

4252 George & Doris Blumert Trust, Walter Blumert Paint Company, 490 - 43rd Street,
Oakland 94502

12/5/95 New case from SH. Review file and prepare site summary.

Two USTs were removed on 12/11/91, one 1000-gallon gasoline and one 380 gallon thinner. Three soil samples (A1, A2 and B1) were collected from beneath the tanks at a depth of approximately ten (10) feet below grade (bg) and one composite soil sample (Comp A) was collected from approximately 50 cubic yards of stockpiled soil. Laboratory results of samples A1, A2 and B1 detected concentrations of TPHg of 110 ppm, 220 ppm and 490 ppm, respectively. BTEX fractions were detected at maximum concentrations of 0.88 ppm (A1), 6.5 ppm (A1), 19 ppm (B1) and 22 ppm (A1), respectively.

On March 31, 1992, vertical overexcavation of contaminated soils was performed. Lateral excavation was limited due to building and street, because the pit where the tanks were removed is in the sidewalk area. Groundwater was encountered at the bottom of the over-excavated pit. Two bottom soil samples (A & B) were collected at a depth of approximately 11.5 feet bg and four (4) sidewall samples (SW-N, SW-S, SW-E and SW-W) were collected from the sidewalls at a depth of approximately 10 feet bg from the over-excavated pit. Laboratory results detected TPHg at concentrations of 480 ppm, 440 ppm, 3.6 ppm, 190 ppm, 720 ppm and ND in soil samples A, B, SW-N, SW-S, SW-E and SW-W, respectively. Maximum concentrations of BTEX compounds were detected in soil sample A at concentrations of 1.4 ppm, 1.3 ppm, 7.2 ppm and 9.9 ppm, respectively. No sample of the groundwater in the excavation pit was collected.

On April 12, 1993, three two-inch diameter monitoring wells (MW-1, MW-2 and MW-3) were installed at this site. The three wells were drilled and completed to total depths ranging from 22 to 23 feet below grade. Ground water was encountered at depths ranging from 12 to 12.5 feet below grade. On April 29, 1993 the wells were sampled and the measured depth to groundwater in the monitoring wells ranged from 11.03 to 11.27 feet below grade. The ground water flow direction appeared to be to the south-southwest at a measured gradient of 0.008. Laboratory results for the water samples collected from monitoring wells MW-1, MW-2 and MW-3 detected TPHg at concentrations of 290 ppb, 11,000 ppb and 8,500 ppb, respectively. Maximum BTEX fractions were detected in the water sample collected from monitoring well MW-2 at concentrations of 2,400 ppb, 51 ppb, 76 ppb and 160 ppb, respectively. Soil samples collected from the borings MW2 and MW3 detected significant levels of TPHg, TPH as paint thinner, TPHd and BTEX at depths ranging from approximately 10 to 12 feet below grade. Monitoring well MW-1 is up to cross gradient from the former UST pit and MW-2 and MW-3 are down gradient from the former UST pit. Contamination appears to be migrating off-site across 43rd Street. Three additional monitoring wells (MW-4, MW-5 and MW-6) are proposed down gradient of existing wells MW-2 and MW-3. However, during marking of the well locations for underground service notifications prior to drilling, an UST was discovered immediately adjacent of the location of proposed well MW-5.

On June 1, 1994, monitoring wells MW-4 and MW-6 were advanced and soil samples were screened for volatile hydrocarbons with a PID. As per a previous agreement, these borings were not to be completed as monitoring wells if obvious contamination was present in the soil samples collected from the borings. These borings were redesignated as exploratory borings EB1 and EB2. Laboratory results of the soil samples collected from borings EB1 and EB2 detected elevated levels of TPHg, TPHpt and BTEX in soil samples collected from boring EB2 only, at depths of between 10 and 12 feet bgs.

Recommendations/comments:

This site has performed quarterly monitoring for seven (7) consecutive quarters. Wells MW2 and MW3 are the source wells being down gradient from the former UST pit. Since wells MW4, MW5 and MW6 have yet to be installed, I will confer with SH to determine what course of action is being undertaken/proposed for this site.

- 12/12/95 Conferred with SH to determine best approach to the siting of the additional wells. She stated that one upgradient and one down gradient well should be installed instead of the three MWs which were proposed in the January 21, 1994 KEI proposal. She suggested that I send a letter requesting an addendum to the original 1/21/94 KEI proposal. Will draft letter requesting addendum, and will request that future groundwater samples be tested for MTBE. (MTBE was detected in soils from the Ron Simpson tank closure at a concentration of 1300 ppm).
- 12/13/95 Call from Dave DeMent of ACC Environmental Consultants. Conversation centered on a proposal that he was working on to further define the extent of soil and ground water contamination associated with the site. This proposal would entail using rapid site assessment tools to determine the best locations for the groundwater monitoring wells. He stated that Kaprelian was no longer going to be retained as the consultant working on the case.
- 12/14/95 Final draft of letter after peer review. Letter sent.
- 1/4/96 Call from a Rosaline Crowe (trust beneficiary) concerning site. She is worried that the trust is being mismanaged. Lengthy conversation concerning direction of additional investigation required.
- 1/5/96 Review ACC "Work Plan Investigation Activities" -dated December 29, 1995.
- 1/8/96 Work plan proposes eight (8) additional soil borings at various on-site and off-site locations. Placed call to David DeMent concerning final locations. Will draft approval letter. Letter drafted for BC review.

- 1/11/96 Call from Ken Cheitlin, attorney for the Blumert Trust (510)932-8500. Returned call and left message. Mr. Cheitlin would like to be copied with any correspondence from this office. c: Ken Cheitlin c/o McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700, Walnut Creek, CA 94596-3728.
- 1/19/96 Review ACC "Environmental Investigation Work Plan"-dated January 15, 1996. Call from Ms. Crowe concerning initial ACHCSA letter requesting cleanup. ACHCSA letter requesting initial PSA work plan was December 14, 1992.
- 1/30/96 Review Kaprelian Engineering, Inc. (KEI) "Quarterly Report" dated 1/18/96. TPHms and TPHg concentrations are at all time highs in monitoring wells MW-2 and MW-3 which are downgradient of the subject site. Concentration of TPHg increased from 9,400 ppb to 150,000 ppb in MW-2 and from 5,600 ppb to 14,000 ppb in MW-3. Concentrations of TPHms increased from 1,500 ppb to 24,000 ppb in MW-2 and from 430 ppb to 5,400 ppb in MW-3. However, benzene levels dropped slightly in monitoring wells MW-2 and MW-3. Hydorcarbon sheens were noted in wells MW-2 and MW-3.