



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

June 11, 2012

Mr. Steven Hill
San Francisco Bay Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
(sent via electronic mail to: SHill@waterboards.ca.gov)

Subject: Notice of Case Referral; Spills, Leaks, Investigations and Cleanup (SLIC) Case File No. RO0002733 (Global ID # T06019705080), Oak Walk Redevelopment Site, 4090 San Pablo Avenue, Emeryville CA 94608

Dear Mr. Hill:

This is a notice of case referral for the subject site. Alameda County Environmental Health (ACEH) is transferring oversight of the subject case to the San Francisco Bay Regional Water Quality Control Board.

The subject site is one of seven sites with a co-mingled soil and groundwater contaminant plumes sites (Oakland National Engravers; RO0000079; Dunne Quality Paints; RO0000073; San Francisco French Bread Company; RO0000171; Celis Service Station; RO0000453; SNK Andante; RO0002530; Oak Walk; RO0002733, and Magnolia Terrace; RO0003004). The groundwater contaminant plume extends a minimum distance of approximately 1,200 feet in length (see attached paleochannel figure). The soil and groundwater plumes appear to have moved through a series of granular paleochannels (with significant interconnectivity) that is present beneath the sites.

Sites immediately adjacent to the subject site appear to be the source of significant residual gasoline contamination at the subject site (San Francisco French Bread Company; RO0000171 and Celis Service Station; RO0000453). A Corrective Action Plan (CAP) has previously been generated and fully implemented for the subject site after a required 30-day public participation period was conducted. Unfortunately the remedial efforts were not successful in meeting the stated CAP objectives and ACEH requested further a further remedial effort in November 2011. Groundwater concentrations in September 2010 were up to 1,800 µg/l TPHd, 3,400 µg/l TPHms, 49,000 µg/l TPHg, and 14,000 µg/l benzene (and included other standard fuel related compounds). In March 2012, concentrations up to 2,200 µg/l TPHd, 3,500 µg/l TPHms, 26,000 µg/l TPHg, and 9,500 µg/l benzene were present. Rather than the submittal of an updated CAP, a risk assessment was submitted in response to the request for further remedial efforts.

The presence of MTBE beneath Oak Walk may tie this contamination to the Celis Service Station as MTBE is generally not seen at the San Francisco Bread Company site. You should be aware that the extent of contaminant migration from the Celis Service Station site on to the adjacent SNK Andante site (RO0002530) appears to have been partly controlled by old abandoned foundational elements that apparently allowed free-phase and groundwater with elevated concentrations to migrate into and beneath the subject site. While subjective, this may have been an element of contaminant migration into the Oak Walk site from the Celis site.

To help move the site forward, ACEH has recently held conversations with the consultant of the former potential buyer for the property. The buyer's consultant expressed the general opinion that remediation of the remaining contamination would be most beneficial to the site properties, rather than to propose to leave elevated residual contamination in-place beneath residential housing stock (identified as the most vulnerable of onsite residential units by existing reports) with the use of a risk assessment. This is in-line with the general view of ACEH.

Mr. Steven Hill
RO0002733
June 11, 2012, Page 2

Please be aware that not all historic documents for the subject fuel leak case may be available on GeoTracker. The complete historic case file for this site is located on the Alameda County Environmental Health website at: <http://ehgis.acgov.org/dehpublic/dehpublic.jsp>.

Should you have any questions, please contact me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

cc: Dunne Quality Paints; (RO0000073):

Terry Turner, Dunne Quality Paints, 707 Glenside Circle, Lafayette, CA 94549
Chad McNamee, 6820 Thornhill Drive, Oakland, CA 94611
Martin Samuels, Green City Lofts, 3076 Delmont Avenue, Oakland, CA 94605
Martin Samuels, Green City Lofts, 4601 W. Walnut Street, Soquel, CA 95073
Martin Samuels, Green City Lofts, 2715 Porter Street, Suite 207, Soquel, CA 95073
Green City Lofts Home Owner Association; 1007 41st Street, Oakland, CA 94608
Timothy Bodkin, Bureau Veritas, 2430 Camino Ramon, Suite 122, San Ramon, CA 94583
(sent via electronic mail to timothy.bodkin@us.beuraveritas.com)

Oakland National Engravers; (RO0000079):

Terry McGrath, McGrath Properties, 130 Webster Street, Suite 200, Oakland, CA 94607
(sent via electronic mail to terry@mcgrathproperties.com)
Deborah Castles, McGrath Properties, 130 Webster Street, Suite 200, Oakland, CA 94607
(sent via electronic mail to deborah@mcgrathproperties.com)
Syed Rehan, AMEC Geomatrix, Inc., 2101 Webster Street, 12th Floor, Oakland, CA 94612
(sent via electronic mail to syed.rehan@amec.com)
Robert Kitay, Aqua Science Engineers, Inc, 55 Oak Court, Suite 220, Danville, CA 94526,
(sent via electronic mail to rkitay@aquascienceengineers.com)

San Francisco French Bread Company; (RO0000171):

Peter Sher, San Francisco French Bread Company, 7801 Edgewater Drive, Oakland, CA 94621
John Tibbetts, Oak's Club Room, 4097 San Pablo Avenue, Emeryville, CA 94608
Dai Watkins, The San Joaquin Co., 1120 Hollywood Avenue, Suite 3, Oakland, CA 94602
(sent via electronic mail to daiw@sanjoco.com)

Celis Service Station; (RO0000453):

City of Emeryville, Economic Development & Housing Department, c/o Markus Niebanck, 1333 Park Avenue, Emeryville, CA 94608 (sent via electronic mail to mniebanck@ci.emeryville.ca.us)
Constantino Celis, Celis Alliance, 2200 Powell St, 12th Floor, Emeryville, CA 94608
Jacob Henry, URS Corporation, 1333 Broadway, Suite 800, Oakland, CA 94612
(sent via electronic mail to Jacob.Henry@URSCorp.com)

SNK Andante Project (RO0002530):

Mr. Don Peterson, SNK Captec Andante LLC, 1103 40th Street, Emeryville, CA 94608
Dai Watkins, The San Joaquin Co., 1120 Hollywood Avenue, Suite 3, Oakland, CA 94602
(sent via electronic mail to daiw@sanjoco.com)

Oak Walk Redevelopment; (RO0002733):

Marilyn Ponte, Bay Rock Residential LLC, 1300 Clay Street, Suite 620, Oakland, CA 94612
(sent via electronic mail to marilyn@bay-rock.com)

John Tibbetts, Oak's Club Room, 4097 San Pablo Avenue, Emeryville, CA 94608

Dai Watkins, The San Joaquin Co., 1120 Hollywood Avenue, Suite 3, Oakland, CA 94602
(sent via electronic mail to daiw@sanjoco.com)

Magnolia Terrace Residential (RO0003004)

Darin Lounds, Executive Director, Housing Consortium of the East Bay, 1440 Broadway, Suite 700, Oakland, CA 94612; (sent via electronic mail to dlounds@hceb.org)

Brianne Steinhauser, Housing Consortium of the East Bay, 1440 Broadway, Suite 700, Oakland, CA 94612 (sent via electronic mail to: bsteinhauser@hceb.org)

Linda Gardener, Alameda County Housing and Community Development Department, 224 W. Winton Avenue, Room 108, Hayward, CA 94544; (sent via electronic mail to: Linda.Gardner@acgov.org)

Concerned Property Owners:

David Ennis, PO Box 10985, South Lake Tahoe, CA 96158-3985

Regulatory Contacts:

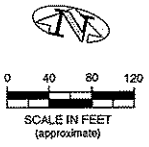
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Suite 3341, Oakland, CA 94612-2032 (sent via electronic mail to lgriffin@oaklandnet.com)

Donna Drogos, ACEH, (sent via electronic mail to donna.drogos@acgov.org)

Mark Detterman, ACEH, (sent via electronic mail to mark.detterman@acgov.org)

Geotracker, Electronic File

See Map:
 This map was prepared from various reports, including information provided by:
 • Hunt, Hulse, Jones, April 1975/76
 (Project # 42330-00, Revision Date 10/25/03)
 • Day Area Land Surveying - ALTA / ACSM Land Title Survey, Portions of Lots 3, 4, 5 & 6 of the H.C. Oak's Homestead (Nov. 2005)
 • Jando Humber Jones - ALTA / ACSM Land Title Survey, San 19150 Am. & 4020 Street Extension Drawing No. 600/04-ALTA (1/25/01)
 • Clayton Group Services - Monitoring Well Locations Former Durm Borehole 5077 41st St, Oakland, Figure 2, Project No. 70-03366-04 (10/05/02)
 • Clayton Group Services - Historical Subject Property Plan 1007 41st St & 4050 Adeline St., Oakland, Figure 3, Project No. 70-03366-00 (03/06/02)
 • Aerial Photography and Ground Measurement



Note:
 Except on Andante and Frank Durm sites, location and continuity of paleo streambed deposits are tentative. Continuity of paleo streambed channels as shown on Boyson Paint Site, 41st Street, Ennis Property, 40th Street, California Linen Rental, and Adeline Street are assumed based on a preponderance of available boring log, hydrostratigraphic and geochemical data.

EXPLANATION	
⊕ M-1	SVC Monitoring Well (Oak Walk)
⊕ M-2	SVC Temporary Monitoring Well (Oak Walk)
⊕ EE-1	SVC Environmental Boring (Oak Walk)
⊕ EC-1	SVC Geotech Boring (Oak Walk)
⊕ EC-2	Cone Penetration Test Location (Oak Walk)
⊕ EC-3	Expansive Trench
⊕ EC-4	Underground Storage Tank (removed)
⊕ EC-5	Wastewater Quake Extraction Well
⊕ EC-6	Clayton Monitoring Well (DW) & Temporary Monitoring Well (DS)
⊕ EC-7	Clayton Boring (Enviro)
⊕ EC-8	Clayton Boring (Drum)
⊕ EC-9	EDM Boring (E-DS)
⊕ EC-10	Acad Property Monitoring Well
⊕ EC-11	USG Geoprobe Soil Boring
⊕ EC-12	USG Monitoring Well
⊕ EC-13	NSA Environmental Boring
⊕	Extraction Well
⊕ M-10	Probe or Cyle Soil Sample
⊕ M-11	Loam + Fines Soil Boring
⊕ M-12	Loam + Fines Soil Boring
⊕ M-13	Loam + Fines Monitoring Well
⊕ M-14	Hard Exploratory Boring
⊕ M-15	SECOE Monitoring Well
⊕ M-16	AFD Environmental, Inc. Boring
⊕ M-17	SVC Temporary Monitoring Well (ENIS Andante)
⊕ M-18	Weld Reinforced Gravel Areas
⊕ M-19	French Soil Sample Location
⊕ M-20	Durm Well Monitoring Well
⊕ M-21	ASE Boring
⊕ M-22	ASE Temporary Well
⊕ M-23	Environmental Sciences Corp Monitoring Well
⊕ M-24	Hagerman-Agular, Inc. Soil Boring
⊕ M-25	Cost Environmental Test (EC)
⊕ M-26	Soil Boring (EC)

UNAUTHORIZED RELEASE SITES IN NEIGHBORHOOD OF OAK WALK SITE Oak Walk Site Emeryville, California		
FIG 3	DIETZ ENGINEERING AND CONSTRUCTION, INC.	Project Number: 0707.1001 Drawn by: GNM Date: 03/16/12

