

March 8, 2013

Barbara J. Jakub,  
Alameda County Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Dear Ms Jakub,

I have been in contact with Dick Cochran regarding the Salle's Paint & Body site at 1049 9<sup>th</sup> Avenue in Oakland regarding gaining closure of the site. As you know, this site is not on the LUST Fund because of lost paperwork regarding tank permitting. Thus the expense of every investigation is paid entirely by the property owners.

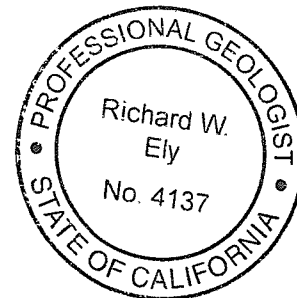
In a letter dated 14 November 2011, ACEH expressed concern regarding the 0.086 mg/kg benzene detection in sample TS at the former gasoline UST excavation, and requested that a soil boring be advanced downgradient from the sample location (see Attachment). This value is close to the 0.044 mg/kg San Francisco Bay Regional Water Quality Control Board's Environmental Screening Level (ESL) for shallow soil at sites where groundwater IS a potential source of drinking water. However, because it is highly unlikely that groundwater from this part of Oakland will be used for drinking water in the foreseeable future, the 0.12 mg/kg ESL for sites where groundwater IS NOT a potential source of drinking water is the appropriate standard to use.

Given that sample TS was collected in December 1993, almost 20 years ago, it is highly unlikely that detectable benzene will be found in soil samples collected in 2013. Furthermore, because the gasoline UST was located outside the body shop building, there is no potential for vapor intrusion into the building at this date. It is my opinion that it is a waste of my client's money to pursue an investigation at a location where in all likelihood, no detectable benzene impact remains.

My client is willing to conduct an investigation at the former location of the waste-oil UST to evaluate the vertical extent of impacts to soil and groundwater.

Thank you for your consideration in this matter.

Richard Ely, P.G #4137  
707-321-7267



Attachment: Touchstone Tank Removal Documents

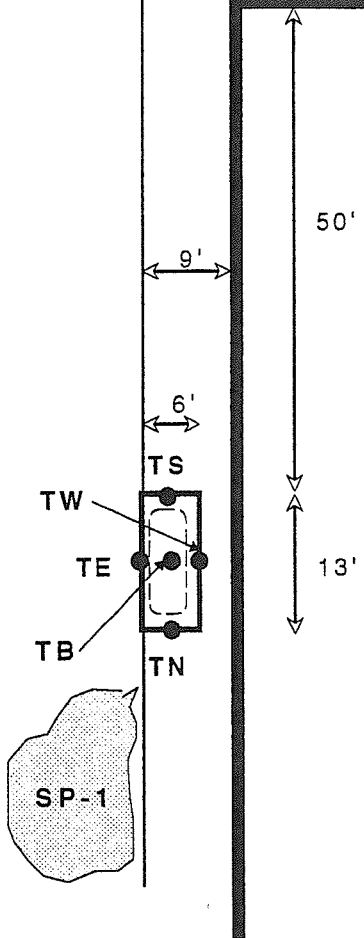
cc: Dick Cochran

9th Avenue

sidewalk

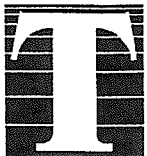
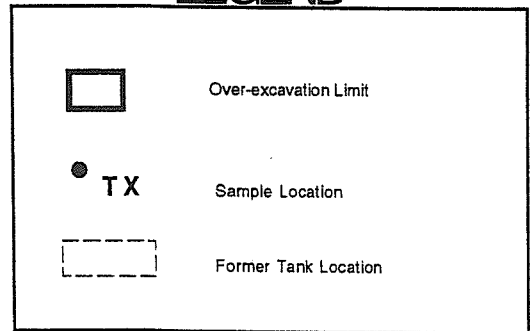
East 11th Street

Salle's  
Auto Body Shop  
Building



scale 1" = 20'

### LEGEND



**Touchstone  
Developments**  
Environmental Management

Site Plan /  
Sampling Locations  
1049 9th Avenue  
Oakland, California

Figure 1

2-1-94

mjt

Project Number 93-25



TOUCHSTONE  
Attn: JEFF MONROE

Project 93-25  
Reported 01/06/94

TOTAL PETROLEUM HYDROCARBONS

Lab #	Sample Identification	Sampled	Analyzed Matrix
90878- 1	TS	12/29/93	01/05/94 Soil
90878- 2	TN	12/29/93	01/04/94 Soil
90878- 3	TE	12/29/93	01/04/94 Soil
90878- 4	TW	12/29/93	01/04/94 Soil
90878- 6	SP-1	12/29/93	01/04/94 Soil
90878- 7	TB	12/29/93	01/04/94 Soil

RESULTS OF ANALYSIS

Laboratory Number: 90878- 1 90878- 2 90878- 3 90878- 4 90878- 6

Gasoline:	1	ND<1	ND<1	ND<1	550
Benzene:	0.086	ND<.005	ND<.005	ND<.005	ND<0.5
Toluene:	0.16	ND<.005	ND<.005	ND<.005	0.69
Ethyl Benzene:	0.016	ND<.005	ND<.005	ND<.005	3.9
Total Xylenes:	0.11	ND<.005	ND<.005	ND<.005	14
Concentration:	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg

Laboratory Number: 90878- 7

Gasoline:	ND<1
Benzene:	ND<.005
Toluene:	ND<.005
Ethyl Benzene:	ND<.005
Total Xylenes:	ND<.005
Concentration:	mg/kg