



131 NORTH TUSTIN AVENUE • SUITE 213 • TUSTIN, CALIFORNIA 92780
TEL: (714) 836-6632 • FAX: (714) 836-6642

941 SHOREPOINT COURT • SUITE F121 • ALAMEDA, CALIFORNIA 94501
TEL: (510) 521-2441 • FAX: (510) 521-2607

April 11, 2005

Mr. Robert Schultz
Alameda County Environmental Health Department
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Subject: Response to Work Plan Review Letter dated April 6, 2005, Toxics Case No. RO0002857, Groundwater Assessment at 1 Hour Cleaners located at 1187 Solano Avenue, Albany, California 94709.

Dear Mr. Schultz:

Pursuant to your request, Avalon Environmental Consultants, Inc. (Avalon), is addressing items number 1, and 2 of your review letter dated April 6, 2005.

Your review letter requested an additional groundwater sampling location and additional operational history and historical layout at the subject property.

SITE HISTORY

The dry cleaning operation at 1187 Solano Avenue in Albany has been in operation since 1986. There was no prior dry cleaning operation at the subject property. The approximate location(s) of the former dry cleaning machine and approximate layout have not changed since 1986 other than possible location of the dry cleaning machine itself which was either at the location of the current machine or slightly further north and these two locations are shown in the attached Figure 2. Information documenting the site history of this tenant space and other tenant spaces within this building are included in the following site history :

The site history of the subject property was reviewed through Sanborn Fire Insurance Maps, County of Alameda Tax Assessor's records, aerial photographs, City of Albany Building permit records and city directories.



RO 2857

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April 11, 2005

Mr. Robert Schultz, P.G.
Alameda County Environmental Health Department
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Subject: Transmittal of Technical Comments, Groundwater Assessment at 1 Hour Cleaners located at 1187 Solano Avenue, Albany, California 94709.

Dear Mr. Schultz:

Attached are answers to items 1 and 2 relative to your letter dated April 6, 2005. We are still planning on performing our assessment starting April 20, 2005.

Should you have any questions or require further information, please feel free to contact Mohammad Navid or myself at (510) 521-2441.

Sincerely,
AVALON ENVIRONMENTAL CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Trevor Santochi".

Trevor Santochi, RG, CEG
President

CC: Jim Walker, Washington Mutual
Mohammad Navid, Avalon Environmental Consultants, Inc.
J. Anthony Kershaw, Solano Group.

Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were reviewed for the subject property and the adjacent properties. The review revealed the following information:

- 1929- The subject property is depicted as vacant land. The surrounding properties to the north and west consist of residential buildings. The properties to the south and east are not depicted on this map.
- 1950- The subject property has been developed with stores at 1161-1163 Solano Avenue, an office at 1171 Solano Avenue, doctors' offices at 1181 Solano Avenue and the Albany Post Office at 1191 Solano Avenue. 1183-1187 Solano Avenue is depicted as vacant land. The surrounding properties are unchanged from the previous map.
- 1970- The subject property is unchanged from the previous map with the exception of the subject property at 1183-87 Solano Avenue which has been developed with stores. The surrounding properties are unchanged from the previous map.
- 1981- The subject property and the adjacent properties are unchanged from the previous map.

No areas of environmental concern was noted during the Sanborn map review.

Alameda County Tax Assessor's Records

According to the County of Alameda Tax Assessor's records, the subject property building at 1191 Solano Avenue was originally developed in 1936 and the subject property building at 1183 Solano Avenue was originally developed in 1952. Information on the other subject property buildings were not available.

Aerial Photographs

Aerial photographs were reviewed for the subject property and the adjacent properties. The review revealed the following information:

- 1936- The subject property appears to be mostly vacant land with a retail building at the southeast corner of the site. The surrounding properties to the north, east and west consist of residential buildings. The property to the south is vacant land.
- 1968- The subject property has been developed with retail buildings along Solano Avenue. The surrounding properties are unchanged from the previous

photograph with the exception of the property to the south which has been developed with retail buildings.

- 1977- The subject property and the surrounding properties are unchanged from the previous photograph.
- 1993- The subject property and the adjacent properties are unchanged from the previous photograph.
- 2004- The subject property and the adjacent properties are unchanged from the previous photograph.

No areas of environmental concern was noted during the aerial photograph review.

Building Permit Records

Building permits were reviewed for the subject property. The review revealed the following information:

- 1954- A building permit was issued on April 5, 1954, to remodel a garage into an office at 1171 Solano Avenue.
- 1972- A building permit was issued on October 20, 1972, for an awning at 1183 Solano Avenue. The owner is listed as Sam's Pharmacy.
- 1975- A building permit was issued on January 29, 1975, for sign at 1171 Solano Avenue. The owner is listed as Linda Green "Esoteric Hair Care."
- 1980- A building permit was issued on April 21, 1980, for alterations at 1161 Solano Avenue. The owner is listed as Linda Green.
- 1981- A building permit was issued on January 7, 1981, for a sign at 1183 Solano Avenue. The owner is listed as Linda Green "Hot Rods Salon."
- 1983- A building permit was issued on November 13, 1983, to replace windows at 1187 Solano Avenue. The owner is listed as R.J. McMahon.
- 1984- A building permit was issued on June 17, 1984, to remodel a garage into an office at 1171b Solano Avenue. The owner is listed as Albany Partners.
- 1985- A building permit was issued on November 11, 1985, for alterations at 1187 Solano Avenue. The owner is listed as Albany Partners.
- 1986- A building permit was issued on April 17, 1986, for the installation of a Boiler at a dry cleaners at 1187 Solano Avenue. The owner is listed as Albany Partners.

1987- A building permit was issued on January 21, 1987, for sign at 1171 Solano Avenue for tax services.

Based on the building permit review, it appears that a dry-cleaners has been operating on the subject property since 1986.

City Directories

City directories were reviewed for the subject property. The review of city directories revealed the following information:

1964- Listing for:

- 1163- An office.
- 1171- Woodmen of the World.
- 1181- T. McMahon M.D.
- 1183- Sam's Pharmacy & Lawrence Laboratories.
- 1185- O'Conner & Walls

1972- Listing for:

- 1161- Lykken Builders Hardware.
- 1171- Lyle Goforth.
- 1181- T. McMahon M.D.
- 1183- Sam's Pharmacy & Lawrence Laboratories.
- 1191- U.S. Post Office.

1975- Listing for:

- 1161- Lykken Builders Hardware.
- 1171- Lyle Goforth.
- 1181- T. McMahon M.D.
- 1183- Sam's Pharmacy.
- 1191- U.S. Post Office.

1979- Listing for:

- 1161- Lykken Builders Hardware.
- 1171- Esoteric Hair Care
- 1181- T. McMahon M.D.
- 1183- Sam's Pharmacy.
- 1191- U.S. Post Office.

1984- Listing for:

- 1161- Hod Rods & Co.
- 1171- Willa Young.
- 1181- T. McMahon M.D.
- 1183- Sam's Pharmacy.
- 1191- U.S. Post Office.

1990- Listing for:

- 1161- Plaza Tennis & Sports
- 1165- Paris Nail Care.
- 1171- Tek Pe Engineers.
- 1181- Medical offices
- 1183- Fitlab, Inc.
- 1185- Albanys Gateway Travel & Stimac Associates, Inc.
- 1187- Albany One-Hour Cleaners.

1994- Listing for:

- 1161- Plaza Tennis & Sports
- 1165- Paris Nail Care.
- 1171- Tek Pe Engineers.
- 1181- Albany Medical Group.
- 1183- Fitlab, Inc.
- 1185- Albanys Gateway Travel & Stimac Associates, Inc.
- 1187- Albany One-Hour Cleaners
- 1191- U.S. Post Office.

1998- Listing for:

- 1161- Plaza Tennis & Sports
- 1165- Paris Nail Care.
- 1171- Foothill Securities, Inc.
- 1181- Albany Medical Group.
- 1183- Fitlab, Inc.
- 1185- Solano Copy Center
- 1187- Albany One-Hour Cleaners

2004- Listing for:

- 1161- Plaza Tennis & Sports
- 1165- Albany Nail Salon.
- 1171- No listing.
- 1181- Albany Medical Group.
- 1183- I Son Orthodontics
- 1185- Solano Copy Center
- 1187- Albany One-Hour Cleaners

Based on the city directory review, it appears that a dry-cleaners has been located on the subject property from at least 1990 to 2004.

April 11, 2005

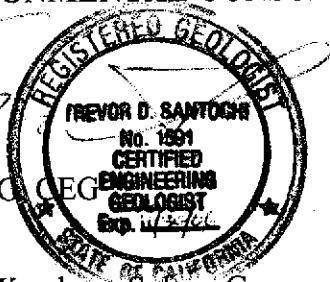
ADDITIONAL LOCATION AND GRADIENT LOCATION

Avalon has revised Figure 1, site location map, to include an additional boring located to the northwest. Avalon has not been able to supply any additional information relative to the groundwater gradient, however, surface topography suggests a southwestern gradient direction.

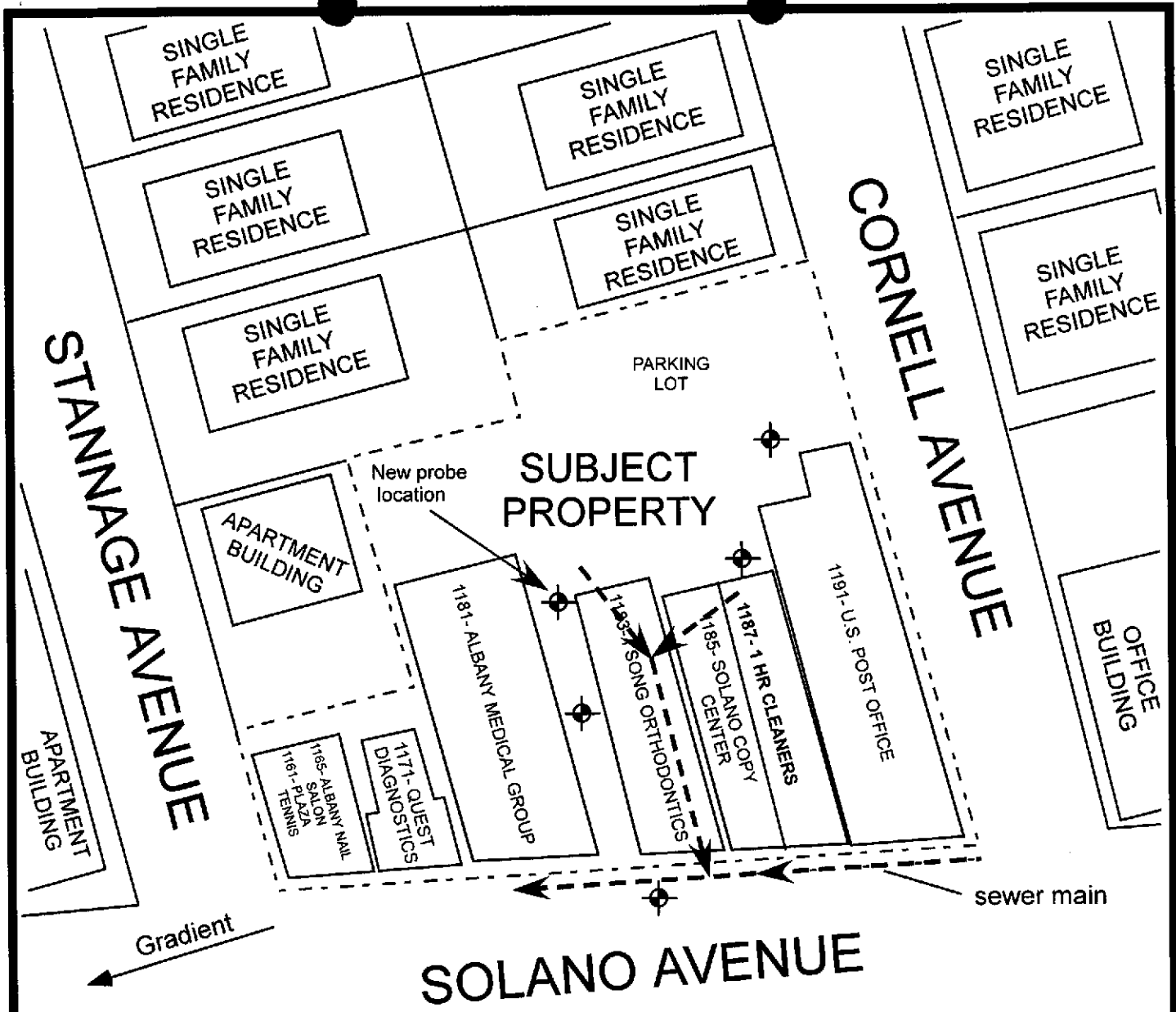
Should you have any questions or require further information, please feel free to contact Mohammad Navid or myself at (510) 521-2441.

Sincerely,
AVALON ENVIRONMENTAL CONSULTANTS, INC.

Trevor Santochi, R.C.E.G.
President

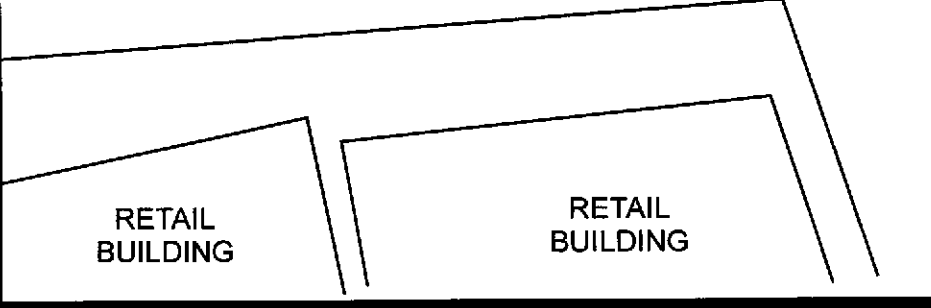


CC: J. Anthony Kershaw, Solano Group.
Jim Walker, Washington Mutual
Mohammad Navid, Avalon Environmental Consultants, Inc.



LEGEND

- Approximate location of proposed probes to groundwater
- Approximate location and direction of sewer lines

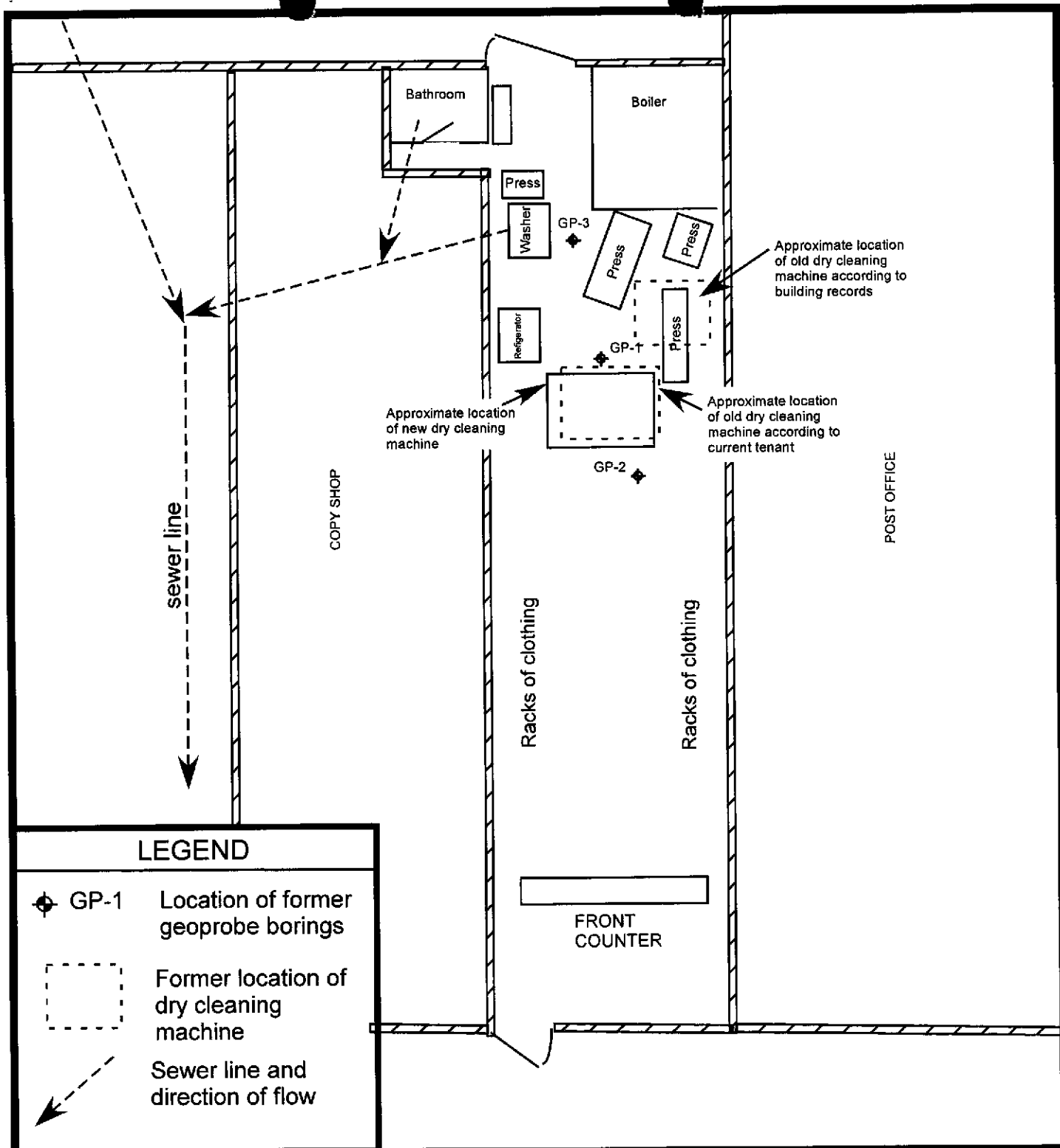


SITE LOCATION PLAN (Location of proposed borings)

Site Address: 1161-1191 Solano Avenue	Client Name: Kershaw Investments
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Site City/State: Albany, California	Project No.: 0420-458-3
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<p>AVALON ENVIRONMENTAL CONSULTANTS, INC. ALAMEDA, CALIFORNIA</p>	<p>0 30 60 feet</p>	<p>FIGURE 1</p>
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SITE PLAN (Showing borings previously drilled inside space)



Site Address: 1187 Solano Avenue

Client Name: Kershaw Investments

Site City/State: Albany, California

Project No.: 0420-458-3

 AVALON ENVIRONMENTAL CONSULTANTS
ALAMEDA, CALIFORNIA

Scale: 0 10 20 FEET

FIGURE 2