

ENVIRONMENTAL COST MANAGEMENT, INC.  
*Managing Cost and Liability*

660 Baker Street, Suite 250  
 Costa Mesa, California 92626  
 Main: (714) 662-2759 Fax: (714) 662-2758  
 www.ecostmanage.com

June 15, 2007

Mr. Barney Chan  
 Alameda County Health Agency  
 Division of Environmental Protection  
 1131 Harbor Bay Parkway, 2<sup>nd</sup> Floor  
 Alameda, California 94502-6577

RECEIVED

JUN 18 2007

ENVIRONMENTAL HEALTH SERVICES

REFERENCE: Response to No Further Action Request by Hall Equities Group  
 Former Nestlé USA, Inc. Facility  
 1310 14th Street  
 Oakland, California

Dear Mr. Chan:

Nestlé USA, Inc., (Nestlé) requested that Environmental Cost Management, Inc. (ECM) respond on its behalf to you in regard to the questions posed by Mr. Ryan Guertin, Hall Equities Group in a June 5, 2007 email (Attachment A). Nestlé's responses are provided below:

**1: Map showing current residual contaminants in the soil and groundwater:**

In response to this request, please see the Figure 19 prepared by ETIC Engineering, Inc. (ETIC) and Figure 3 prepared by ECM in Attachment B. On August 12 and 13 1999, ETIC collected soil samples at 15 locations and analyzed for petroleum hydrocarbons, volatile hydrocarbons (VOCs), and halogenated VOCs. The soil sampling locations and the concentration of constituents are shown in attached Figure 19 in Attachment B.

ECM collected groundwater samples in November 2004 from 10 monitoring wells. Figure 3 in Attachment B shows the sample locations and sample results.

**2: Information on when the wells were closed and status of any free product present in the wells:** ETIC abandoned 32 wells on August 27 and 28, 2001. ETIC abandoned another 132 wells during December 11-13, 2002. All the wells were abandoned with approval from the Alameda County Health Agency (ACHA) and the pertinent documents were mailed to Alameda County Public Works Agency. A copy of all the well abandonment documents were sent to you on February 28, 2007, in response to your letter dated January 29, 2007. The sampling results from the November 2004 groundwater monitoring indicated that no free product was present in any of the 11 monitoring wells remaining in place. This information can be found in the "*2<sup>nd</sup> Semi-Annual Groundwater Monitoring Report (2004)*" submitted to your office and dated February 23, 2005.

**3: Have all the wells been closed? Are there any off-site wells that are still open?**

Eleven wells remain in place (Please see Figure 3 of Attachment B). Four wells are located

Mr. Barney Chan  
Page 2

on-site and seven wells are located offsite, as confirmed in an October 21, 2002, letter from ACHA.

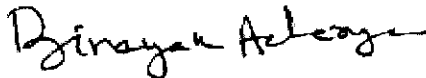
**4: Was soil vapor sampling done on site?** Yes, numerous soil vapor samples were conducted at the site. The primary purpose of the sampling was to prepare for a soil vapor extraction pilot test and to install a system to remove non- aqueous phase hydrocarbons from the soil. The most recent soil vapor samples were taken from 15 borings on August 12 and 13, 1999. Figure 28 prepared by ETIC (Attachment C) shows the results of the hydrocarbons present in the soil vapor.

Please note that Nestlé submitted a report on January 24, 2001 to your office titled "*Comprehensive Site Characterization Report*" prepared by ETIC. This report summarizes the site investigation activities, remedial actions, and risk analysis that was conducted from 1989 through 2000. A copy of the report can be made available upon request.

Nestlé completed two years of monitoring in accordance with the letter from Alameda County Health Agency (ACHA) dated November 14, 2002. Nestlé discontinued the monitoring after completion of the 2<sup>nd</sup> quarter 2004 monitoring event. Both Nestlé and Hall Equities Group eagerly await your confirmation that no further action is necessary. We would appreciate your assistance in expediting the site closure process and will be glad to provide any available information in order to facilitate the process.

Please do not hesitate to contact me at (661) 255-1693 should you have any questions or need any additional information on this request.

Sincerely,  
ENVIRONMENTAL COST MANAGEMENT, Inc.



Binayak P. Acharya  
Program Manager

Encl: Attachments A, B and C

CC: Mike Desso - Nestlé USA, Inc.

Noelia Marti-Colon - NUSA

Ryan Guertin - Hall Equities Group

Ms. Cherie McCaulou  
California Regional Water Quality Control Board  
San Francisco Bay Region  
1515 Clay Street, Suite 1400  
Oakland, CA 94612

Nestlé File

## **Binayak Acharya**

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**From:** Ryan Guertin [ryang@hallequitiesgroup.com]  
**Sent:** Tuesday, June 05, 2007 4:28 PM  
**To:** bacharya@ecostmanage.com  
**Cc:** Nancy Mannion; Chan, Barney, Env. Health  
**Subject:** Carnation Facility, 1310 14th Street, Oakland, CA

Binayak,

As you are aware we have been working with Barney Chan to expedite the process to obtain the No Further Action Letter on the Deed Restricted portion of the property. Per our discussion with Barney Chan on Thursday May 31, 2007 he asked that we contact you and request that you provide the following information.

- 1: Can you provide a map that shows the current residual contaminants in the soil and ground water?
- 2: Can you provide information on when the wells were closed and if there was any free product present in the wells.
- 3: Have all of the wells been closed? Are there any off-site wells that are still open?
- 3: Was there any soil vapor sampling that was done on the site.

Your help in getting this matter finalized is greatly appreciated. We are in the process of redeveloping the property and obtaining the No Further Action Letter is crucial to the development of the property. We need to stress that time is of the essence on this project.

If you have any questions, please do not hesitate to contact our office at (925) 933-4000 ext 236.

Thanks;

Ryan Guertin

Industrial Portfolio Manager

Hall Equities Group

1855 Olympic Boulevard, #250

Walnut Creek, CA 94596

Phone: (925)472-5636

Fax: (925)933-4150

FILENAME: DATA000.DWG 10/12/99

- LEGEND:**
- ◆ GROUNDWATER MONITORING AND VAPOR EXTRACTION WELLS
  - WELL OF UNKNOWN CONSTRUCTION
  - SOIL BORING LOCATION (INSTALLED JULY 1999)
  - REMEDIATION SYSTEM VACUUM PIPING

- TPH-g Total Petroleum Hydrocarbons as gasoline  
 TPH-d Total Petroleum Hydrocarbons as diesel  
 1,2-DCB 1,2-Dichlorobenzene  
 1,3-DCB 1,3-Dichlorobenzene  
 1,4-DCB 1,4-Dichlorobenzene  
 1,2-DCA 1,2-Dichloroethane  
 MTBE Methyl tert-Butyl Ether

**NOTES:**  
 CONCENTRATIONS IN MICROGRAMS PER KILOGRAM (ug/kg), EXCEPT FOR TPH-g AND TPH-d, WHICH ARE IN MILLIGRAMS PER KILOGRAM (mg/kg)

**SB13, 3.5-4.0'**

Toluene	2.0
Ethylbenzene	2.7
Xylenes	2.7
TPH-g	0.63
TPH-d	390
1,2-DCA	2.5

**SB13, 6.5-7.0'**

Benzene	250
Toluene	48
Ethylbenzene	150
Xylenes	490
TPH-g	12
TPH-d	65
1,2-DCA	1.4

**SB6, 6.5-7.0'**

Benzene	76,000
Toluene	490,000
Ethylbenzene	170,000
Xylenes	990,000
TPH-g	10,100
TPH-d	1,100
1,2-DCA	430
MTBE	32

No Analytes Detected

No Analytes Detected

**SB12, 4.5-6.0'**

Benzene	70
Toluene	32
Ethylbenzene	4,000
Xylenes	6,700
TPH-g	496
TPH-d	2,900
Chlorobenzene	1.7
1,2-DCB	3,100
1,3-DCB	38
1,4-DCB	330
MTBE	14

**SB12, 6.5-7.0'**

Ethylbenzene	23
Xylenes	9.8
TPH-g	2.25
TPH-d	60
MTBE	0.6

**SB1, 3.5-4.0'**

TPH-d	1,200
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**SB2, 6.5-7.0'**

1,2-DCA	1.0
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**SB3, 3.5-4.0'**

1,2-DCA	0.7
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**SB3, 6.5-7.0'**

Benzene	11,000
Toluene	190,000
Ethylbenzene	100,000
Xylenes	460,000
TPH-g	6,160
1,2-DCA	1.8
MTBE	73

**SB4, 6.5-7.0'**

Benzene	82
Toluene	8.5
Ethylbenzene	7.3
Xylenes	13
TPH-g	0.55
TPH-d	94
1,2-DCA	1.0

**SB5, 3.5-4.0'**

1,2-DCA	0.6
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**SB5, 6.5-7.0'**

1,2-DCA	0.9
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**SB14, 6.5-7.0'**

Benzene	560
Toluene	290
Ethylbenzene	330
Xylenes	1,700
TPH-g	28.5
TPH-d	450
1,2-DCA	9.7
MTBE	84

**SB9, 6.5-7.0'**

Benzene	24
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No Analytes Detected

**SB8, 6.5-7.0'**

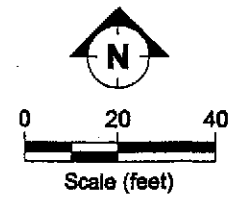
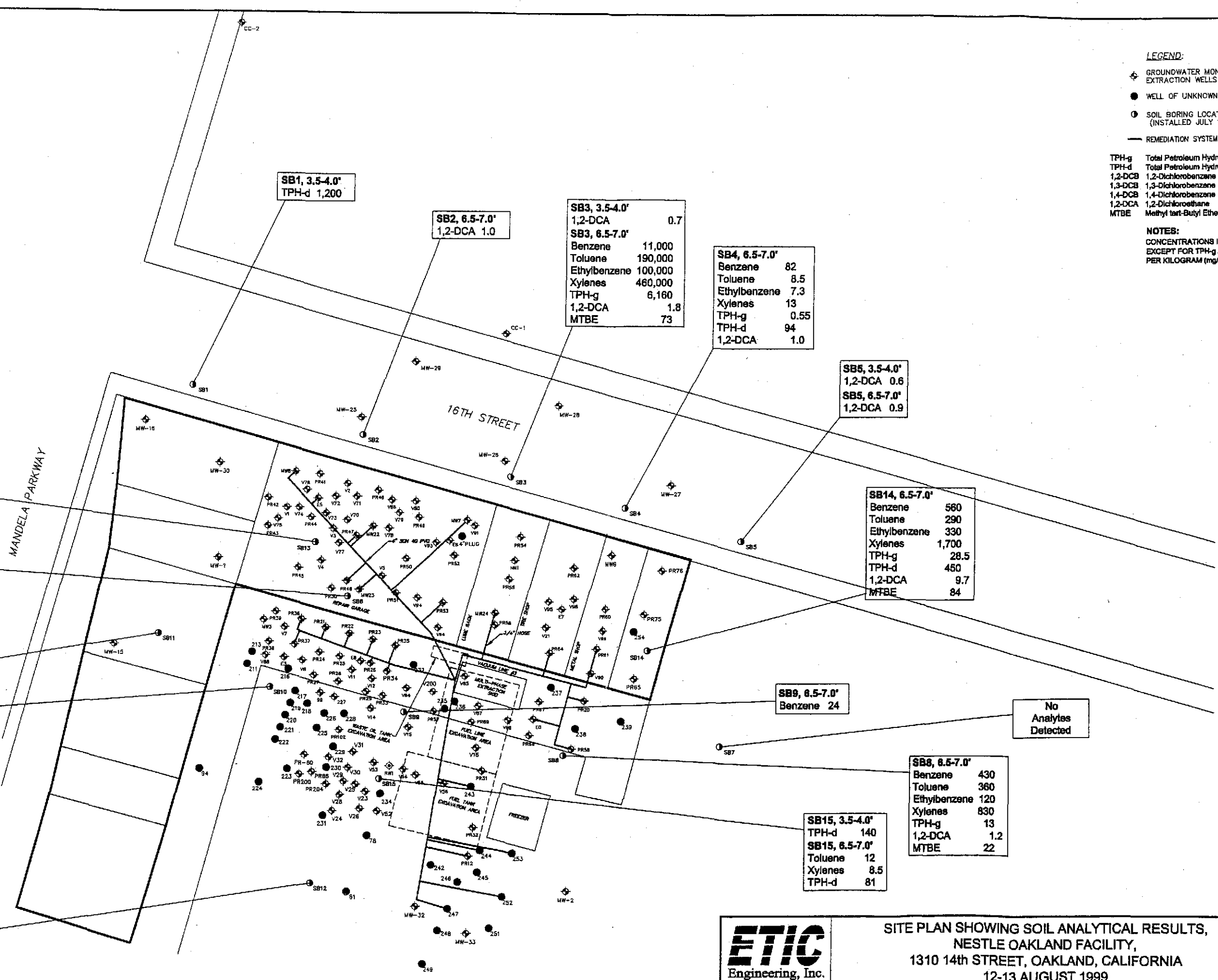
Benzene	430
Toluene	360
Ethylbenzene	120
Xylenes	830
TPH-g	13
1,2-DCA	1.2
MTBE	22

**SB15, 3.5-4.0'**

TPH-d	140
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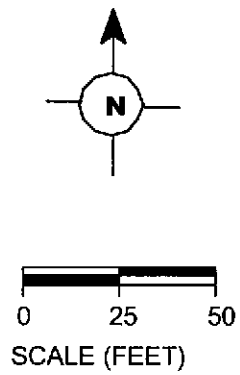
**SB15, 6.5-7.0'**

Toluene	12
Xylenes	8.5
TPH-d	81



SITE PLAN SHOWING SOIL ANALYTICAL RESULTS,  
 NESTLE OAKLAND FACILITY,  
 1310 14th STREET, OAKLAND, CALIFORNIA  
 12-13 AUGUST 1999

FIGURE:  
**19**

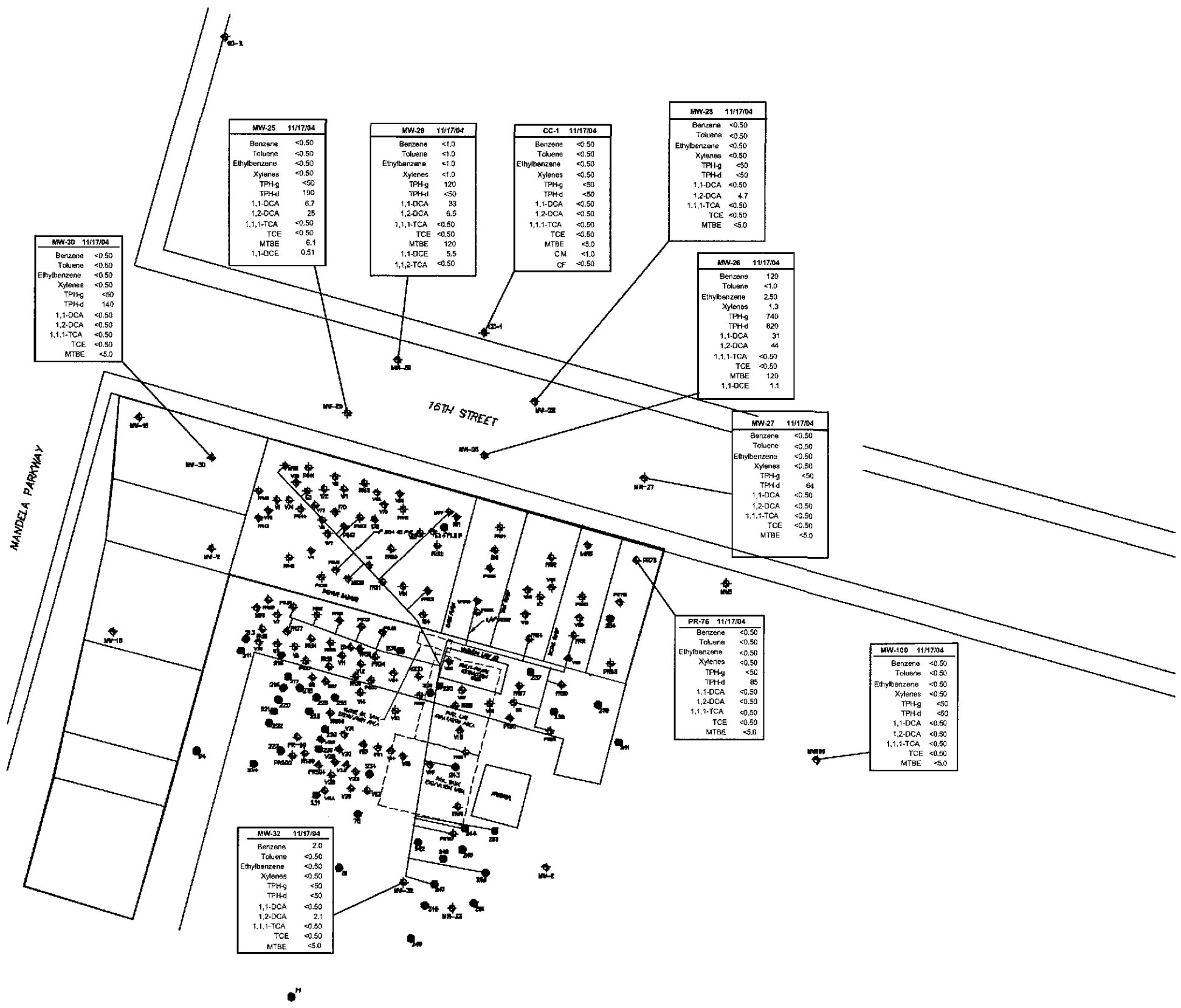


**LEGEND:**

- ◆ GROUNDWATER MONITORING AND VAPOR EXTRACTION WELLS
- WELL OF UNKNOWN CONSTRUCTION
- REMEDIATION SYSTEM VACUUM PIPING

TPH-g	Total Petroleum Hydrocarbons as gasoline
TPH-d	Total Petroleum Hydrocarbons as diesel
MTBE	Methyl t-butyl ether
1,1-DCA	1,1-Dichloroethane
1,2-DCA	1,2-Dichloroethane
1,1-DCE	1,1-Dichloroethene
1,1,1-TCA	1,1,1-Trichloroethane
TCE	Trichloroethene
CF	Chloroform
CM	Chloromethane

**NOTES:**  
 1. CONCENTRATIONS IN MICROGRAMS PER LITER (µg/L)



Former Nestle Oakland Facility  
 1310, 14th Street Oakland,  
 California - 94607

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 660 Baker Street, Suite 253 • Costa Mesa, CA 92626  
 Tel: (714) 662-2759 • Fax: (714) 662-2758

November 17, 2004  
**Groundwater Analytical Results**  
 Second Semi-Annual 2004 Groundwater Monitoring Report

Figure  
 3

FILENAME: DATA000.DWG 10/12/00

<b>SB1</b>	
Benzene	4.3
Toluene	3.1
Xylenes	2.74
Acetone	77
1,3-Butadiene	2.8
2-Butanone	13
CS <sub>2</sub>	6.2
1,4-DCB	0.77
Ethanol	63
Freon 11	0.74
Freon 12	0.93
Freon 113	27
Hexane	4.4
4-M-2-p	3.8
CH <sub>2</sub> Cl <sub>2</sub>	3.7
2-Propanol	5.6
PCE	1.2
1,2,4-TMB	1.1

<b>SB2</b>	
Benzene	7.5
Toluene	12
Ethylbenzene	3.6
Xylenes	17.6
Acetone	260
2-Butanone	24
CS <sub>2</sub>	9.0
Chloroform	3.9
Cyclohexane	12
1,4-DCB	1.8
Ethanol	110
Freon 11	1.2
Freon 12	200
Heptane	3.3
Hexane	5.3
4-M-2-p	8.1
CH <sub>2</sub> Cl <sub>2</sub>	2.2
Styrene	3.0
1,2,4-TMB	2.0
1,3,5-TMB	0.77

<b>SB3</b>	
Benzene	9,900
Toluene	230
Ethylbenzene	68
Xylenes	67
Freon 12	180
Hexane	590

<b>SB4</b>	
Benzene	1,200
Toluene	76
Ethylbenzene	8.1
Xylenes	18.7
Acetone	200
1,3-Butadiene	19
Cyclohexane	32
Ethanol	1,400
Freon 12	100
Hexane	19
4-M-2-p	15
CH <sub>2</sub> Cl <sub>2</sub>	340
2-Propanol	22
PCE	160
1,1,1-TCA	21

<b>SB5</b>	
Benzene	7.6
Toluene	5.6
Ethylbenzene	0.80
Xylenes	1.9
Acetone	45
1,3-Butadiene	61
2-Butanone	12
CS <sub>2</sub>	18
Chloromethane	0.77
Cyclohexane	8.2
1,4-Dioxane	3.3
Ethanol	55
Freon 11	4.4
Freon 12	1.2
Freon 113	3.4

<b>SB14</b>	
Benzene	2.7
Toluene	5.3
Ethylbenzene	0.87
Xylenes	4.7
Acetone	10
2-Butanone	3.5
1,4-DCB	1.6
Ethanol	67
4-M-2-p	2.8
CH <sub>2</sub> Cl <sub>2</sub>	1.3
MTBE	2.9
Styrene	0.82
1,2,4-TMB	2.0
1,3,5-TMB	0.81

<b>SB9</b>	
Benzene	12
Toluene	18
Ethylbenzene	1.7
Xylenes	9.9
Acetone	19
2-Butanone	6.0
Chloroform	1.1
Cyclohexane	4.9
Ethanol	47
Freon 11	1.5
Freon 12	20
Hexane	4.3
1,2,4-TMB	2.3
1,3,5-TMB	0.77

<b>SB7</b>	
Benzene	5.9
Toluene	6.2
Ethylbenzene	0.87
Xylenes	4.3
Acetone	43
1,3-Butadiene	3.4
2-Butanone	7.9
CS <sub>2</sub>	3.3
Cyclohexane	5.1
1,4-DCB	2.0
1,4-Dioxane	8.2
Ethanol	94
Freon 11	0.74
Freon 12	1.1
Hexane	6.8
4-M-2-p	4.4
2-Propanol	3.8
Styrene	1.0
PCE	2.0
1,2,4-TMB	1.8

<b>SB8</b>	
Benzene	10
Toluene	12
Ethylbenzene	3.8
Xylenes	15.7
Acetone	42
Ethanol	62
Freon 11	6.5
Freon 12	630
1,2,4-TMB	5.3

<b>SB15</b>	
Benzene	42
Toluene	12
Ethylbenzene	1.6
Xylenes	6.7
Acetone	51
1,3-Butadiene	13
2-Butanone	13
Ethanol	190
Freon 12	46
Hexane	50
CH <sub>2</sub> Cl <sub>2</sub>	4.8
PCE	2.1
1,2,4-TMB	1.8

<b>SB12</b>	
Benzene	250
Xylenes	610
1,2-DCB	480
1,4-DCB	76
4-Ethyltoluene	760
Hexane	18,000
1,2,4-TMB	580
1,3,5-TMB	740

<b>SB13</b>	
Benzene	0.91
Toluene	8.5
Xylenes	1.3
Acetone	49
2-Butanone	5.5
CS <sub>2</sub>	8.4
1,4-Dioxane	4.3
Ethanol	410
Heptane	3.4
CH <sub>2</sub> Cl <sub>2</sub>	5.6
2-Propanol	26
THF	58
1,2,4-TMB	1.1

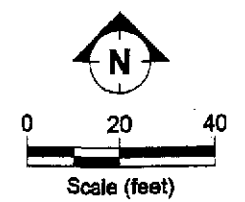
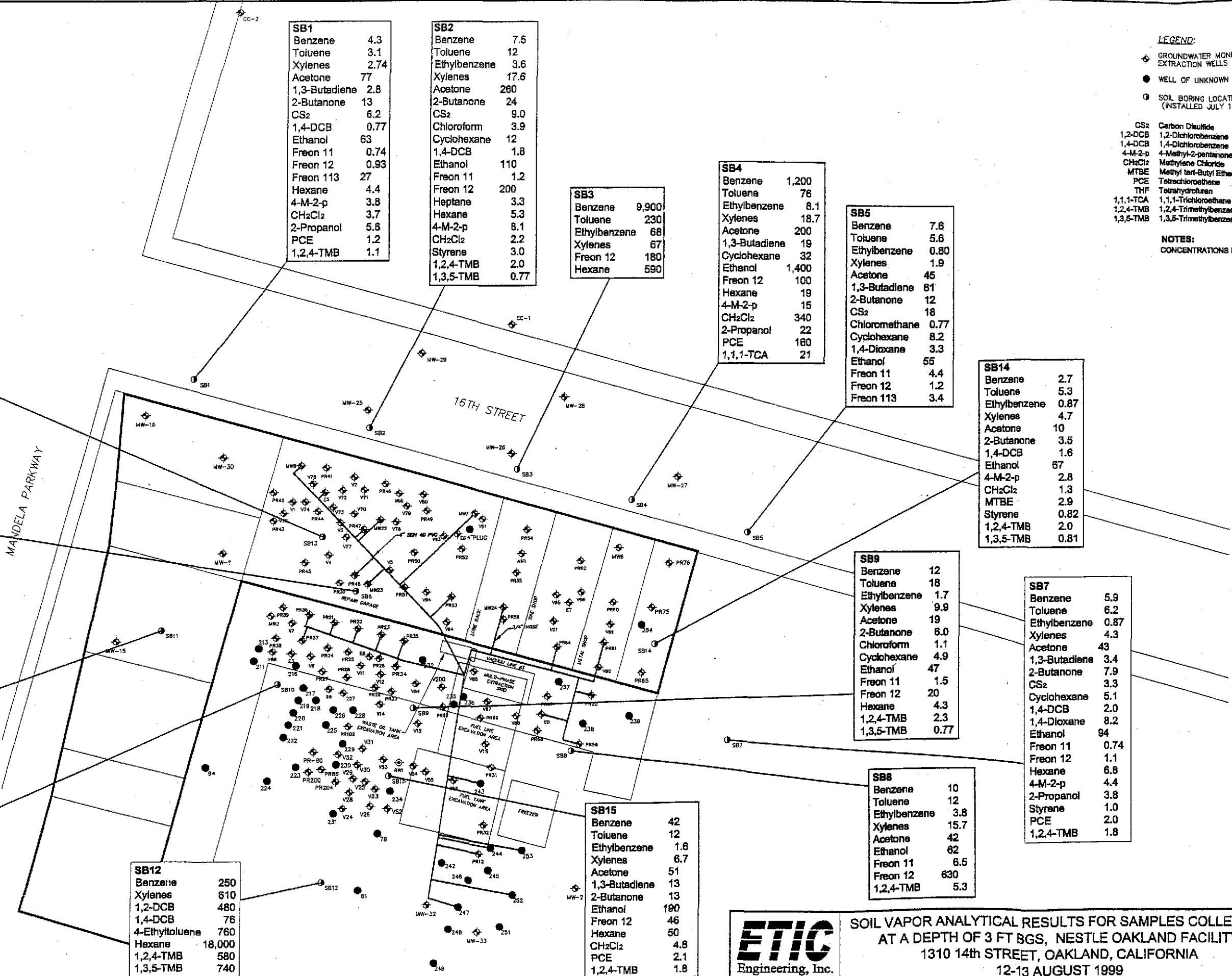
<b>SB6</b>	
Benzene	3.0
Toluene	4.2
Xylenes	2.52
Acetone	11
2-Butanone	4.0
Ethanol	35
1,2,4-TMB	1.1

<b>SB11</b>	
Benzene	2.7
Toluene	1.9
Xylenes	0.91
Acetone	38
2-Butanone	9.9
Chloromethane	3.7
1,4-Dioxane	22
Ethanol	23
Freon 11	4.6
CH <sub>2</sub> Cl <sub>2</sub>	1.2
1,2,4-TMB	0.85

<b>SB10</b>	
Benzene	3.5
Toluene	2.8
Xylenes	1.7
Acetone	39
2-Butanone	9.7
Chloroform	1.6
Ethanol	40
Freon 12	1.4
Hexane	3.9
1,2,4-TMB	1.2

- LEGEND:**
- ◆ GROUNDWATER MONITORING AND VAPOR EXTRACTION WELLS
  - WELL OF UNKNOWN CONSTRUCTION
  - SOIL BORING LOCATION (INSTALLED JULY 1999)
- CS<sub>2</sub> Carbon Disulfide  
 1,2-DCB 1,2-Dichlorobenzene  
 1,4-DCB 1,4-Dichlorobenzene  
 4-M-2-p 4-Methyl-2-pentanone  
 CH<sub>2</sub>Cl<sub>2</sub> Methylene Chloride  
 MTBE Methyl tert-Butyl Ether  
 PCE Tetrachloroethene  
 THF Tetrahydrofuran  
 1,1,1-TCA 1,1,1-Trichloroethane  
 1,2,4-TMB 1,2,4-Trimethylbenzene  
 1,3,5-TMB 1,3,5-Trimethylbenzene

**NOTES:**  
 CONCENTRATIONS IN PARTS PER BILLION VOLUMETRIC (ppbv)



**SOIL VAPOR ANALYTICAL RESULTS FOR SAMPLES COLLECTED AT A DEPTH OF 3 FT BGS, NESTLE OAKLAND FACILITY 1310 14th STREET, OAKLAND, CALIFORNIA 12-13 AUGUST 1999**

**FIGURE: 28**