



Subsurface Consultants, Inc.

ENVIRONMENTAL
PROTECTION

99 AUG 27 PM 2:05

August 25, 1999
SCI 946.003

Mr. Larry Seto
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

**Response to Request for Information
2528 Adeline Street
Oakland, California**

Dear Mr. Seto:

Subsurface Consultants, Inc. (SCI) has prepared this letter in response to the Alameda County Health Care Services Agency (ACHCSA) letter dated April 29 1999, regarding the above-captioned site. The ACHCSA letter requested additional information as provided herein to assist in the preparation of a closure summary for the site. The responses provided are based on information contained in our project files.

1) Background summary of the site including but not limited to former owners(s), tenant(s), use of the site, etc.

The summary of site history discussed herein is based on a review of Sanborn Fire Insurance maps, aerial photographs, historic phone directories and personal communication with the current property owner, Ms. Shirley Howkins.

The earliest Sanborn maps available indicate that in 1902 and 1912 the property was undeveloped. In 1937, the current owner's father purchased the property. According to Ms. Howkins, the existing structure was built in 1937, soon after purchase of the property. The 1951 Sanborn map indicates that the site was occupied by a building having the same plan dimensions as the current structure and the building was occupied by a sheet metal equipment and supply company. The 1952 Sanborn map indicates that the building was occupied by a polish factory and warehouse.

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Ms. Howkins has indicated that the E-Z-Est Products Company, a household cleaner manufacturer and distributor occupied the site from at least 1965 to 1987. E-Z-Est was listed as the onsite business when an unauthorized release from an underground storage tank (UST) was documented. The UST Unauthorized Release Form dated June 22, 1987 indicates that one 1,000 gallon UST which stored Great Western Solvent #225, a light aliphatic solvent naphtha (communication from Great Western Chemical Company in Richmond – 1995) was removed from the site on June 1, 1987. A second UST reportedly containing kerosene was removed from the site in August 1988.

From 1987 until 1990 the site remained unoccupied. In 1990 to 1994, Karl Estell Kustom Kars, an auto repair and painting facility, occupied the site. Since 1995 the site has been unoccupied.

2) Summary of the different phases of the investigation.

UST Removal – 1987, conducted by Diablo Petroleum Inc. - No report of this UST removal was ever located by SCI. Data presented on UST Release Form indicates that 160 mg/kg of total petroleum hydrocarbons was detected under the fill end of the UST.

UST Removal – 1988, reported by Uriah – Uriah's report indicates that two samples were obtained and analyzed for diesel range hydrocarbons. The laboratory did not detect concentrations above 10 mg/kg.

Test Boring and Well Installation, and Well Abandonment – 1995, conducted by SCI - SCI abandoned one vadoze zone well installed by others within the former UST area and installed three test borings and three new wells to assess impacts previously documented during UST removal. A copy of the well destruction report is attached. A test boring and well installation report was not prepared, however boring logs and analytical data collected at the time of installation were transmitted to the ACHCSA in our correspondence dated March 9, 1999.

Groundwater Monitoring – 1995 to 1998, conducted by SCI – The results of periodic groundwater monitoring have been previously transmitted to the ACHCSA. The last event was conducted in July 1998 and the results were transmitted in our letter dated October 27, 1998.

3) Summary of Remediation efforts and copies of the manifest(s) for the disposal of the UGTs, piping, soil, etc.

The only remedial efforts conducted to date at the site involved the removal of the UST's and containers left behind by various past tenants. SCI has not been able to locate any manifests for the removal of the UST's. Copies of the manifests for the removal of containers and investigation wastes are attached.

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4) Explanation for the source of the barium, selenium and volatile organic compounds detected in the soil and groundwater.

Elevated concentrations of barium, selenium and MIBK in shallow soil appear to be localized to the area of the former UST's, and therefore may represent impacted fill placed within the tank pit following removal activities.

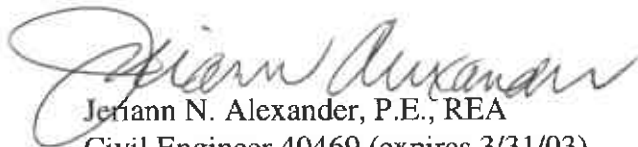
MIBK has not been detected in samples obtained from the existing groundwater wells. However, barium and selenium levels measured in groundwater do not suggest any correlation to the presence of the impacted fill materials. As such, groundwater concentrations of barium and selenium may represent background concentrations for the area.

Volatile organic compounds including 1,1,1 TCA, 1,1 DCA and 1,1DCE have been detected regularly in wells MW-2 and MW-3 along the Adeline Street side of the property. The source of these contaminants of concern is unknown to SCI. The property is situated in a historic mixed commercial and residential use area. However, only limited research has been conducted to date regarding the types of chemicals used both onsite and on adjacent properties.

As discussed in our Request for Site Closure letter dated October 27, 1998, the contaminants of concern detected to date do not appear to pose a significant risk to human health and the environment given the current use of the site. As such it appears that the site should be considered for closure as a "low risk" site.

If you have any further questions please call.

Yours very truly,



Jeriann N. Alexander, P.E., REA
Civil Engineer 40469 (expires 3/31/03)
Registered Environmental Assessor 03130 (exp. 6/30/00)

Attachments: Well Destruction Letter
Manifests for Container Removal/Disposal

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.

Manifest Document No.

2. Page 1

Information in the shaded areas is not required by Federal law.

CA1C1D01121131104 2111915 of 1

3. Generator's Name and Mailing Address
Shirley Hawkins
2528 Adeline St
Oakland, CA 94607

A. State Manifest Document Number
92721195

4. Generator's Phone (510) 268-0461

B. State Generator's ID
HA1103610551015

5. Transporter 1 Company Name
USACI

6. US EPA ID Number
TX104181810151241914

C. State Transporter's ID
618388

7. Transporter 2 Company Name

8. US EPA ID Number

D. Transporter's Phone
1-800-877-0276

9. Designated Facility Name and Site Address
Solvent Service Co., Inc. dba Laidlaw
1021 Berryessa Road
San Jose, CA 95133

10. US EPA ID Number
CA1D101591494131101

E. State Facility's ID
CA1D101591494131101

F. Facility's Phone
1-408-451-5000

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)
a. RR, Hazardous Waste Solid, N.O.S. (Barium, Lead) 9, NA3077, III (D007, D008)

12. Containers
No. Type
IR# 5
104 DM 4000 P
13. Total Quantity
14. Unit Wt/Vol
15. Waste Number
State
611
EPA/Other
D005 D007 D008

b. Combustible Liquid, N.O.S. (Petroleum Al, Bmt) NA 1992, III

101 DM 1055 G
16. Waste Number
State
223
EPA/Other
Non RCRA

c. Non-RCRA Hazardous Waste Solid

101 DM 1030 P
16. Waste Number
State
512
EPA/Other
Non RCRA

d. RR, Hazardous Waste Liquid, N.O.S. (Barium, Selenium) 9, NA3082, III (D010)

103 DM 1165 G
16. Waste Number
State
342
EPA/Other
D005 D010

1. Additional Descriptions for Materials Listed Above
a) S705-2251 d) S705-2254
b) S705-2252
c) S705-2253

K. Handling Codes for Wastes Listed Above
a. 99 b. 99
c. 99 d. 99

15. Special Handling Instructions and Additional Information
A. ERG 31 B. ERG 27
C. -
D. ERG-31
Emergency phone 510-268-0461

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of the consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable federal, state and international laws.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name: James R. Helge
Signature: James R. Helge
Month: 9 Day: 10 Year: 1995

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name: Frank Inigo 67671
Signature: Frank Inigo
Month: 10 Day: 20 Year: 1995

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name: _____
Signature: _____
Month: _____ Day: _____ Year: _____

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.
Printed/Typed Name: Jill Reid
Signature: Jill Reid
Month: 11 Day: 20 Year: 1995

DO NOT WRITE BELOW THIS LINE.

Yellow:

TSDF SENDS THIS COPY TO GENERATOR WITHIN 30 DAYS.
(Generators who submit hazardous waste for transport out-of-state, produce completed copy of this copy and send to DTSC within 30 days.)

92721195
IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-9802; WITHIN CALIFORNIA, CALL 1-800-852-7550

GENERATOR

FACILITY

LIDLAW - San Jose Service Center

DISCREPANCY NOTIFICATION FORM

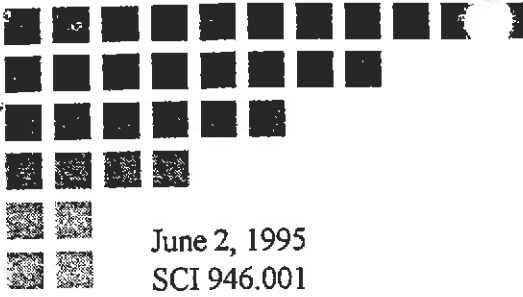
Dear Valued Customer,

LIDLAW - San Jose has received and reviewed your Manifest number 92721195. The following discrepancies were noted during our review which require your attention. Although these are not "significant discrepancies" as defined by State and Federal regulations, this information is provided as a customer service. All "significant discrepancies" are noted in Item 19 on your manifest.

<u>MANIFEST - Federal Information</u>	<u>MANIFEST - State Information</u>
<input type="checkbox"/> Item 1. Generator's EPA ID# (incomplete/incorrect)	<input type="checkbox"/> Item A. State manifest document # (missing)
<input type="checkbox"/> Item 1. Manifest document number (incomplete/incorrect)	<input type="checkbox"/> Item B. State generator's ID (missing/incorrect)
<input type="checkbox"/> Item 2. Page number (incomplete/incorrect)	<input type="checkbox"/> Item C. State transporter's [#1] ID (missing/incorrect)
<input type="checkbox"/> Item 3. Generator's name/mailling address (incomplete/incorrect)	<input type="checkbox"/> Item D. Transporter's phone [#1] (missing/incorrect)
<input type="checkbox"/> Item 4. Generator's phone number (incomplete/incorrect)	<input type="checkbox"/> Item E. State transporter's [#2] ID (missing/incorrect)
<input type="checkbox"/> Item 5. Transporter 1 name (incomplete/incorrect)	<input type="checkbox"/> Item F. Transporter's phone [#2] (missing/incorrect)
<input type="checkbox"/> Item 6. Transporter 1 EPA ID# (incomplete/incorrect)	<input type="checkbox"/> Item G. State facility's ID (missing/incorrect)
<input type="checkbox"/> Item 7. Transporter 2 name (incomplete/incorrect)	<input type="checkbox"/> Item H. Facility's phone (missing/incorrect)
<input type="checkbox"/> Item 8. Transporter 2 EPA ID# (incomplete/incorrect)	<input type="checkbox"/> Item I. Waste No. [State and/or Federal waste codes] (missing/incorrect)
<input type="checkbox"/> Item 9. Designated facility name/address (incomplete/incorrect/see below)	<input type="checkbox"/> Item J. Additional description [Incl. Acceptance Number] (missing/incorrect/see below)
<input checked="" type="checkbox"/> Item 10. Designated facility EPA ID# (incomplete/incorrect)	Other: _____
<input type="checkbox"/> Item 11. US DOT description (incomplete/incorrect/see below)	_____
<input type="checkbox"/> Item 12. Container No. Type (incomplete/incorrect)	_____
<input type="checkbox"/> Item 13. Total quantity (incomplete/incorrect)	_____
<input type="checkbox"/> Item 14. Unit wt./vol. (incomplete/incorrect)	_____
<input type="checkbox"/> Item 15. Special handling/Add. info. [incl. Emerg. Contact] (incomplete/incorrect)	_____
<input type="checkbox"/> Item 16. Generator's certification (incomplete/incorrect)	_____
<input type="checkbox"/> Item 17. Transporter 1 acknowledgement (incomplete/incorrect)	_____
<input type="checkbox"/> Item 18. Transporter 2 acknowledgement (incomplete/incorrect)	_____

Other: 116) Combustible Liquid, N.O.S. (Petroleum Oil, Paint),
Combustible Liquid, NA 1993, PG III
118) SJ95-2254
PH 7 OKAY per TCW. Meg Mendoza 11/2/95

Your cooperation in making these corrections on future shipments is greatly appreciated. We believe this will help you comply with State and Federal manifest requirements and also help facilitate our management of your next shipment(s). We look forward to your continued business!



R. William Rudolph, Jr., PE
Thomas E. Cundey, PE
Jerriann N. Alexander, PE

June 2, 1995
SCI 946.001

Ms. Shirley Howkins
c/o Mr. Carlo Mormorunni
Fitzgerald, Abbott & Beardsley
1221 Broadway, 21st Floor
Oakland, California 94612-1837

Well Destruction
2528 Adeline Street
Oakland, California

Dear Ms. Howkins:

This letter summarizes services performed by Subsurface Consultants, Inc. (SCI) during the destruction of one well at the referenced site. The well was destroyed due to its improper construction. It was installed, by others, in a former tank excavation. Well casing (screen) extended to the ground surface and no gravel pack or surface seal was present. The former location of the well is shown on the attached Site Plan, Plate 1.

Prior to the well destruction, SCI obtained a drilling permit from the Alameda County Flood Control and Water Conservation District, Zone 7. A copy of the permit, No. 95165, is attached. Soils Exploration Services, Inc. (SES), was retained to perform the drilling operations. On March 31, 1995, the well was drilled out to its full depth, using a truck-mounted drill rig, equipped with 12-inch-diameter hollow-stem augers. The casing was removed to the bottom of the well (10 feet). Following drilling, the resulting borehole was backfilled with cement grout to match existing grades. The drill cuttings, including the pipe sections of the well, were placed in 55 gallon steel drums and left on-site for later disposal.

■ **Subsurface Consultants, Inc.**

171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 510-268-0461 • FAX 510-268-0137

Ms. Shirley Howkins
c/o Mr. Carlo Mormorunni
Fitzgerald, Abbott & Beardsley
June 2, 1995
SCI 946.001
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If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.

Marianne Watada

Marianne Watada
Project Engineer

MFW:RWR:sld

Attachments: Site Plan
Drilling Permit

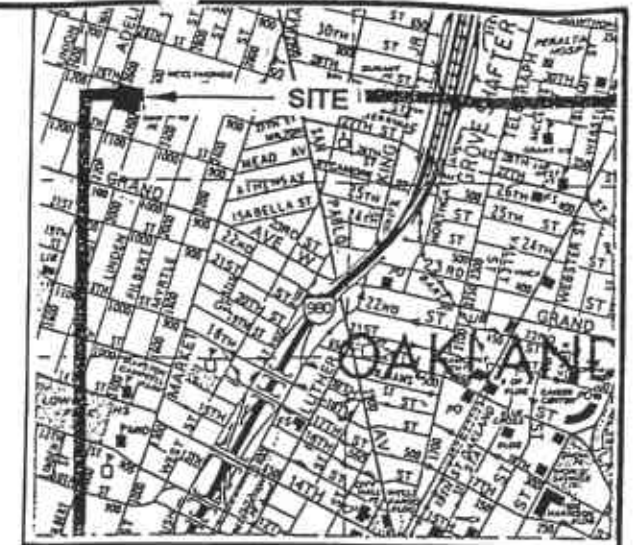
cc: Mr. Wyman Hong
Alameda County Flood Control
and Water Conservation District, Zone 7
5997 Parkside Drive
Pleasanton, California 94588

26TH STREET

ADELINE STREET

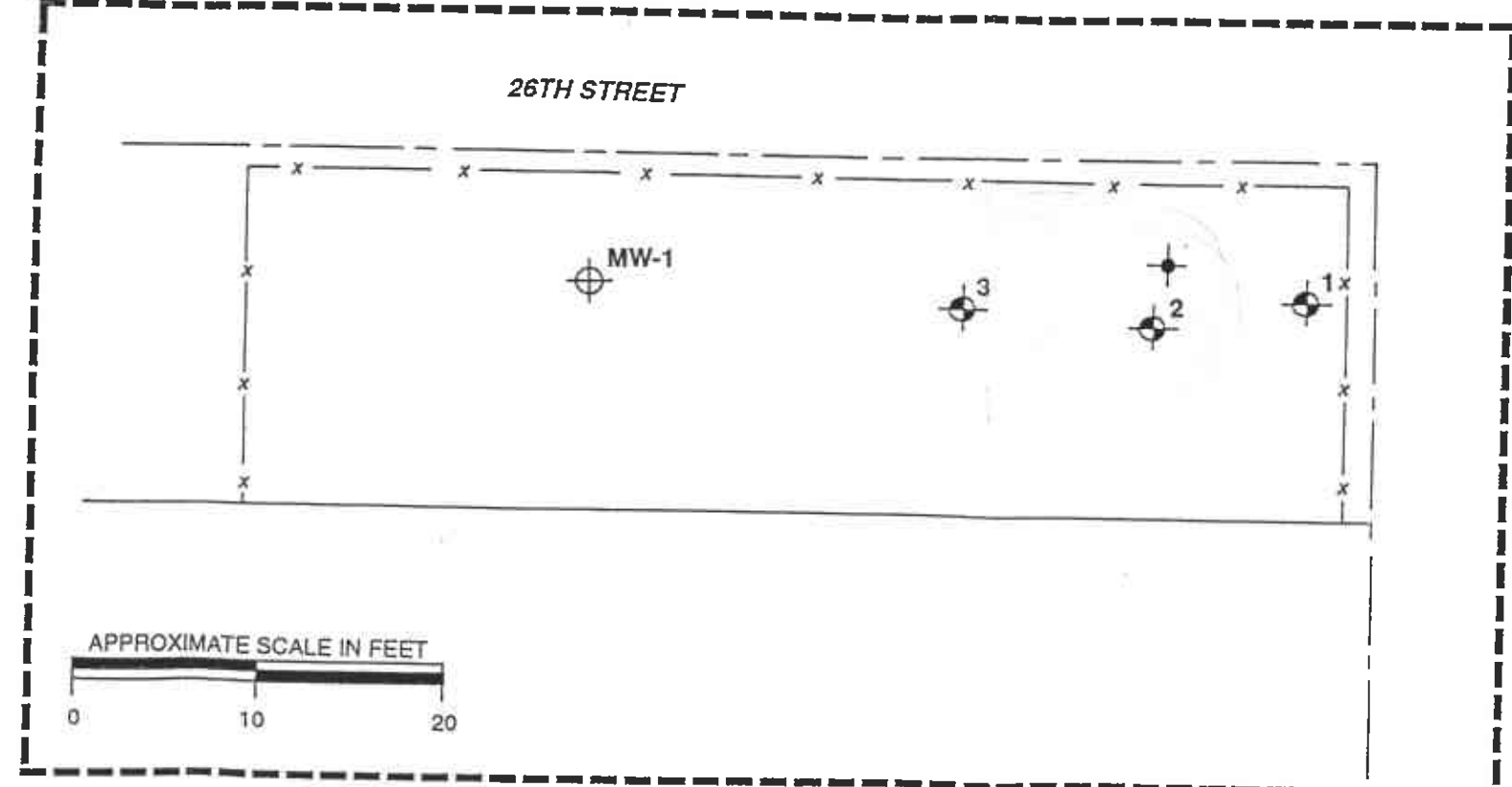
EXPLANATION

- PROPERTY BOUNDARY
- x - FENCE
- ////// EXISTING STRUCTURE
- ⊙ BORING LOCATION
- ⊕ MONITORING WELL LOCATION
- ⊖ FORMER WELL LOCATION



VICINITY MAP

YARD AREA DETAIL



SITE PLAN AND YARD AREA DETAIL

Subsurface Consultants

2528 ADELINE STREET - OAKLAND, CA		PLATE
JOB NUMBER	DATE	APPROVED
946.001	4/24/95	<i>mu</i>
		1



ZONE 7 WATER AGENCY

5987 PARKSIDE DRIVE

PLEASANTON, CALIFORNIA 94588

VOICE (810) 484-2600

FAX (510) 462-3914

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 2528 Adeline St
Oakland

PERMIT NUMBER 95165
LOCATION NUMBER 1S/4W 27A80

CLIENT Shirley Hawkins
de Carlo Marmaruzzi
Name Fitzgerald Abbott & Boardley
Address 1221 Broadway Voice _____
City Oakland Zip _____

PERMIT CONDITIONS

Circled Permit Requirements Apply

APPLICANT
Name Subsurface Consultants Inc.
Marianne Watada Fax 510-268-0137
Address 171-12th St, #201 Voice 510-268-9461
City Oakland Zip 94607

A. GENERAL

1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date.
2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well Projects, or drilling logs and location sketch for geotechnical projects.
3. Permit is void if project not begun within 90 days of approval date.

TYPE OF PROJECT

Well Construction	_____	Geotechnical Investigation	_____
Cathodic Protection	_____	General	_____
Water Supply	_____	Contamination	_____
Monitoring	_____	Well Destruction	<u>1</u>

B. WATER WELLS, INCLUDING PIEZOMETERS

1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

PROPOSED WATER SUPPLY WELL USE

Domestic	_____	Industrial	_____	Other	_____
Municipal	_____	Irrigation	_____		

C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

DRILLING METHOD:

Mud Rotary _____ Air Rotary _____ Auger ✓

Cable _____ Other _____

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

DRILLER'S LICENSE NO. C 57 382696

E. WELL DESTRUCTION. See attached.

WELL PROJECTS

Drill Hole Diameter	<u>8</u> in.	Maximum	
Casing Diameter	<u>2</u> in.	Depth	<u>30</u> ft.
Surface Seal Depth	<u>15</u> ft.	Number	<u>1</u>

GEOTECHNICAL PROJECTS

Number of Borings	_____	Maximum	
Hole Diameter	_____ in.	Depth	_____ ft.

ESTIMATED STARTING DATE 3/31/95

ESTIMATED COMPLETION DATE 3/31/95

Approved Wyman Hong Date 30 Mar 95
Wyman Hong

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Marianne Watada Date 3/28/95

30 March 1995

ZONE 7
WATER RESOURCES ENGINEERING
DRILLING ORDINANCE

SHIRLEY HOWKINS
2528 ADELINE STREET
OAKLAND
WELL 1S/4W 27A80
PERMIT 95165

Destruction Requirements:

1. Drill out the well so that the casing, seal, and gravel pack are removed to the bottom of the well.
2. Using a tremie pipe, fill the hole to 2 feet below the lower of finished grade or original ground with neat cement.
3. After the seal has set, backfill the remaining hole with compacted material.

These destruction requirements as proposed by Marianne Watada of Subsurface Consultants meet or exceed the Zone 7 minimum requirements.