS DEVELOPMENT CORPORATION; STEVEN SONG dba MIKE'S ONE HOUR CLEANERS; MICHAEL NEELY, PERRY NEELY & GARY NEELY dba MIKE'S ONE HOUR CLEANERS;

MILLER'S OUTPOST SHOPPING CENTER;
IMA FINANCIAL CORPORATION; KATHLEEN MCCORDUCK, JOHN MCCORDUCK, PAMELA MCCORDUCK & SANDRA MCCORDUCK MARONA; STARK INVESTMENT COMPANY; CHARLES HARTZ dba PAUL'S SPARKLE CLEANERS;

LIVERMORE, ALAMEDA COUNTY.

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter called the Board) finds that:

1. The Livermore Arcade Shopping Center (LASC) is currently owned by Grubb and Ellis Realty Income Trust, Liquidating Trust ("Grubb & Ellis"). Past owners of LASC include Stark Investment Company and Catellus Development Corporation. Grubb & Ellis purchased the LASC property in January 1989. The property was owned by Stark Investment Company from 1982 through 1987 and by Catellus Development Corporation during 1982. Mike's One Hour Cleaners ("Mike's Cleaners") is a dry cleaning facility at the LASC, and has been under the operation of Steven Song since December 1986. The previous operators of Mike's Cleaners, during the period February 1982 to December 1986, are Michael Neely, Perry Neely and Gary Neely (The Neelys).

The Miller's Outpost Shopping Center (MOSC) is located immediately adjacent to and directly north of the LASC. IMA Financial Corporation currently owns MOSC and purchased the property in January 1988. Past owners of MOSC include Kathleen McCorduck, John McCorduck, Pamela McCorduck, Sandra McCorduck Marona (The McCorducks) and Stark Investment Company. The property was owned by the McCorducks from February 1984 to December 1987 and by Stark Investment company before February 1984. Paul's Sparkle Cleaners (Paul's Cleaners) is a dry cleaning facility at the MOSC, and is currently operated by Charles Hartz.

For the purposes of this Order, the general area encompassing both the LASC property and the MOSC property shall be hereinafter referred to as the "site" (Figure 1), and the

above-mentioned parties are hereinafter called the Dischargers.

2. Multimatic Corporation manufactured the dry cleaning machine ("Multimatic machine") that was installed at Mike's Cleaners in 1982, and the machine was sold to Mike's Cleaners by Western State Design. Grubb and Ellis Realty Advisors, Inc.(GERA) was the LASC property manager from April 1988 through January 1989. At this time, insufficient evidence exists for the Board to name Multimatic Corporation, Western State Design and GERA as Dischargers.
3. The LASC is located at the northwest corner of First and P streets, Livermore, California. Eight retail stores and two restaurants occupy the tenant spaces and the property covers an approximate area of 11.75 acres. The MOSC is located at the northwest corner of Railroad avenue and P street, Livermore, California. The property is occupied by a single story building with parking spaces and covers an approximate area of 5.0 acres.
4. The site is on the Mocho groundwater sub-basin, which is a natural recharge area for the Livermore groundwater basin. The geology underlying the site consists of Holocene alluvial deposits cut by channels of the ancestral Arroyo Mocho, which are filled with fluvial deposits. The sediments encountered were described on lithologic logs as predominantly unsorted gravel with clayey fine sand or silty clay matrix, occasionally interrupted with sandy clay lenses. The saturated zone consists of wet gravel lenses within clayey fine sand matrix, groundwater flowing primarily through the thin, clean gravel zones.
5. Two water bearing zones were encountered at the site, a shallow water bearing zone, followed by a deeper aquifer which is located at depths between 120 and 400 feet beneath the site. The saturated thickness of the shallow aquifer decreased from thirty feet to almost ten feet during the extensive drought from 1986 to 1992. The two water bearing zones are believed to be separated by a clay rich aquitard which restricts any hydraulic connection between them. The deeper aquifer is the principal source of groundwater for the City of Livermore in the area of the site.
6. Portions of the soil and the upper (shallow) aquifer at the site are contaminated with tetrachloroethene (PCE) and other chlorinated solvents such as cis-1,2-dichloroethene, trichloroethene and associated degradation products. Additionally, gasoline components were also found in the shallow groundwater.
7. The known potential sources of soil and groundwater contamination at the site are as follows:

- a. A significant release of PCE occurred at Mike's Cleaners, which was then operated by the Neelys, in 1982 when the Multimatic machine was installed. The PCE storage facilities for that machine spilled and/ or leaked PCE to the floor drain. The floor drain led to a broken 4 inch diameter sewer line which released the PCE into the soil. A constant flow of water through the line washed the PCE through the soil facilitating its transport to the shallow groundwater. Additional releases were made when spent PCE was intentionally disposed of by discharge into the floor drain that led to the broken sewer pipe. Finally, cooling water that contained PCE was regularly discharged to the floor drain until the machine was removed in March 1993.
 - b. Paul's Cleaners, located about 450 feet northwest of Mike's Cleaners, is a generator of PCE solvent waste. High concentrations of PCE were detected in soil vapors obtained from a groundwater monitoring well located adjacent to Paul's Cleaners.
 - c. Several properties upgradient or cross-gradient from the site may have contributed to the petroleum hydrocarbon contamination at the site. These include, but need not be limited to, Beacon Oil Station at 2620 East First street, Chevron Gasoline Station at 1334 West First Street, Mill Springs Park Apartments at Railroad Avenue and South P Street, Vintage Realty at 1453 First Street, Valley Memorial Hospital at 1111 East Stanley Avenue, Depaoli Property at 1679 First Street and the Goodyear Store at 1682 First Street.
8. For the purposes of this Order, Mr. Steven Song, The Neelys and Mr. Charles Hartz are primarily responsible for the PCE discharge, as a result of their operations at Mike's Cleaners and Paul's Cleaners respectively. Stark Investment Company and Catellus Development Corporation, under whose ownership significant PCE discharge occurred, are primarily responsible for the PCE discharge, for the purposes of this Order. The McCorducks and Stark Investment Company, as past owners of MOSC, are primarily responsible for the PCE discharge, for the purposes of this Order. Grubb & Ellis and IMA Financial Corporation, as the current owners of LASC and MOSC respectively, are secondarily responsible for the PCE discharge, for the purposes of this Order. If the primarily responsible parties fail to comply with any provisions of this Order, within 60 days of the Executive Officer's determination and actual notice, the secondarily responsible parties shall comply with the provisions of the Order.

9. An off-site gasoline plume, that may have originated from any of the properties identified in Finding 6. c, has impacted the shallow groundwater at the eastern side of the site. The upgradient monitoring wells at the site, sampled in March/April 1990, showed concentrations of TPH-gasoline up to 84000 ppb, benzene up to 14000 ppb, toluene up to 25000 ppb, ethylbenzene up to 3500 ppb and xylenes up to 20000 ppb.
10. The Alameda County Department of Environmental Health (ACDEH) is the lead oversight agency for the investigation and cleanup of gasoline contamination at all the properties mentioned in Finding 6.c and any offsite migration to adjacent properties.
11. Based on the Remedial Investigation report, dated April 1992, submitted to the Board by Grubb & Ellis, the groundwater table at the site had declined to its lowest in twenty years, and a substantial amount of the PCE has been retained in the vadose zone soil. Soil contamination at the LASC property is limited to the area beneath the breach in the sewer pipe line, running between Mike's Cleaners and the main sewer line, and to areas where PCE in groundwater has impacted saturated sediments.
12. The Remedial Investigation further revealed that the PCE plume in the shallow groundwater at the site is 950 feet long and 400 feet wide. The plume is believed to be in dynamic equilibrium and is not migrating beyond the identified limits. Analysis of groundwater samples showed a maximum concentration of 5800 ppb in groundwater beneath Mike's cleaners. The deeper aquifer appears to be free of PCE contamination, based on sampling of nearby California Water Service (CWS) water supply wells. No sampling wells have been installed in the deeper aquifer.
13. A Baseline Health Risk Assessment (BHRA) report, dated April 1992, was submitted to the Board and the Department of Toxic Substances Control (DTSC), Region 2, by Grubb & Ellis. The BHRA, for the site, was performed using the health criteria published by the U. S. EPA either in the Integrated Risk Information System (IRIS) or in the Health Effects Assessment Summary Tables (HEAST). DTSC reviewed the report and sent their comments, dated June 30, 1993.
14. A pilot study Soil Vapor Extraction (SVE) was initiated at the site, by Grubb & Ellis, in June 1992 to evaluate its effectiveness at removing PCE from the vadose zone. Based on the results from the pilot study, a Feasibility Study report dated July 1992, concluded that SVE with insitu air sparging is the most effective alternative to eliminate the PCE in soil and shallow groundwater. The Board hereby approves the continuance of the Pilot scale SVE system, as an interim

remedial measure.

15. A Remedial Plan/ Preliminary Remedial Design report, dated March 1993, has been submitted to the Board by Grubb & Ellis. The report proposes to employ SVE with carbon treatment and, as appropriate, air sparging to remediate soil and groundwater at the site.
16. The site is contaminated with Volatile Organic Chemicals (VOCs) and petroleum hydrocarbons. Cleanup of the VOC contamination is necessary to protect public health and the environment. Grubb & Ellis has considered a reasonable range of alternative remedial measures to cleanup the contamination in soil and shallow groundwater. The selected remedy is cost effective and the Board approves the selected remedy.
17. A Cleanup goal proposed in the Remedial Plan/ Preliminary Remedial Design report, dated March 1993, states that the remedial system will be in operation until PCE concentrations in groundwater meet the 5 ppb Maximum Contaminant Level (MCL). The dischargers shall operate the remedial system to meet this goal. Should the dischargers get to the point of diminishing returns with the proposed remedial plan, they may petition the Board for alternative cleanup goals.
18. The Board's concurrence with the scope of the Remedial Plan/ Preliminary Remedial Design is contingent upon proof that the deeper aquifer is not contaminated by PCE or any of its degradation products. A Work Plan, dated August 16, 1993, to investigate the presence of PCE and its extent in the deeper aquifer has been submitted.
19. Based on the latest quarterly groundwater monitoring report, dated August 4, 1993, submitted by Grubb & Ellis to the Board, the shallow groundwater table elevation at the site has dramatically increased. Further, the PCE plume in the shallow groundwater shows high PCE concentrations in the vicinity of Paul's Cleaners, indicating the presence of possible PCE "hot spots" nearby.
20. A soil Remedial Investigation (RI) Work Plan, dated July 28, 1993, to investigate the presence of any PCE "hot spots" in soil at Paul's Cleaners, was submitted to the Board by the current operator of Paul's Cleaners (Charles Hartz). The Work Plan was submitted in response to two formal requests by the Board, pursuant to its authority under section 13267 (b) of the California Water Code. The Board approved the Work Plan, through a letter dated August 4, 1993, and sent a formal request letter, dated August 11, 1993, requesting a technical report describing the results of the Soil RI, pursuant to its authority under Section 13267 (b) of the California Water Code. The report is due by October 1, 1993.

21. The Board adopted a revised Water Quality Control Plan for the San Francisco Bay Region (Basin Plan) on December 16, 1991. The Basin Plan contains water quality objectives for non-tidal waters including Arroyo Mocho, Arroyo Seco, Arroyo Las Positas, Arroyo de la Laguna, and their tributaries; and for Livermore-Amador Valley groundwaters.
22. The existing and potential beneficial uses of the groundwater underlying and adjacent to the property include:
 - a. Municipal and domestic supply
 - b. Industrial supply
 - c. Industrial service supply
 - d. Agricultural supply
23. The existing and potential beneficial uses of surface water in the Livermore-Amador Valley groundwater basin include:
 - a. Contact and non-contact water recreation
 - b. Wildlife habitat
 - c. Groundwater recharge
 - d. Fish migration and spawning
24. On October 28, 1968, the State Board adopted Resolution No. 68-16, "Statement of Policy With Respect to Maintaining High Quality Waters in California". This policy calls for maintaining the existing high quality of State waters unless it is demonstrated that any change would be consistent with the maximum public benefit and not unreasonably affect beneficial uses. The original release of wastes and continuing discharge to the groundwater beneath the site is in violation of this policy; therefore, the groundwater quality needs to be restored to its original quality to the extent reasonable.
25. On March 30, 1989, the Regional Water Quality Control Board incorporated the State Board policy of "Sources of Drinking Water" into this Region's Basin Plan. The policy provides for a Municipal and Domestic Supply Designation for all waters of the State with some exceptions. Two relevant exceptions are:
 - a. The total dissolved solids in the groundwater exceed 3000 mg/l, or
 - b. The water source does not provide sufficient water to supply a single well capable of producing an average, sustained yield of 200 gallons per day.

Neither of these exemptions apply to the Livermore-Amador Valley groundwater basin and its sub-basins. Therefore, the Livermore-Amador Valley groundwater basin and its sub-basins is considered a source of drinking water under the State Board Resolution 88-63.

26. The Dischargers have caused or permitted and threatened to cause or permit , waste to be discharged or deposited where it is or probably will be discharged to waters of the state and creates or threatens to create a condition of pollution or nuisance.
27. This action is an Order to enforce the laws and regulations administered by the Board. This action is categorically exempt from the provisions of the CEQA pursuant to Section 15321 of the Resources Agency Guidelines.
28. The Board has notified the Dischargers and interested agencies and persons of its intent under California Water Code Section 13304 to prescribe Site Cleanup Requirements for the discharge and has provided them with the opportunity for a public hearing and an opportunity to submit their written views and recommendations.
29. The Board, in a public meeting, heard and considered all comments pertaining to the discharge.

IT IS HEREBY ORDERED, pursuant to Section 13304 of the California Water Code, that the Dischargers shall cleanup and abate the effects described in the above Findings as follows:

A. PROHIBITIONS

1. The discharge of wastes or hazardous materials in a manner which will degrade water quality or adversely affect the beneficial uses of waters of the State is prohibited.
2. Further significant migration of pollutants through subsurface transport to waters of the State is prohibited.
3. Activities associated with the subsurface investigation and cleanup which will cause significant adverse migration of pollutants are prohibited.
4. The cleanup and containment of any polluted soil or groundwater by the Dischargers which will cause significant adverse spreading or migration of any pollution originating from other sites is prohibited.

B. SPECIFICATIONS

1. The storage, handling, treatment or disposal of polluted soil or groundwater shall not create a nuisance as defined in Section 13050 (m) of the California Water Code.

2. The Dischargers shall conduct further reporting, site investigation and monitoring activities as needed and as described in this Order. Results of such monitoring activities shall be submitted to the Board. Should monitoring results show evidence of plume migration, additional plume characterization may be required.
3. Any wells and/ or soil borings penetrating the aquitard between the shallow and deeper aquifers shall be constructed such that there is no potential for waste migration between them.
4. Any wells identified as potential conduits for the migration of wastes shall be properly abandoned, in compliance with applicable and appropriate guidance and regulations. A detailed workplan shall be submitted for review and approval by the Board, which describes the proposed methods of abandonment for each well identified.
5. Final cleanup standards for polluted groundwater shall be in accordance with State Water Resources Control Board Resolution No. 68-16, "Statement of Policy with Respect to Maintaining High Quality of Waters in California". Numerical standards shall not exceed the drinking water MCL (maximum contaminant level) or State AL (action level), whichever is more stringent, for each identified VOC. If an MCL or AL has not been established for a VOC, the standard shall be established based on the best available information. The Dischargers may, based upon site specific information, propose alternative numerical standards for consideration by the Board, as part of a final cleanup plan.
6. The cleanup standard for source-area soils in the unsaturated zone is 1 ppm (part per million) for total VOCs. If it is determined that remediation of soils in the saturated zone is necessary and appropriate, a cleanup standard for this remediation will be established by the Board. Soil cleanup standards may be modified by the Board if the Dischargers demonstrate with site specific data that higher concentrations of VOCs in the soil will not threaten the quality of waters of the State or that cleanup to these standards are infeasible and human health and the environment are protected.
7. The Dischargers shall optimize, with a goal of 100%, the reclamation or reuse of groundwater extracted as a result of cleanup activities. The Dischargers shall not be found in violation of this Order if documented factors beyond their control prevent the Dischargers from attaining this goal, provided the Dischargers made a good faith effort to attain this goal.
8. Pursuant to Section 13304 of the Water Code, the Dischargers

are hereby notified that the Board is entitled to, and may seek reimbursement for, all reasonable costs actually incurred by the Board to investigate unauthorized discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this Order. Upon receipt of a billing statement for such costs, the Dischargers shall reimburse the Board.

C. PROVISIONS

1. The Dischargers shall perform all further investigations and remedial work, in a coordinated effort, in accordance with the requirements of this Order. All technical reports submitted in compliance with this Order shall be satisfactory to the Executive Officer, and, if necessary, the Dischargers may be required to submit additional information.
2. The Dischargers shall comply with all Prohibitions and Specifications of this Order, in accordance with the following time schedule and tasks:

a. COMPLETION OF ADDITIONAL SITE CHARACTERIZATION WORK:

Submit a technical report acceptable to the Executive Officer which describes the results of the Remedial Investigation conducted at the deeper aquifer to determine the extent of any contamination in this zone and also the gradient direction of the groundwater. The deep aquifer well(s) should intercept any contaminants in the down gradient direction, to serve as an "early warning system" to the nearby CWS water supply wells. In the event that the deeper aquifer is contaminated with PCE or any of its degradation products, a supplemental Feasibility Study should be included in the report.

COMPLETION DATE: October 25, 1993.

b. EVALUATION AND CLOSURE OF POTENTIAL CONDUITS:

Submit a technical report acceptable to the Executive officer which contains the results of a potential conduit study. Any potential conduit should be included which would allow pollutants to migrate from the ground surface to the groundwater, and/ or between water bearing zones. These include, but or not limited to, existing monitoring wells, extraction wells, and sumps as well as historical drainage or water wells. The technical report should document the closing of any potential

conduits identified thereof. The technical report should also include documentation of appropriate permits, types and quantities of materials used to seal each well, and/ or the method of well destruction, as well as a description/ location of the water bearing zones which were sealed.

COMPLETION DATE: October 25, 1993.

- c. SUPPLEMENTAL FEASIBILITY STUDY/ AMENDED REMEDIAL DESIGN AS APPROPRIATE, BASED ON SOIL RI AT PAUL'S CLEANERS:

Submit a technical report acceptable to the Executive Officer which describes the results of the soil RI at Paul's Cleaners by October 1, 1993, as indicated in Finding 20. In the event that any VOC "hot spots" are discovered in the soil, an amended Remedial Design or a supplemental Feasibility Study should be submitted as appropriate.

COMPLETION DATE: October 25, 1993.

- d. IMPLEMENTATION OF REMEDIAL ACTION:
Submit a technical report acceptable to the Executive Officer which documents the implementation of the necessary tasks identified in the final remedial plan.

COMPLETION DATE: November 15, 1993.

- e. PROPOSED FINAL CLEANUP OBJECTIVES:

Submit a technical report acceptable to the Executive Officer which evaluates the installed remedial system and recommend measures necessary to achieve final cleanup objectives in groundwater, including a tasks and time schedule to implement them.

COMPLETION DATE: November 15, 1994.

3. The dischargers may at their option, and at any time before the completion dates stated above, submit one or more reports demonstrating that site cleanup has been completed to the target cleanup levels, as approved by the Board, or to a point of minimal incremental returns. After reviewing such a report, the Board, as recommended by the Executive Officer, may modify, adjust or eliminate those provisions of this Order as

may be found unnecessary to protect public health and safety and/ or the beneficial uses of the waters of the State, and/ or to comply with all applicable laws, regulations, policies and guidelines.

4. If the Dischargers are delayed, interrupted or Prevented from meeting one or more of the completion dates specified in this Order, the Dischargers shall promptly notify the Executive Officer. In the event of such delays, the Board may consider modification of the task completion dates established in this Order.
5. Technical reports on compliance with the Prohibitions, Specifications, and Provisions of this Order shall be submitted quarterly beginning with the report for the third quarter (July through September) of calendar year 1993, due by November 15, 1993. Each of these shall report on the progress of the remedial action program during the period covered by the report, and shall include but not be limited to, updated water table/piezometer surface maps for all affected water-bearing zones, and appropriately scaled and detailed base maps showing the locations of all monitoring wells, extraction wells, and piezometers, and identifying adjacent facilities and structures. Each report shall include updated isoconcentration maps of VOCs in groundwater, including but not limited to PCE. The report shall also include tabulations of water-level and water-quality data, and interpretations and discussions of data obtained.
6. In addition to the reports required in Provision 5 the Dischargers shall submit an annual technical report beginning with the report for calendar year 1993, due by February 15, 1994. This report shall include, but need not be limited to, an evaluation of the progress of cleanup measures and the feasibility of meeting groundwater and soil cleanup standards established in this Order. If the Dischargers determine that it is not feasible to meet the cleanup standards established by this Order, the report shall also contain an evaluation of maximum cleanup standards that could be achieved. If the Dischargers determine that it is not feasible to meet soil cleanup standards, the report shall evaluate the potential for chemicals in soils to threaten the quality of the waters of the State and shall evaluate whether public health and the environment are protected. Geological maps and/or cross-sections describing the hydrogeological setting of the site shall be provided in the report for each calendar year that the Order is in effect.
7. All hydrogeological plans, specifications, reports and documents shall be signed by or stamped with the seal of a registered geologist, engineering geologist or professional engineer.

8. All samples shall be analyzed by State certified laboratories or laboratories accepted by the Board using approved EPA methods for the type of analysis to be performed. All laboratories shall maintain quality assurance/quality control records for Board review.
9. The Dischargers shall maintain in good working order, and operate as efficiently as possible, any facility or control system installed to achieve compliance with the requirements of this Order.
10. Copies of all correspondence, reports and documents pertaining to compliance with the Prohibitions, Specifications, and Provisions of this Order shall be provided to the following agencies:
 - a. California Environmental Protection Agency DTSC/ Region 2
 - b. U. S. Environmental Protection Agency, Region IX
 - c. Alameda County Department of Environmental Health (ACDEH)
 - d. Zone 7, Alameda County Flood Control District

The Executive Officer shall receive one complete copy of all correspondence, reports and documents pertaining to compliance with the Prohibitions, Specifications, and Provisions of the Order, and may require additional copies to be provided to the U.S. Environmental Protection Agency, Region IX, and to a local repository for public use.

11. The Dischargers shall permit the Board or its authorized representatives, in accordance with Section 13267 (c) of the California Water Code:
 - a. Entry upon Dischargers premises in which any pollution sources exist, or may potentially exist, or in which any required records are kept, which are relevant to this Order.
 - b. Access to copy any records required to be kept under the terms and conditions of this Order.
 - c. Inspection of any monitoring equipment or methodology implemented in response to this Order.
 - d. Sampling of any groundwater or soil which is accessible, or may become accessible, as part of any investigation or remedial action program undertaken by the Dischargers.
12. The Dischargers shall file a report on any changes in site occupancy and ownership associated with the facility described

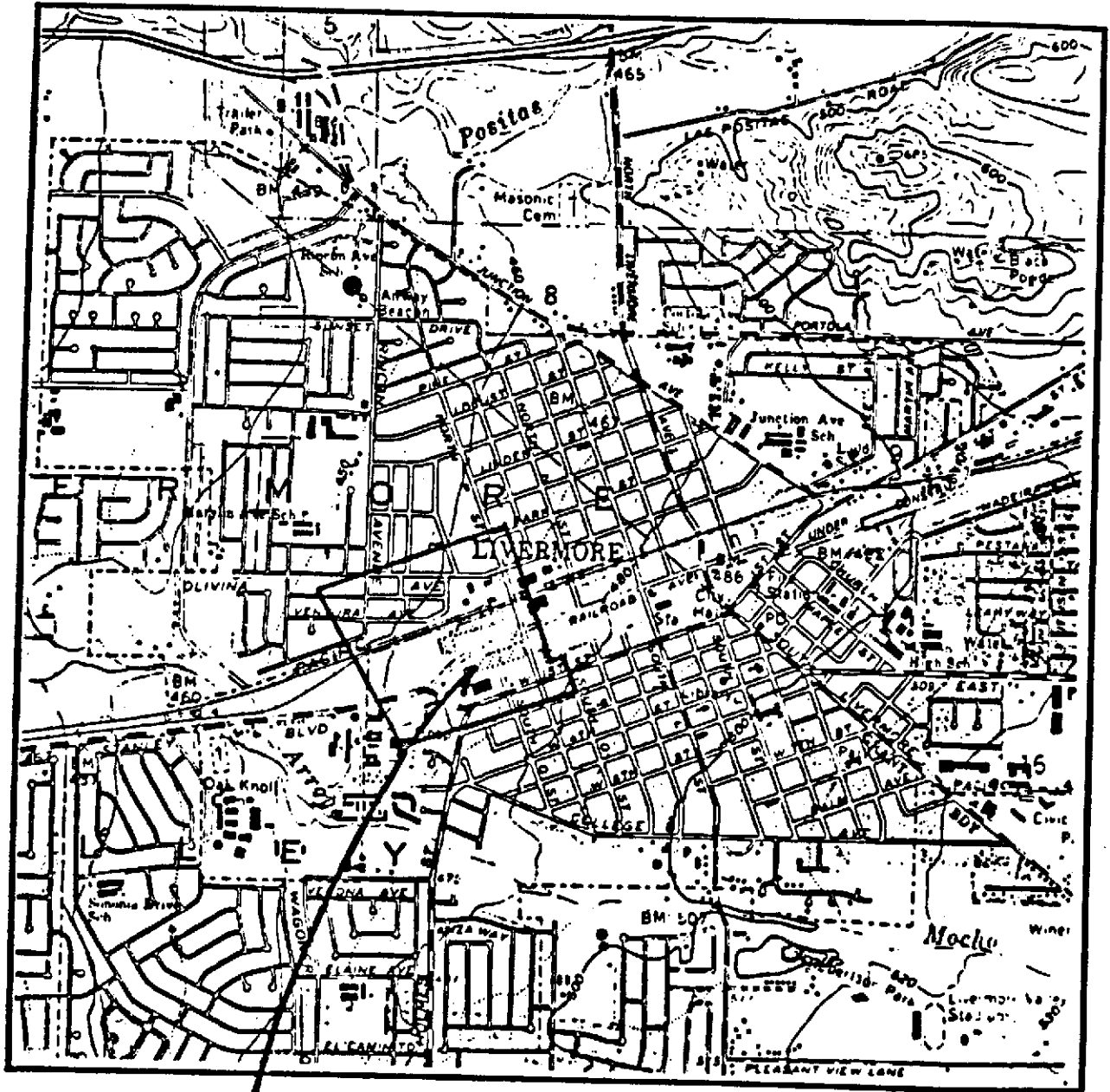
in this Order.

13. If any hazardous substance is discharged in or on any waters of the State, or discharged and deposited where it is, or probably will be discharged in or on any waters of the State, the Dischargers shall report such discharge to this Board, at (510) 286-1255 on weekdays during office hours from 8 A.M. to 5 P.M., and to the Office of Emergency Services at (800) 852-7550 during non-office hours. A written report shall be filed with the Board within five (5) working days and shall contain information relative to: the nature of the waste or pollutant, quantity involved, duration of incident, cause of spill, Spill Prevention, Control and Countermeasure Plan (SPCC) in effect, if any, estimated size of affected area, nature of effects, corrective measures that have been taken or planned, and a schedule of these activities, and persons, notified.
14. The Board will review this Order periodically and may revise the requirements when necessary.

I, Steven R. Ritchie, Executive Officer, do hereby certify that the foregoing is a full, true and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on ----- .

Steven R. Ritchie
Executive Officer

Figure 1: Site Map



Area of Site Investigation

Scale: 0 24,000 feet 48,000 feet



Source: USGS Livermore Quadrangle, Alameda County, 1961, Photorevised 1980.

List of Dischargers named in the Tentative Order:

(To be sent by certified mail, return receipt requested)

Livermore Arcade Shopping Center

Grubb & Ellis Realty Income Trust
Attn: Mr. James Ellis
351 California Street, 11 th Floor
San Francisco, CA 94104.

Stark Investment Company
Attn: Congressman Pete Stark
22320 Foothill Blvd., Suite 500
Hayward, CA 94541.

Cattellus Development Corporation
Attn: Ms. kimberly Brandt, Env. Spec.
201 Mission Street, 29 th Floor
San Francisco, CA 94105.

Mr. Steven Song
Mike's One Hour Cleaners
1430 First Street
Livermore, CA 94550

Perry, Michael & Garry Neely
2426 149 th Ct, SE
Mill Creek, WA 98012.

Miller's Outpost Shopping Center

IMA Financial Corporation
Attn: Mr. Lawrence Holthaus
1700 South El Camino Real, Suite 404
San Mateo, CA 94402.

Kathleen, John, Pamela McCorduck & Sandra McCorduck Marona
C/O Mr. Bruce Paltenghi
Gordon, DeFraga, Watrous & Pezzaglia
P. O. Box 630
Martinez, CA 94553.

Mr. Charles Hartz
Paul's Sparkle Cleaners
1332 Railroad Avenue
Livermore, CA 94550

List of Interested Parties:

(To be sent by regular mail)

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

Mr. Thomas Kalinowski (Catellus Development Corp.)
Erler & Kalinowski, Inc.
1730 So. Amphlett Blvd., Suite 320
San Mateo, CA 94402.

Mr. Richard Barron
Kitch, Saurbier, Drutchas, Wagner & Kenney, P. C.
One Woodward Avenue, Tenth Floor
Detroit, Michigan 48226-3412.

Ms. Carol Browner, Administrator
United States Environmental Protection Agency
Mail Code A-100
401 M Street, S. W.
Washington, D. C. 20460.

Alameda County Department of Environmental Health
Attn: Ms. Eva Chu
80 Swan Way, Suite 200
Oakland, CA 94621.

Zone 7, Alameda County Flood Control District
Attn: Mr. Jerry Killingstad
5997 Parkside Drive
Pleasanton, CA 94588.

City of Livermore
Public Works Office
City Hall
1052 S. Livermore Avenue
Livermore, CA 94550.

California Water Service
P. O. Box 1150
San Jose, CA 95108.

Bay Area Air Quality Management District
939 Ellis Street
San Francisco, CA 94109.

List of Attorneys:

(Sent by regular mail on August 31, 1993.)

Mr. Alan Waltner (Grubb & Ellis Realty Income Trust)
1736 Franklin Street, Eight Floor
Oakland, CA 94612.

Messrs. Kent Robisson & Brian Sandoval (Stark Investment Company)
71 Washington Street
Reno, Nevada 89509.

Mr. Thomas D. Trapp
Landels, Ripley and Diamond
Hills Plaza
350 Steuart Street, 6 th Floor
San Francisco, CA 94105-1250.

Ms. Maureen A. Sheehy (Paul's Sparkle Cleaners)
Feldman Waldman & Kline
Twenty-Seventh Floor Russ Building
235 Montgomery Street
San Francisco, CA 94104.

Mr. James Jaffe (IMA Financial Corp.)
Jaffe, Trutanich, Scatena & Blum
250 Montgomery Street, Suite 900
San Francisco, CA 94104.

Mr. Peter Langley (Mc Corducks)
Gordon, DeFraga, Watrous & Pezzaglia
611 Las Juntas Street
P. O. Box 630
Martrinez, CA 94553.

Mr. Kenneth Pritikin (Western State Design) Foley, McIntosh & Foley 3675 Mt. Diablo Blvd., Suite 250 Lafayette, CA 94549.	Mr. Mark Shea (Multimatic Corporation) Popelka, Allard, McCowan, Bondonno 160 West Santa Clara St., 13 Flr. San Jose, CA 95113-1721.
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Ms. Christine K. Noma (The Neelys)
Wendel Rosen Black Dean & Levitan
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P. O. Box 2047
Oakland, CA 94604-2047.

Mr. Jeff Scharff (Mr. Steven Song)
Scharff & Greben
1400 Capitol Mall, Suite 1100
Sacramento, 95814.