



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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August 8, 2013

Mr. Alan Bartizal
Bartizal Investments LLC
1813 Buttner Court
Pleasant Hill, CA 94523-2531

Subject: Review of Phase I and Phase II Reports for 711 Independent Road, Oakland, CA 94621
[file with Fuel Leak Case No. RO0002900 and GeoTracker Global ID T0600165110, SPK Industrial Property, 700 Independent Road, Oakland, CA 94621]

Dear Mr. Bartizal:

Alameda County Environmental Health (ACEH) has reviewed the following documents which present results of environmental investigations conducted at the property at 711 Independent Road in Oakland, CA.

- Schutze & Associates, Inc., *Environmental Summary, Golden Gate Sign Company, 711 Independent Road, Oakland, Alameda County, California*, July 16, 2013
- ADR Environmental Group, Inc., *Subsurface investigation Report, Golden Gate Sign Company, 711 Independent Road, Oakland, California*, December 26, 2012
- AEI Consultants, *Phase I Environmental Site Assessment, 711 Independent Road, Oakland, Alameda County, California 94621*, July 10, 2012

These reports were submitted to ACEH by Schutze & Associates, Inc. on July 16, 2013 and August 1, 2013. The property located at 711 Independent Road in Oakland, CA is currently occupied by Golden Gate Sign Company and appears to be Assessor's Parcel Number (APN) 41-3910-12.

In July 2012, a Phase I Environmental site Assessment was conducted for the property at 711 Independent Road by AEI Consultants (AEI). Based on the results of the Phase I Environmental Site Assessment, AEI recommended a subsurface investigation. On October 29, 2012, ADR Environmental Group, Inc. (ADR) directed the advancement of eight soil borings (B-1 through B-8). Because volatile organic compounds (VOCs), primarily MTBE, were detected in groundwater samples from the borings, four additional soil borings (B-9 through B-12) were advanced on December 12, 2012. A total of 1 soil sample and 11 groundwater samples were analyzed for VOCs. MTBE was detected in 9 of the 11 groundwater samples at concentrations up to 150 micrograms per liter ($\mu\text{g/L}$). Ethylbenzene and xylenes were detected at concentrations up to 0.75 and 2.5 $\mu\text{g/L}$, respectively. Chlorinated solvents were not detected at concentrations above the reporting limit. The highest concentration of MTBE (150 $\mu\text{g/L}$) was detected in a groundwater sample from boring B-9, located within the paint building.

The ADR Subsurface Investigation Report concluded that the MTBE was likely a result of past facility operations or from an unidentified off-site regional source. The Environmental Summary report prepared by Schutze & Associates concluded that the MTBE was likely from an off-site source and recommended no further investigation of the site.

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Based on consideration of site-specific conditions and the concentrations of VOCs detected in groundwater, ACEH is not requesting further investigation at this time. The source of MTBE in groundwater appears to be unknown. It is possible that the MTBE is a result of past facility operations or from an unidentified off-site source or sources. ACEH does not intend to open a fuel leak or Site Cleanup Program case for the 711 Independent Road location based on the detections of MTBE in groundwater at this time. If additional information becomes available or conditions as described in the reviewed reports are found not to be accurate, the need for further action at this site may be re-evaluated. This review is based on the submitted reports identified above and does not consider environmental conditions at the site other than the VOCs detected in groundwater.

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (*Sent via E-mail to: lgriffin@oaklandnet.com*)

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