



environmental service

by Papineau, R.E.A. 791

September 11, 2000

Mr. Don Hwang
County of Alameda
Health Services Agency
1131 Harbor Bay Parkway
Alameda, CA 94502

00 SEP 12 PM 2:55
ENVIRONMENTAL
PROTECTION

**Subject: 1723 Fruitvale Avenue Oakland, California
(Project 2000-033)**

Dear Mr. Hwang:

As we discussed, I represent the owner of 1723 Fruitvale Avenue in Oakland, California, (the "Property"). The Property is a former service station and auto repair garage, from which all known tanks and hoists, product piping and dispenser pumps have been removed. On behalf of the owner I reviewed two previous reports including reports titled *Limited Phase II Environmental Site Investigation 1723 Fruitvale Avenue, Oakland, California* (dated December 22, 1999), and *Phase III Environmental Site Remediation 1723 Fruitvale Avenue, Oakland California* (dated July 12, 2000).

Document Summary

The July 2000 Phase III remediation report was prepared to document work overseen by the city of Oakland, including 1) removal of one (1) hydraulic hoist and 2) excavation of presumed PCE-affected soil. The December 1999 Phase II investigation was performed at the discretion of the owner prior to a contemplated sale of the Property.

Based upon the available data in the Phase II investigation report, there was no discovery of an unauthorized release of a petroleum hydrocarbon or PCE that could potentially warrant a clean-up response. Gasoline and BTEX concentrations in the ground water sample collected at B1 were reported by the analytical laboratory to be 270 µg/L as TPHg (with "no recognizable fuel pattern"); less than 0.5 µg/L as benzene, ethyl benzene and toluene; and 0.51 µg/L as xylenes. PCE concentrations were reported by the analytical laboratory to be 24 µg/kg in soil sampled at location B4 and 42 µg/L in ground water sampled at location B1. Locations B1 and B2 were along the back edge of the sidewalk of Fruitvale Avenue, at the opposite end of the Property from locations B3 and B4. PCE was not detected in soil samples collected at locations B1, B2, or B3.

Even so, the following clean-up actions have been required by the city of Oakland and then implemented by the owner:

A) At direct-push sampling location B4, near the former hydraulic hoist, soil containing a concentration of 68 mg/kg as TRPH was excavated to a depth of 11 feet bgs.

B) At direct-push location B3, adjacent to the former hydraulic lift, soil containing a concentration of 37 µg/kg as PCE was excavated to a depth of 11 feet bgs.



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In August 2000 Mr. Hernan Gomez with the city of Oakland Office of Emergency Services referred that case to the Alameda County Health Agency. Possibly in view of data that was erroneously transcribed from the laboratory's report (see SUMMARY SHEET, attached), Mr. Gomez wrote on August 11, 2000, that closure cannot be given to this site until the impact of PCE in the ground water is investigated.

PCE Is Not Known to Have Been Used on the Property

The owner acquired the Property in 1993 and has no actual knowledge of any past storage or use of PCE on the Property. The Sanborn Fire Insurance Rate Maps for 1925-1949 and 1953-1969 shows that 1723 Fruitvale Avenue was used for "Gas & Oil" and "Auto Rep G." The maximum reported PCE concentration in soil was 24 $\mu\text{g}/\text{kg}$ at 5-10 feet bgs and 34 $\mu\text{g}/\text{kg}$ at 11 feet bgs, at location B4. No detectable concentrations of PCE, TCE, or cis 1,2-DCE were reported in the soil sample collected at the adjacent location B3, or in the soil samples collected from location outside the building in the vicinity of the former underground gasoline tank and dispenser pump.

No Apparent Connection between Conditions at Locations B1 and B4

The direction of ground water flow is not documented but is expected to flow toward the southwest, generally parallel to Fruitvale Avenue. Because ground water samples were not collected at locations B2, B3, or B4 it is not logical to assess from the available data that the detectable concentration of PCE in the one ground water sample collected at location B1 originated from a release of PCE on the Property at location B4. Because ground water probably flows toward the southwest, it is not logical to associate soil or ground water conditions at locations B3 and B4 with the soil or ground water conditions at locations B1 and B2. Had a sewer lateral or other utility lateral connection provided a preferred pathway for migration, one would expect similar contamination residues at locations B3 and B4. This was not the case.

Potential Off-Site Sources of PCE

To assess the possible off-site sources of PCE, TCE, and cis 1,2-DCE in ground water, the assessor visited the Property and vicinity, and also checked historical reference sources at the city of Oakland Main Library, History Room, on September 6, 2000. The vicinity drive-by indicated that dry cleaners are located at 1917 Fruitvale and 2210 Fruitvale. According to the Polk's reverse directories, Vale Cleaners (1917 Fruitvale Avenue) and Payless Cleaners (2210 Fruitvale Avenue) were present at the latter addresses in 1967 and 1969, and presumably for the entire intervening period through 2000. In 1967 there were additional dry cleaners at 2231 Fruitvale Avenue and 2683 Fruitvale Avenue, and also at 2621 Foothill Boulevard, 3666 Foothill Boulevard, and 3941 Foothill Boulevard. As listed in 1967 and 1969 Polk's reverse directories, there was a printing shop at 2923 Foothill Boulevard. Old dry cleaners are expected by the assessor to have potential floor drains or other drains connected to the sewer main along Fruitvale Avenue.

According to Sanborn Fire Insurance Rate Maps and Polk's reverse directories, the Property was used for "Gas & Oil" and "Auto Rep G." In 1967 and 1969 the business at 1723 Fruitvale Avenue was called General Auto Repair.

Owner Wishes to Conclude the Matter Without Burden of Further Investigation

Investigation and remedial response actions since December 22, 1999, have been influenced by an incorrect presumption that there is a PCE source in the soil on the Property. The detectable



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concentration of PCE in the ground water sample collected at B1 is not known to be related to any underground storage tank, above ground storage, or past activity conducted on the Property. In view of the investigation and clean-up actions so far performed by the owner, and relatively low concentrations of PCE, TCE and cis 1,2-DCE in the one grab ground water sample collected near Fruitvale Avenue, the owner wishes to conclude this matter without pursuing further investigation or clean-up actions.

If further investigation is required by Cal/EPA, the owner requests that Cal/EPA, DTSC or RWQCB, acknowledge the previous reporting errors (see SUMMARY SHEET, attached), re-state the rationale for further investigation, and proceed without any presumption that there is PCE source in the soil on the Property. Furthermore, Cal/EPA should acknowledge the presence of potential off-site sources of PCE.

Please call Marc Papineau at (510) 881-8574 if you have any questions about this summary.

Sincerely,

Marc Papineau
California Registered Environmental Assessor 791

cc. Mr. Hernan Gomez (without previous reports)
City of Oakland
Fire Services Agency
Office of Emergency Services
1605 Martin Luther King Jr. Way
Oakland, CA 94612

Ms. Lynn Nakashima (with previous reports referenced on page 1 of letter)
California Department of Toxic Substances Control
Remediation Group
700 Heinz Avenue
Berkeley, CA 94710

Mr. Jack Sumski, Jr. (without previous reports)
Davis Realty Co., Inc.
5010 Geary Boulevard Suite 1
San Francisco, CA 94118



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1723 Fruitvale Avenue Oakland, California

ATTACHMENT A SUMMARY SHEET

SITE: 1723 Fruitvale Avenue, Oakland, California

OWNER: Davis Realty Co., Inc., 5010 Geary Boulevard, Suite 1, San Francisco, CA 94118

OWNER CONTACT: Jack Sumski, Jr. TEL (415)221-9700 FAX (415) 668-5614

TANK STATUS: Removed. Golden Gate Tank Removal surveyed the Property in December 1999 and found no evidence of any remaining tanks.

SOIL (Based upon December 1999 Limited Phase II Investigation): TPHg concentrations were less than 1 mg/kg in composites of grab samples collected at 5 feet and 10 feet bgs, at direct-push sampling locations B1 and B2. B1 and B2 were located near the public right-of-way of Fruitvale Avenue adjacent to a former gasoline UST.

TRPH concentrations were 68 mg/kg, in a composite of grab samples collected at 5 feet and 10 feet bgs, at direct-push location B4, and less than 10 mg/kg, in a composite of grab samples collected at 5 feet and 10 feet bgs, at direct-push locations B1, B2, and B3. B3 and B4 were located adjacent to the former hydraulic lift.

GROUND WATER (Based upon December 1999 Limited Phase II Investigation) Ground water was logged at 23.5 feet in a temporary 1-inch diameter PVC screen placed at location B1, but was not encountered at locations B2, B3, or B4, direct-push sampling locations which were terminated at 20 feet bgs. Sample GW-1 was collected from the temporary well screen at B1. The laboratory reported TPHg as 270 µg/L with "no recognizable pattern;" less than 0.5 µg/L as benzene, ethyl benzene, and toluene; 0.51 µg/L as total xylenes; 2.1 mg/L as TRPH (Method 5520C &F); 42 µg/L as PCE, 3.9 µg/L as TCE, and 1.8 µg/L as cis 1,2-DCE.

ERRATA (Based upon December 1999 Limited Phase II Investigation): 1. Soil at B4 was incorrectly reported by the report's author to have 24 mg/kg as PCE. In fact, the laboratory reported the concentration of PCE to be 24 µg/kg in the composite of grab samples collected at B4 at 5 feet and 10 feet bgs. Excavation to remove PCE-affected soil near the former hydraulic lift was based on the erroneous datum.

2. The TRPH concentration in the ground water sample, GW-1, was incorrectly reported by the report's author to be 2.1 µg/L. In fact, the laboratory reported the concentration of TRPH to be 2.1 mg/L.

END SUMMARY SHEET