



February 24, 1992

20143,002.02

Alameda County Health Agency
Division of Hazardous Materials
80 Swan Way, Room 200
Oakland, California 94621

Attention: Mr. Larry Seto

Summary of Site Conditions
August Manufacturing
1466 36th Avenue
Oakland, California

INTRODUCTION

Harding Lawson Associates (HLA) has prepared this letter for August Manufacturing (August) to summarize site conditions and work performed to date at 1466 36th Avenue, Oakland, California. At the present time, August is requesting site closure from the Alameda County Health Agency (County) and California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB).

BACKGROUND

The site is a 1.88-acre parcel that exists in a residential area between 36th and 37th Avenues in Oakland, California. The nearest major cross streets are 14th Street to the west and East 16th Street to the east. The site is located in the center of the city block and is surrounded on three sides by residential units. The fourth side is bordered by commercial businesses. Three brick buildings currently exist onsite; several other buildings have been present in the past.

Review of previous property investigations performed by Property Contamination Control (PCC), Oakland, California, reveals that several industrial tenants have occupied the site since approximately 1927 and that two underground gasoline storage tanks (UST) were at one time present at the site. Three soil borings were drilled and soil samples collected and analyzed by PCC in July 1989 in areas onsite to evaluate if plating wastes and leaks from USTs were present. No petroleum hydrocarbons were detected in soil samples; however, cyanide and nickel were detected. The County was notified of these findings, and the County requested that an additional investigation be performed at the site.

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In March 1990, Aqua Science Engineers, Inc., San Ramon, California, drilled one soil boring at the west end of the site and collected soil samples. The boring was then converted to a groundwater monitoring well (designated MW-1) and a water sample was collected. Analytical results of these samples showed detection of low levels of metals, cyanide, and total organic carbon. The County subsequently requested that two additional groundwater monitoring wells be installed to evaluate the extent of chemical constituents previously detected in samples collected at the site. HLA was retained by August to perform this subsequent investigation of site conditions. In September 1990, HLA drilled two soil borings and converted them to groundwater monitoring wells (designated MW-2 and MW-3). Soil samples were collected from these two borings and water samples were collected from the three monitoring wells MW-1, MW-2, and MW-3 at the site. Results of this investigation are summarized in HLA's report, *Subsurface Investigation, 1466 36th Avenue, Oakland, California*, dated December 12, 1990. This report and subsequent HLA quarterly reports of a year-long groundwater monitoring program of the three wells have been reviewed by the County.

DISCUSSION

HLA has recently completed a year-long monitoring program involving quarterly groundwater level measurements and sampling of the three wells onsite. The purpose of the monitoring program was to confirm analytical results of initial sampling performed during September 1990 and evaluate if any changes occurred in groundwater conditions during the yearly weather cycle.

Analytical results of water samples collected from the site have been relatively consistent throughout the year-long monitoring investigation. To date, low concentrations of petroleum hydrocarbons have been detected in samples collected from MW-1 and low concentrations of halogenated organic compounds and cyanide have been detected in groundwater samples collected from MW-1, MW-2, and MW-3. No known source(s) of the compounds detected in the groundwater samples have been identified at this time. Groundwater conditions at the site appeared to remain stable throughout the investigation. It is anticipated, based on the information collected to date, that these concentrations should remain stable and generally decline because of the natural processes of biodegradation, volatilization, and dispersion. A table summarizing groundwater sample analytical results is attached to this letter.

It is our understanding that currently there is no known use of the shallow groundwater in the vicinity of the site. Water is supplied to the area by the East Bay Municipal Utility District (EBMUD). A well survey performed by PCC indicated that no groundwater supply wells exist within a minimum of a quarter mile of the site. It is reasonable to assume that because of the land use in the area and because water is supplied by EBMUD, the shallow groundwater at the site will not be utilized as a water source.

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Based on the low levels of constituents detected, their relatively consistent concentration detected over a years monitoring, the current nonuse of the groundwater in the area, and the low potential that the shallow groundwater in the vicinity of the site would actually be used as a water supply source, it is HLA's opinion that at the present time additional expenditures of money by August for monitoring and/or further investigations would not be warranted and that August should be allowed by the County and the RWQCB to abandon the three monitoring wells. In addition, August requests that the County and RWQCB issue a letter that no further investigations need to be performed unless additional information becomes known that would appreciably change our current understanding of site conditions.

If you have any questions, please contact the undersigned at (415) 892-0821.

Yours very truly,

HARDING LAWSON ASSOCIATES

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CDR/amb/I21426-H

Table 1. Analytical Results (mg/l)¹
HLA Groundwater Sampling

Harding Lawson Associat.

| Well Number | Sample Date | TPH as Gasoline | TPH as Diesel | TPH as Motor Oil | Benzene | Toluene | Ethylbenzene | Total Xylenes | EPA Method 601 Parameters ² | | | Cyanide |
|-------------|-------------|-----------------|---------------|----------------------|------------|------------|--------------|---------------|--|----------------|-----------------|----------|
| | | | | | | | | | trans-1,2-dichloroethene | Vinyl-Chloride | Trichloroethene | |
| MW-1 | 09/19/90 | 0.33 | 0.41 | ND(0.5) ³ | ND(0.0005) | ND(0.0005) | ND(0.0005) | 0.010 | 0.0016 | 0.0064 | 0.013 | 0.02 |
| | 01/09/91 | 1.8 | 0.86 | ND(0.5) | ND(0.0005) | ND(0.0005) | 0.0092 | 0.021 | 0.0013 | 0.0032 | ND(0.0004) | ND(0.02) |
| | 05/02/91 | 0.37 | 0.4 | 0.7 | ND(0.0005) | ND(0.0005) | ND(0.0005) | 0.0018 | 0.0017 | ND(0.002) | 0.0069 | 0.025 |
| | 08/19/91 | 0.34 | ND(0.05) | ND(0.5) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | 0.018 | ND(0.02) |
| MW-2 | 09/19/90 | ND(0.05) | ND(0.05) | ND(0.5) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | 0.0089 | ND(0.02) |
| | 01/09/91 | ND(0.05) | ND(0.05) | ND(0.5) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | 0.0088 | 0.052 |
| | 05/02/91 | ND(0.05) | ND(0.05) | ND(0.5) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | 0.011 | 0.11 |
| | 08/19/91 | ND(0.05) | ND(0.05) | ND(0.5) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | 0.01 | ND(0.02) |
| MW-3 | 09/19/90 | ND(0.05) | ND(0.05) | ND(0.5) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | 0.012 | ND(0.02) |
| | 01/09/91 | ND(0.05) | ND(0.05) | ND(0.5) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | 0.014 | 0.035 |
| | 05/02/91 | ND(0.05) | ND(0.05) | ND(0.5) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | 0.015 | ND(0.02) |
| | 08/19/91 | ND(0.05) | ND(0.05) | ND(0.5) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | 0.015 | ND(0.02) |
| Field Blank | 01/09/91 | ND(0.05) | ND(0.05) | ND(0.5) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | ND(0.0004) | ND(0.02) |
| | 05/02/91 | ND(0.05) | ND(0.05) | ND(0.5) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | ND(0.0004) | ND(0.02) |
| | 08/19/91 | ND(0.05) | ND(0.05) | ND(0.5) | 0.0018 | 0.0011 | ND(0.0005) | ND(0.0005) | ND(0.0004) | ND(0.002) | ND(0.0004) | ND(0.02) |

- 1 mg/l = milligrams per liter (equivalent to parts per million).
- 2 All other EPA Method 601 parameters were not detected.
- 3 ND(0.5) = not detected at indicated detection limit.