

**Tomorrow Development Co, Inc.**  
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OAKLAND, CA 94612  
(510)832-5195 X 222

September 28, 2002

Barney Chan  
County of Alameda  
Environmental Health Services Dept  
1131 Harbor Bay Parkway  
Alameda, Ca. 94502

Alameda County  
OCT 03 2002  
Environmental Health

RE: 2547 East 27<sup>th</sup> St, Oakland

As you requested in your letter of September 24<sup>th</sup>, I am enclosing the original copies of the phase One and Phase Two Reports for the above referenced properties.

After reviewing the attached documents, please let me know when we could meet with you to discuss the project in more detail.

Very truly yours,



Ted W. Dang

Phase 1

## EXECUTIVE SUMMARY

The Subject Site is located in a central area of Oakland that was first developed in the period of 1900 - 1920. The Site, which is currently vacant, was operated as a gasoline station and/or garage from 1927 - 1994. Previous occupants of adjoining properties that we have been able to identify, have been residences, with retail businesses nearby. (See: HISTORY OF SUBJECT SITE.)

No hazardous or toxic materials or utility transformers were observed on the Subject Site. Recent excavation was evident. No structures or building materials remain on the vacant property. (See: SITE INSPECTION AND RECONNAISSANCE)

An Environmental Radius report, listing sites of environmental concern that are located within a half-mile radius of the Subject Site was prepared for the M. L. River Group by VISTA Information Solutions. No CERCLIS, National Priorities List or Superfund sites were identified within ½ mile of the Subject Site. Eight site contamination cases were identified including the Subject Site. The seven remaining off-site cases are over 1/8 mile from the Subject Site. (See: AGENCY LISTS AND ENVIRONMENTAL DATABASE REVIEW)

Records on file at the Alameda County Health Department indicate that four 500 gallon gasoline tanks, and one 100-gallon waste oil tank were removed from the Subject Site in August 1994. Soil samples taken at the time indicated soil contamination. After the tank removal, the Site was backfilled with the contaminated soil. Since then, no site study or remediation work has been done and the case was recently referred to the Alameda County District Attorneys Office. Before granting site closure, the Alameda County Environmental Protection Department is requiring remediation of the contaminated soil and additional studies of the soil and groundwater.

## **RECOGNIZED ENVIRONMENTAL RISKS**

No recognized environmental risk was identified in the study, other than the risk posed by the contamination remaining from the former gasoline station.

## **CONCLUSION**

**Soil Remediation and subsurface investigation of the Subject Site must be performed before redeveloping the property.** (See: CONTACTS AND REVIEW OF AVAILABLE RECORDS - PAGES 10 AND 11)

Phase 2

## 5.0 SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

On June 19, 2002, Kleinfelder advanced three borings at the site. Following advancement of the borings, the boreholes were completed as monitoring wells. Soil samples were collected during the advancement of the borings by screening 6-inch intervals with a PID. The interval with the highest screened level was selected for submission for laboratory analysis. At the completion of each boring, ground water samples were collected for analysis by the laboratory. Soil and ground water samples were submitted to the laboratory for analysis for petroleum hydrocarbons as diesel, gasoline, and motor oil, aromatic organics, and total lead. A summary of the analytical results for the soil and groundwater samples is provided on Tables 1 and 2, respectively.

Kleinfelder compared the soil and ground water results to City of Oakland RBLs, PRGs, and MCLs.

Reported concentrations of both TPH-g and TPH-d in soil samples from borings EB-1 and EB-2 exceed applicable residential RBSLs (see Table 1). No reported concentrations of TPH-mo exceed residential RBSLs.

All reported concentrations of aromatic hydrocarbons in soil are well below both residential PRGs, RBSLs, and the Tier 2 site-specific target levels (SSTLs), using the City of Oakland RBSL and SSTL values for the lowest of the subsurface exposure pathway criteria. Reported concentrations of total lead in soil samples are also well below both PRGs and applicable RBSLs.

Reported concentrations of TPH-d (reported as Stoddard solvent) and TPH-mo exceed RBSLs for ground water as a drinking water resource in both monitoring wells EB-2 and EB-3. The remainder of the ground water analytical results reported show no values exceeding applicable standards (i.e., MCLs) and screening levels (RBSLs and SSTLS), using the lowest of the exposure pathway criteria.

Our survey of ground water surface elevations does not suggest any consistent trend that could be interpreted as a ground water surface gradient. The measured ground water elevations measured may suggest a perched ground water condition, and therefore the direction of ground water movement at the depths of interest here is uncertain.

Given these findings, Kleinfelder makes the following recommendations:

1. Since the horizontal extent of petroleum impacted soil is unknown, we recommend that a limited soil boring program be completed to assess the horizontal extent of soil impacts. Drilling and soil sampling should be performed in a grid pattern (e.g., 10-foot intervals) in the areas of reported impact (vicinity of EB-1 and EB-2). Based on the analytical results of this sampling program, a plan should be prepared to either remove or treat the soil, or leave it in place. If the soil impact appears to be limited to the immediate vicinity of current borings (EB-1 and EB-2) and away from planned structures on the site, then Tomorrow Development should consider, with Alameda County Environmental Health concurrence, leaving the soil in place to degrade naturally. This recommendation is made given that the impacted soil does

not appear to be at the ground surface. If the impacted soil extends toward the center of the property and toward planned structures, removal and / or treatment should be considered, again with Alameda County Environmental Health concurrence.

2. Shallow ground water appears impacted by petroleum hydrocarbons at the site, however aromatic hydrocarbons concentrations are significantly below applicable criteria or are not present above laboratory reporting limits. Ground water in one or more of the wells appears perched and therefore the shallow ground water is not necessarily in direct hydraulic connection. Kleinfelder recommends that additional ground water samples are collected from the wells for chemical analysis and water levels are measured to confirm the previous results. Also, Tomorrow Development should perform a "sensitive receptor" survey (i.e., locate any registered wells or surface water bodies within a half mile of the site). If the results of the retest confirm the previous results, and no potential receptor is identified in the immediate vicinity of the site, Tomorrow should consider requesting a finding of No Further Action at the site by the Alameda County Environmental health Department.

**Table 1**  
**Soil Analytical Results**  
**Tomorrow Development Site**  
**2547 East 27th Street, Oakland, California**

Contaminant	Reporting Limits <sup>a</sup> (mg/kg)	Soil Boring EB-1 at 4.5 feet (mg/kg)	Soil Boring EB-2 at 5.5 feet (mg/kg)	Soil Boring EB-3 at 4 feet (mg/kg)	PRG (Residential) (mg/kg)	RBSL Oakland (Residential) (mg/kg)	SSTL (Residential/ Clayey Silt) (mg/kg)
<b>Total Petroleum Hydrocarbons</b>							
gasoline	1.0	1200 <sup>b</sup>	1800 <sup>c</sup>	ND		500 <sup>a</sup>	
diesel	1.0	650 <sup>d</sup>	1500 <sup>d</sup>	ND		500 <sup>a</sup>	
motor oil	5.0	14	ND(<500)	ND		500 <sup>a</sup>	
<b>Aromatic Hydrocarbons</b>							
Benzene	0.005	ND(<0.5)	ND(<1)	ND	0.65	0.0021	0.0045
Ethylbenzene	0.005	1.6	3.1	ND	230	8	16
Toluene	0.005	0.62	ND(<1)	0.0054	520	0.88	1.8
Xylenes	0.005	3.3	4.9	ND	210	13	27
MtBE	0.05	ND(<5.0)	ND(<10)	ND	17	0.0076	0.021
<b>Organics</b>							
Lead	3.0	24	4.4	3.8	400	200	

<sup>a</sup> Reporting limit unless otherwise noted

<sup>b</sup> Strongly aged gasoline, no recognizable pattern

<sup>c</sup> Heavier gasoline range compounds are significant (aged gasoline?), no recognizable pattern

<sup>d</sup> Standard solvent

ND - Not detected at or above laboratory reporting limit

ME - methyl tert butyl ether

RL - Risk based screening level. City of Oakland Public Works Agency, January 1, 2000, unless as noted.

RS (Residential) - Preliminary remediation goal, US EPA Region 9, November 2000.

SL - Site-Specific Target Levels, City of Oakland Public Works Agency, January 1, 2000.

SSL - State of California subsurface soil exposure pathway criteria.

SWRCB - California Regional Water Quality Control Board, San Francisco Bay Region, August 2000 (with March 2001 updates)

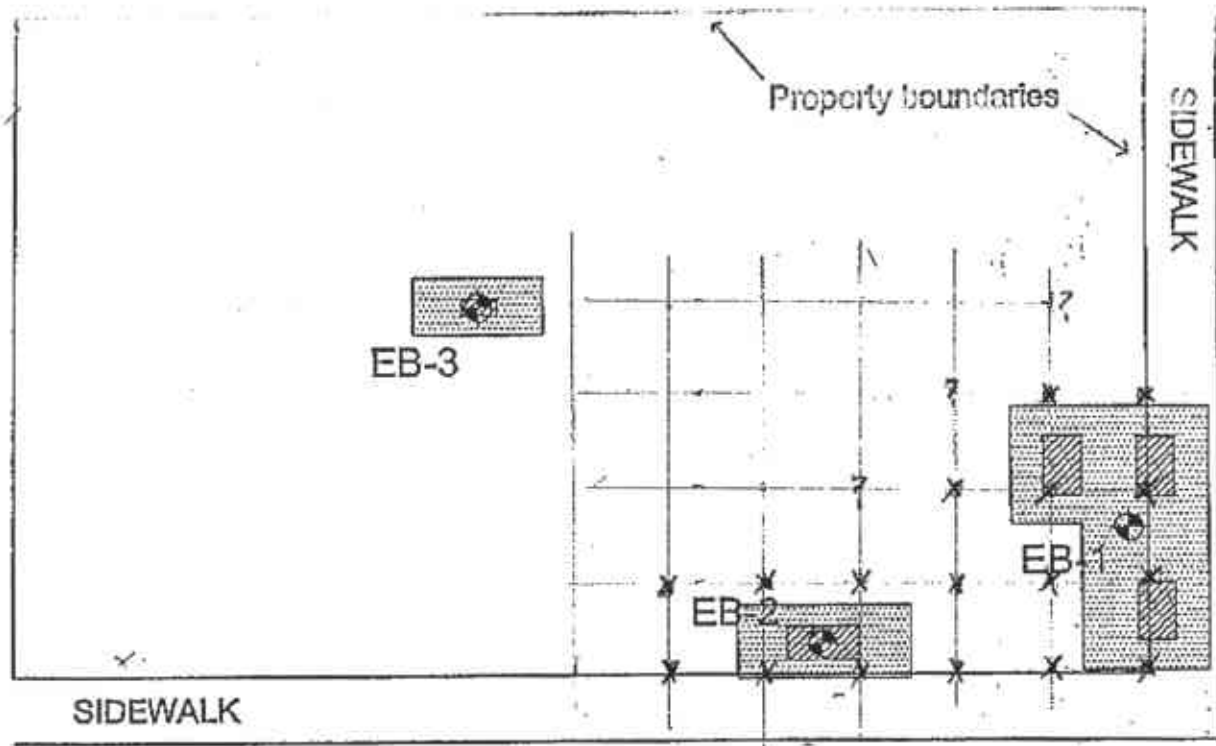
Analyses performed by McCampbell Analytical

**Table 2**  
**Ground Water Analytical Results**  
**Tomorrow Development Site**  
**2547 East 27th Street, Oakland, California**

Analyte	Reporting Limits <sup>a</sup> (ug/l)	Monitoring Well EB-1 (ug/l)	Monitoring Well EB-2 (ug/l)	Monitoring Well EB-3 (ug/l)	MCL (ug/l)	RBSL <sup>b</sup> (ug/l)	SSTL <sup>c</sup> (Residential/ Clayey Silt) (ug/l)
<b>Total Petroleum Hydrocarbons</b>							
as gasoline	50	ND	82	ND		100 <sup>d</sup>	
as diesel	50	56	360	270		100 <sup>d</sup>	
as motor oil	250	ND	310	540		100 <sup>d</sup>	
<b>Aromatic Hydrocarbons</b>							
Benzene	0.5	ND	0.97	ND	1	10	1
Ethylbenzene	0.5	ND	ND	ND	700	700	700
Toluene	0.5	ND	1.3	ND	150	150	150
Xylenes	0.5	ND	1.3	ND	1750	1800	1800
MTBE	5	ND	ND	ND	13	13	13
<b>Inorganics</b>							
Lead	0.005	ND	ND	ND	15	3.2	

**Notes:**

- <sup>a</sup> Reporting limit unless otherwise noted
- ND - Not detected at or above laboratory reporting limit
- MTBE - methyl tert butyl ether
- MCL - Maximum contaminant level for drinking water, California Department of Health Services
- RBSL - risk based screening level. City of Oakland, Public Works Agency January 1, 2000.  
City of Oakland, Public Works Agency January 1, 2000.
- SSTL - Site-Specific Target Level, City of Oakland, Public Works Agency, January 1, 2000.
- <sup>d</sup> Lowest of subsurface exposure pathway criteria.
- <sup>e</sup> California Regional Water Quality Control Board, San Francisco Bay Region, August 2000 (with March 2001 updates).
- Original Analyses performed by McCampbell Analytical






SCALE: 1" = Approx 20'


EAST 27TH STREET

SIDEWALK

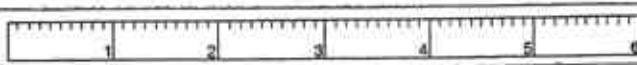
26TH AVENUE

Legend:

-  Soil boring and monitoring well location.
-  Excavation boundaries
-  Former UST location

 <b>KLEINFELDER</b>	<b>SOIL BORING LOCATION MAP</b>	Plate  <b>2</b>
	DRAFTED BY: GK                      DATE: 7/17/02	
CHECKED BY: CA                      DATE: 7/17/02	PROJECT NO. 17500-001	





SCALE IN 1/10 OF AN INCH

Code Area No. 17-001

Map of a portion of the Shuey Estate. (BK. 7 PG. 63)

785

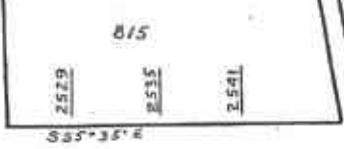
Map of the Fruitvale Garden Tract. (BK. 21 PG. 67)

Scale 1 1/2" = 40ft.

ASSESSOR'S MAP 26

814

(BK. 21 PG. 67)



C-30

REC-1-785EN  
1-20-88 RG

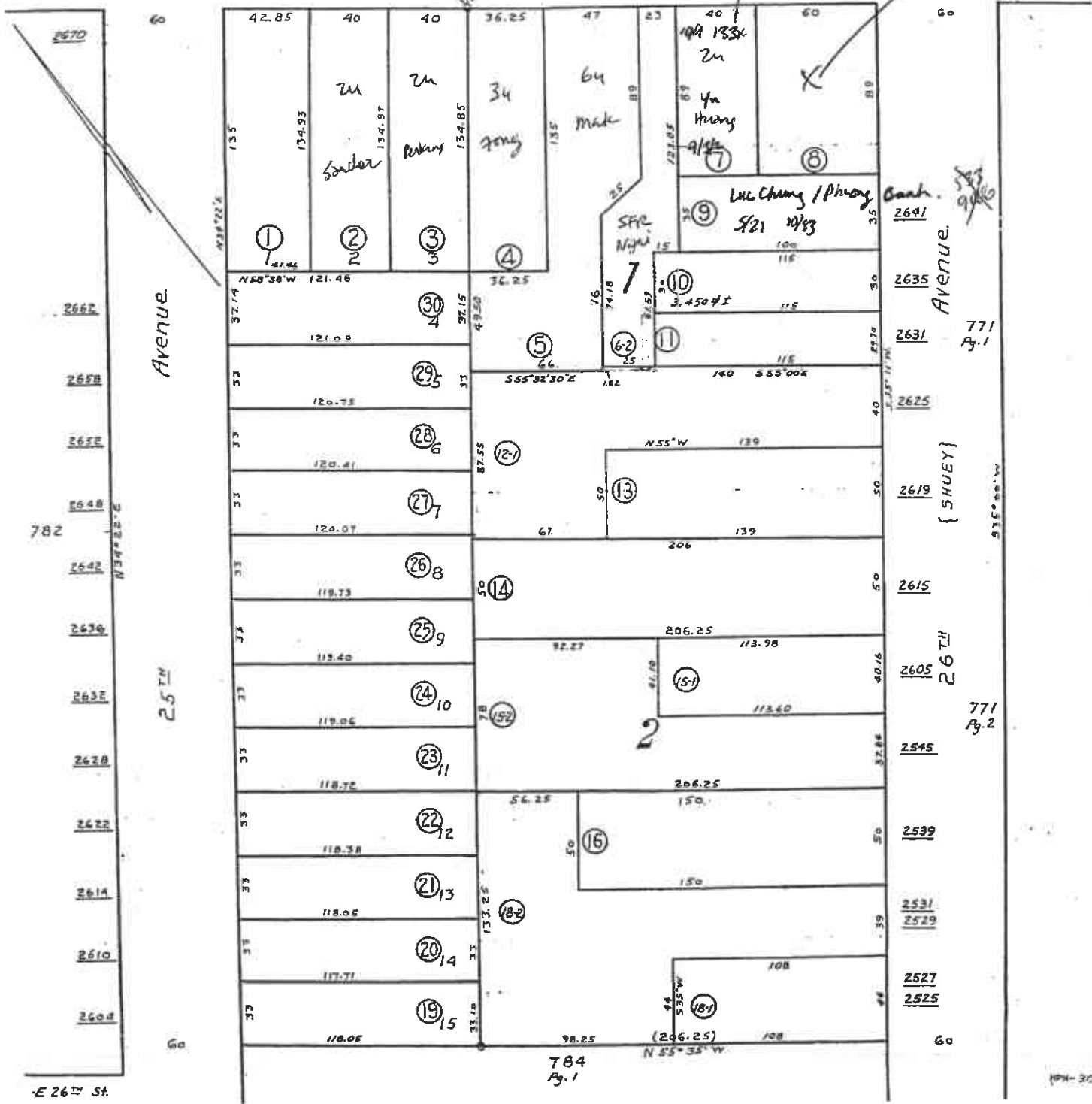
East 27<sup>th</sup>

{ HUFF }

Street

261 1998

Subject



E 26<sup>th</sup> St.

784  
Pg. 1

104-30

ASPHALT SHINGLE  
ROOFING

WOOD TRIM  
PAINTED  
WHITE(TYP.)

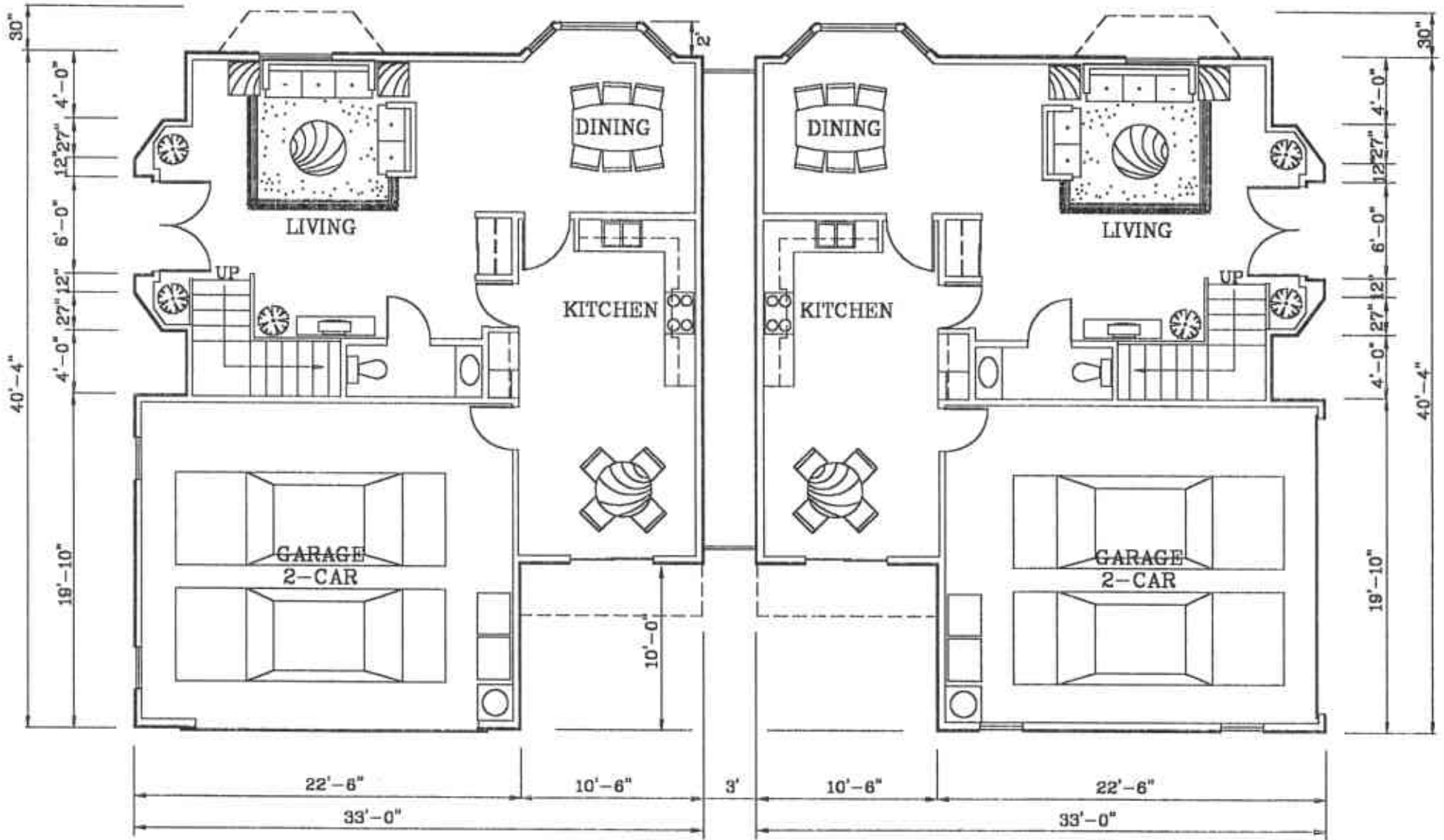
HARDBOARD SIDING  
8" PAINTED LIGHT  
NEUTRAL TONE



NORTH ELEVATION

(A)

*from E27th St*



(B)

26<sup>th</sup> AVE  
FIRST FLOOR

(A)

E27\* ST



(B)

EAST ELEVATION

*from 26th  
Ave*

(A)