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Alameda County
Environmental Health

November 26, 2007

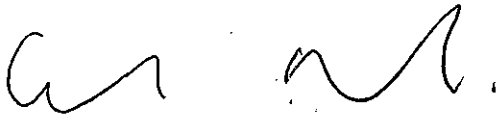
Mr. Jerry Wickham
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: Response to Agency Comments
Former F&F Precision Grinding
510 Derby Avenue, Oakland, California

Dear Mr. Wickham:

I declare, under penalty of perjury, that the information and/or recommendations contained in the Response to Agency Comments, dated November 26, 2007, are true and correct to the best of my knowledge.

Respectfully submitted,



Gary Boland
Voila Juices

November 26, 2007

Mr. Jerry Wickham
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Subject: Response to Agency Comments
Voila Juices (Former F&F Precision Grinding)
510 Derby Avenue, Oakland, California
SLIC Case RO0002866
PSI Project Number: 575-6G021

Dear Mr. Wickham:

On behalf of Mr. Gary Boland of Voila Juices, Professional Service Industries, Inc. (PSI) is responding to your letter of September 18, 2007, which requests clarification on three technical comments associated with the PSI Subsurface Investigation Report dated January 29, 2007 and an Environmental Site Assessment (ESA) prepared by Chemical Data Management Systems (CDMS) dated January 30 1995. The comments are addressed below:

Site Features Shown on Figures

Your letter notes discrepancies in the shape of the buildings depicted in "Site Plan A" of the ESA report and "Site Plan B" of the Subsurface Investigation Report. Upon review of the Alameda County parcel map, neither of these site plans was correct in their depiction of the shape of the subject building. Based on the parcel map and recent aerial photography, PSI has prepared a revised site plan which shows corrected dimensions, scale and position of the structure at the subject site. The holes drilled and grouted for many of the borings are still visible in the concrete floor of the facility. The boring locations on the revised plan have been corrected, based on rough measurements taken of these holes. This corrected figure (attached) incorporates information from the site plans of both the 1995 ESA report and PSI's 2007 Subsurface Investigation.

The portion of the building labeled "Small Grinding Machines and Waste Oil Storage" shown on Site Plan A is included in Site Plan B and was investigated as part of our two subsurface investigations. The revised site plan shows the approximate locations of borings in these areas.

Old Oil Quenching Area

Your letter requested that the "Old Oil Quenching Area" shown on Site Plan A be included on a revised Site Plan and comment on whether investigation was completed in this area. The Old Oil Quenching Area has been included in the revised Figure 2 (attached).

During the initial investigation conducted by PSI conducted in 2004, PSI completed a site reconnaissance of the facility and identified four areas of concern; the two sumps used for the grinding machines and the two areas of drum storage (waste oil and grinding waste). Stained concrete was observed in all four of these areas; however no staining was noted in the Old Oil Quenching Area. Therefore, this area was not specifically investigated; however, borings B-4 and B-8 were drilled in the former grinding waste storage area where numerous drums were stored. These two borings are located approximately 30 feet from the Old Oil Quenching Area.

The CDMS ESA states that;

“The facility at 507 Derby was a separate business from 1956 to 1966. During that period this location housed Oakland Metal Heat Treating, a heat treating business, which used a large oil tank (approx. 400 gallons) to quench the hot metal parts. Interviews with the Joe Anderson, foreman at Oakland Metal Heat Treating during that period, indicated that the quenching operation did not have any spills or releases during that time period, the flooring around the area was intact and without any cracks in the concrete. Therefore, no hazardous materials appear to have been released as a result of activities performed by Oakland Heat Treatment.”

Based on the lack of evidence of a release and the proximity of borings B-4 and B-8, PSI does not believe additional investigation in this area is warranted.

Tanks for Grinding Machines

Your letter requested additional information regarding the size and decommissioning of the in-ground tanks containing coolant for grinding machines #3 and #4 and their inclusion on the revised site plan.

In Section 2.3; “Site Description and History,” the CDMS ESA states that;

“The pits, which are used to house the grinding machine coolant sumps, were dug in 1958. Each of the pits is constructed of 6 inch concrete walls.”

In Section 5.7; “Facility Site Inspection,” the CDMS ESA states;

“Grinding machine #3 and #4 (see Facility Drawing) have in-ground tanks that contain the coolant liquid for the grinding machines. Mr. Baba reported that the level of the liquid in Tank #4 rises during heavy rainy periods, which could result in an increase of 6 inches of liquid. This tank has no secondary containment and is constructed of concrete, which is potentially porous.”

It seems clear that the use of the term “in-ground tanks” in Section 5.7 refers to the concrete sumps described in Section 2.3 of the ESA, which are in the same general location as the two concrete sumps shown on Site Plan B of the PSI Subsurface Investigation Reports. The outline of the sumps is still visible in the concrete floor of the facility. Based on rough measurements taken of these outlines at the site, the pit for machine #3 measured approximately 13 feet by 16 feet and the pit for machine #4 measured approximately 14 feet by 21 feet. Based on our site visits, our recollection is that the sumps were on the order of 5 to 6 feet deep. The attached revised site plan has been corrected to reflect the measured sizes and locations of the sump outlines.



The 1995 ESA report states that the “tank” for grinding machine #3 had secondary containment and the “tank” for machine #4 did not. Regardless of the presence of a secondary containment tank within the concrete sump in 1995, at the time of our initial site reconnaissance in December 2003, both of these “tanks” existed as un-lined concrete sumps. The current property owner, Mr. Gary Boland of Voila Juices, stated that the sumps were backfilled as part of the tenant improvements and remodeling of the facility in 2005.

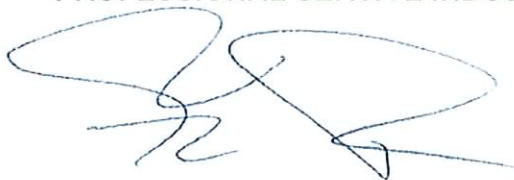
During PSI's investigation of the property in both 2004 and 2007, the sumps were investigated with borings drilled adjacent to the sumps to evaluate possible impact to the subsurface soil and groundwater. The results of the sampling are documented in PSI's 2004 and 2007 Site Investigation Reports.

Based on the limited residual impact to soil and groundwater found in the area adjacent to the sumps and the backfill of the sumps during construction, PSI does not believe additional investigation in this area is warranted.

Based on our responses, PSI is requesting No Further Action status for the subject site. If you have any questions or require further information, please call us at 510-434-9200.

Respectfully submitted,

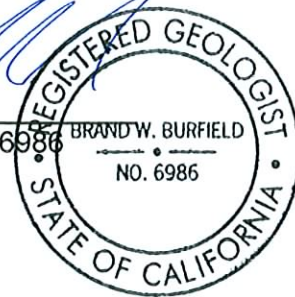
PROFESSIONAL SERVICE INDUSTRIES, INC.



Frank R. Poss
Principal Consultant



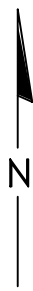
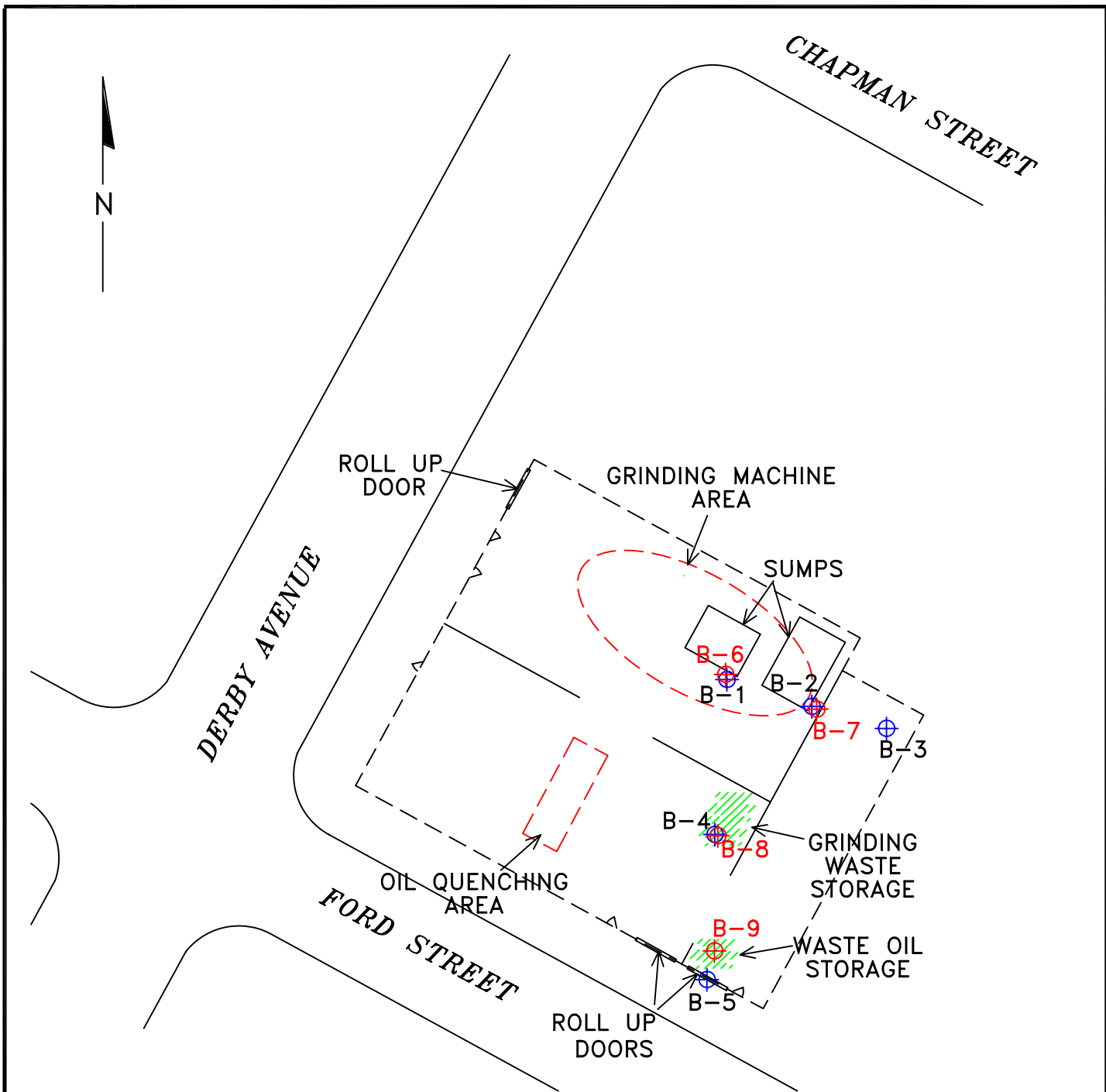
Brand Burfield, PG 6986
Project Geologist



Attachments: Figure 2 – Former Site Plan and Boring Location Map

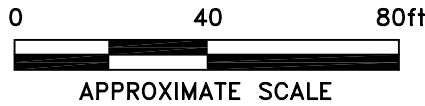
cc: Gary Boland – Voila Juices





EXPLANATION

- SUBJECT STRUCTURE (PROPERTY BOUNDARY)
- ⊕ B-5 - APPROXIMATE SOIL BORING LOCATION (2004)
- ⊕ B-9 - APPROXIMATE SOIL BORING LOCATION (2007)
- FORMER DRUM STORAGE AREA



NOTES

1. PROPERTY BOUNDS AND STREET POSITION TAKEN FROM PARCEL MAP AND AERIAL PHOTO.
2. INTERIOR FEATURE LOCATIONS ARE APPROXIMATE - FROM PSI SITE RECONNAISSANCE AND 1995 CDMS ESA REPORT.

Information To Build On <i>Engineering • Consulting • Testing</i>		4703 Tidewater Avenue, Suite B Oakland, California 94601 (510) 434-9200			
Project Name: FORMER F&F PRECISION GRINDING 510 DERBY AVENUE, OAKLAND, CALIFORNIA		Drawn By: B.B.	Date: 11/07	File No.: 6C021-03	Figure No.: <div style="font-size: 24px; text-align: center;">2</div>
Title: FORMER SITE PLAN AND BORING LOCATION MAP		Approved By: F.P.	Project No.: 575-6C021		