

C A M B R I A



Fax

To: Amir Gholami
Company: ACDEH
Fax: (510) 337-9335
Phone: (510) 567-6876

From: Paul Waite
Phone: (510) 420-3305, fax (510) 420-9170
Pages: 1, including this page
Date: June 23, 1999
Re: Meeting, 2856 Helen St., Oakland

FAXED
6/23

Mr. Gholami,

As we discussed this afternoon, you have reviewed the Soil and Groundwater Investigation Report that Cambria submitted for the property at 2856 Helen Street in Oakland and are requesting an additional investigation at the site. Your June 21 letter to Mr. Partch, which you e-mailed to us today, states that at least six additional soil and groundwater samples are required.

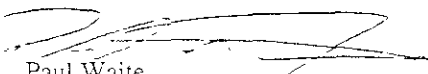
In the investigation report we compare the sampling results with the RWQCB Low-risk Soils Case criteria. Since no petroleum hydrocarbons were detected in the soil and groundwater samples collected on May 24, 1999, we believe the site meets the low-risk criteria and should be closed.

Residual petroleum hydrocarbons were detected in the southern tank pit (maximum of 6.5 ppm benzene) following the tank removal in 1996; however, the absence of benzene or other hydrocarbons in the soil and groundwater immediately adjacent to the tank pit indicates that if residual hydrocarbons remain, they are limited the tank pit area and will not migrate. The odor you noticed at the site could be from residual hydrocarbons remaining in the soil stockpile, which is adjacent to the tank pit, or from the fire-damaged building and debris littering the site. These concerns do not warrant an additional soil and groundwater investigation.

We would like to schedule a meeting with you and your colleagues, the property owners and their attorney, and Cambria to discuss this case. To streamline and expedite decision making, we also request that Mr. Thomas Peacock attend the meeting. The property is owned by private citizens with a limited budget, so we are trying to conserve costs where possible. In addition, a potential property transaction is being delayed by these investigations, so we would like to proceed as quickly as possible.

If, after discussing the site with us, you would like more certainty that the residual hydrocarbons in the tank pit have not created a groundwater plume, we can discuss a fast and inexpensive scope of work. If additional investigation is required, we would like to agree upon a plan at the meeting and avoid a costly and time-consuming formal workplan submittal and review. We are waiting for ACDEH guidance on the reuse of the soil stockpile as backfill for the southern tank pit; please have this information available at the meeting if possible.

Please let me know when you are available to meet to discuss this case. We are available on Monday afternoon, June 28, or any other time next week. Thank you for your continued attention to this case


Paul Waite
Project Engineer

cc Mr. W Taylor Partch, Fax (510) 521-2970
Ms Elizabeth McCune

Cambria Environmental Technology, Inc. 1144 65 Street Suite B Oakland, CA 94608 Te (510) 420-0700 Fax (510) 420-9170

E-mail copy of 6/21 letter

STID 170


June 21, 1999

W.T. Partch
2051 San Jose Ave.
Alameda, CA 94501

Re: investigations at 2856 Helen Street, Oakland, CA 94608

Dear W.T. Partch:

I have just received and reviewed a faxed copy of the "Soil and Groundwater Investigation" report dated June 18, 1999, submitted by Mr. Paul Waite of Cambria Environmental regarding the investigation/closure of the above referenced site. As you are aware, Mr. Waite has been requesting the closure of this site on several occasions. As previously mentioned, I discussed the scenario with my colleagues and believe that the case is just not ready for closure due to the following:

- I did notice some odor at the site during my visit to observe the sampling event performed on May 24, 1999. The previous laboratory analysis of the soil and groundwater revealed up to 6,500ppb, 17,000ppb, 1,500ppb, and 7,600ppb of BTEX respectively during 1996. However, the recent laboratory analysis indicates non-detect "ND" for all the constituents indicated above. There is a drastic reduction in the concentrations of the plume constituents.
-  This office has not yet received the "UST closure report" in spite of several requests made in the past.
- You need to submit "complete" report regarding the sampling event dated May 24, 1999.
- You need to submit a plan to perform, at the minimum, six soil and grab groundwater samples to better assess the status of the existing plume at the above referenced site. This is necessary due to the fact that there is a distinct possibility that the sampling event performed on May 24th, 1999 might have simply missed the plume.

Please address the above items within 30 days or by July 21, 1999.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Jonathan Bamer, 3137 Castro Valley Blvd., # 209, Castro Valley, CA 94546-3244

Ms. Elizabeth McCune, 20068 Summerridge Drive, Castro Valley, CA 94552

Mr. Robert Clark-Riddel, Cambria Environmental, 1144 65th Street Suite B, Oakland,
CA 94608

Files

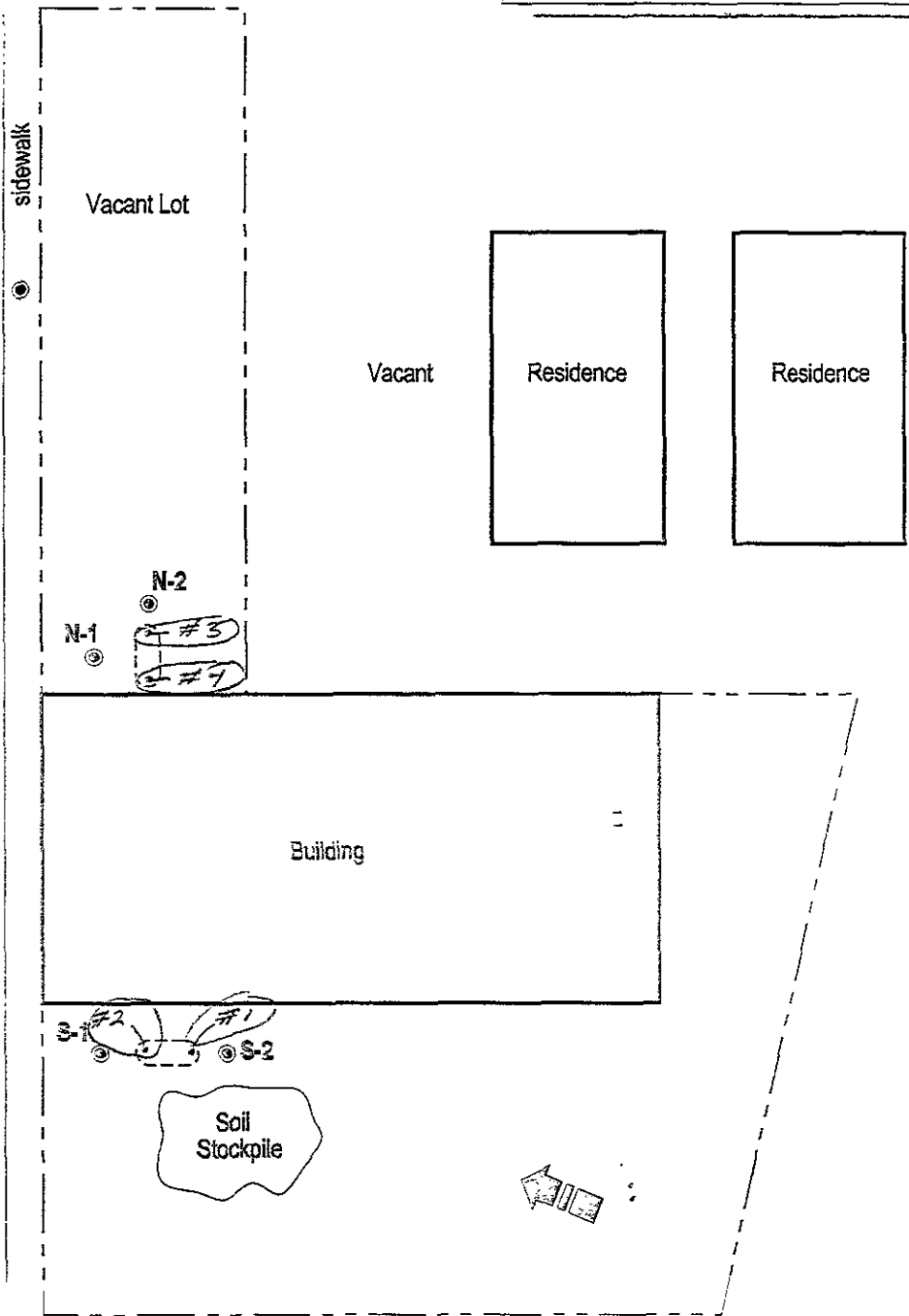
34th STREET

EXPLANATION

- N-3 ● Geoprobe Boring Location
- #1 • Tank #1 soil sample, 8/5/95
- ← Estimated Ground Water Flow Direction

1/2" = 10' (vertical scale)

HELEN STREET



0 15 30
 Scale (ft)

FIGURE
2

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W.T. Partch
 2862 Helen Street
 Oakland, California



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Geoprobe Boring Locations

Table 1. Soil Sample Analytical Data - 2856 Helen Street, Oakland California 94608

Date	Sample ID	Sample Depth (ft)	TPHg	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	TTLc Lead
(All concentrations reported in milligrams per kilogram)									
<i>Southern former tank location, East end</i>									
8/6/96	#1	8.0	200	---	2.4	12.0	0.2	0.7	4.7
5/24/99	S 2, 5.6	5.0	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	5.2
5/24/99	S 2, 7.8	7.0	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	39
<i>Southern former tank location, West end</i>									
8/6/96	#2	8.0	290	---	6.5	17.0	1.5	7.6	4.8
8/6/96	#6	Stockpile Composite	10	---	0.14	0.88	0.29	0.61	11
5/24/99	S 1, 5.6	5.0	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	4.5
5/24/99	S 1, 10.11	10.0	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	4.0
5/24/99	S 1, 19.20	19.0	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	19
<i>Northern former tank location, North end</i>									
8/6/96	#3	8.0	0.43	---	<0.1	<0.1	20	110	32
5/24/99	N 1, 5.6	5.0	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	9.0
5/24/99	N 1, 9.10	9.0	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	5.4
<i>Northern former tank location, South end</i>									
8/6/96	#4	8.0	0.49	---	<0.1	<0.1	<0.1	<0.1	5.1
8/6/96	#5	Stockpile Composite	6.0	---	<0.1	0.59	<0.1	0.3	78
5/24/99	N 2, 7.8	7.0	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	4.0
<i>Northwest corner of property</i>									
5/24/99	N 3, 7.8	7.0	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	5.6
5/24/99	N 3, 23.24	23.0	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	6.6

Abbreviations and Notes:

- Not Analyzed
- TPHg = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015
- MTBE (Methyl tert butyl ether) and BTEX by EPA Method 8020.
- TTLc Lead by EPA Method 6010 or 7120
- X = Below detection limit of x milligrams per kilogram

Table 2. Groundwater Analytical Data - 2856 Helen Street, Oakland California 94608

Sample ID	Date	Depth to Water (ft)	TPHg	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	Lead
All concentrations in µg/L (ppb)									
South Tank Pit	8/12/96	Surface of open pit	< 50	---	< 0.1	< 0.1	< 0.1	< 0.1	< 50 total
S 1	5/24/99	5.9	< 50	< 5.0	< 0.5	< 0.5	< 0.5	< 0.5	46 dissolved
S 2	5/24/99	7.2	< 50	< 5.0	< 0.5	< 0.5	< 0.5	< 0.5	430 dissolved
N 1	5/24/99	10.4	< 50	< 5.0	< 0.5	< 0.5	< 0.5	< 0.5	71 dissolved
N 2	5/24/99	9.2	< 50	< 5.0	< 0.5	< 0.5	< 0.5	< 0.5	210 dissolved
N 3	5/24/99	9.0	< 50	< 5.0	< 0.5	< 0.5	< 0.5	< 0.5	120 dissolved

Abbreviations and Notes:

Not Analyzed

TPHg - Total Petroleum Hydrocarbons as gasoline by modified EPA Method 8015

MTBE - Methyl Tertiary Butyl Ether by EPA Method 8020

BTEX by EPA Method 8020

Total Lead by EPA Method 7420

Dissolved Lead by EPA Method 2392

ppb - parts per billion equivalent to micrograms per liter

<x - Below detection limit of x micrograms per liter