

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

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

May 15, 2006

Mr. Phillip Kerr
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, CA 94583

Subject: SLIC Case RO0002906, The Olson Company, 311 2nd St., Oakland,
CA, 94607

Our records indicate that the current balance on the above-referenced SLIC oversight account is -\$1593.40. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$ 6000.00. Please send your check to the attention of our Finance Department.

This deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$166.00 per hour.

Please write "SLIC" (the type of project), the site address and the AR# 0315674 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,

Ariu Levi
Division Chief

cc: D. Drogos, J. Jacobs, B. Chan

ALAMEDA COUNTY
HEALTH CARE SERVICES



7

AGENCY

DAVID J. KEARS, Agency Director

May 10, 2006

Mr. Ray Weymouth
Meyer Plumbing Supply
311 2nd St.
Oakland, CA 94607

Mr. Phillip Kerr
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, CA 94583

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

Dear Messrs. Weymouth and Kerr:

Subject: Fuel Leak Site, ^{Ro 0002906, The Olson Company,} ~~RO0000541, Meyer Plumbing Supply,~~ 311 2nd St.,
Oakland, CA 94607

Alameda County Environmental Health (ACEH) has received and reviewed the May 2, 2006 letter regarding the Workplan to Conduct Additional Site Assessment for the subject site prepared by Secor International Incorporated (SECOR). The letter provides Figure 2 indicating the locations of five (5) borings proposed for groundwater sampling along the perimeter of the property to investigate potential up-gradient sources of petroleum contamination. I previously approved of these locations in my May 2, 2006 e-mail to Ms. Anne Perez of SECOR. This letter provides written approval of the proposed borings as shown on Figure 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: files, D. Drogos
Mr. Kyle Emerson, Secor International, 25864-F Business Center Drive, Redlands,
CA, 92374

5_10_06 311 2nd St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

April 24, 2006

Mr. Ray Weymouth
Meyer Plumbing Supply
311 2nd St.
Oakland, CA 94607

Mr. Phillip Kerr
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, CA 94583

Dear Messrs. Weymouth and Kerr:

RO 0002906, The Olson Company,
Subject: Fuel Leak Site, ~~RO 0000544, Meyer Plumbing Supply,~~ 311 2nd St.,
Oakland, CA 94607

Alameda County Environmental Health (ACEH) has received and reviewed the April 3, 2006 Workplan to Conduct Additional Site Assessment for the subject site prepared by Secor International Incorporated (SECOR). The work plan responds to County comments in our February 16, 2006 letter. Our office has the following technical comments for you to address and request you submit the technical report requested below.

TECHNICAL COMMENTS

1. We concur with the proposed identification of leaking UST sites in the proximity of the site as part of determining if releases from nearby sites may be impacting this site. Please use this information to determine appropriate locations for the four (4) borings proposed up-gradient of the site. Please submit a figure indicating the locations of the borings for County concurrence prior to scheduling this work. It is noted that groundwater is proposed to be collected into clean 40 ml glass vials for analysis. Be aware that since TPH (C6-C40) is proposed for analysis, 1 liter samples must also be collected for TPHd analysis.
2. Lead Analysis- Our office concurs that lead in soil will not require additional characterization. We concur that that all excavated soil must be properly disposed. Reuse of soil must meet Cleanup Imported Fill Material requirements described by the Department of Toxics Substances Control (DTSC). Lead contamination identified will be characterized and its presence noted in a site map to be included in either a deed notice or deed restriction.
3. Underground Storage Tank Soil and Groundwater Contamination- We understand that the closed UST will be removed as part of the site re-development activities. Although unspecified in location and number, soil and groundwater samples will be collected at this time. We recommend sampling consistent with the Minimum Verification Analysis for Underground Tank Leaks used by Unidocs Member

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Agencies. Recommended cleanup levels for soil and groundwater have been requested. Based upon the proposed construction at the site ie two floors of parking and residential above, and with the condition that no exposed soil exists on the ground floor, or if it does exist, it meets shallow soil residential standards, the cleanup levels for shallow soils, commercial setting and groundwater not a drinking water source appear appropriate ie soil: TPHd: 500 ppm and TPHg: 400 ppm. Groundwater contamination appears localized. Again, based upon the proposed site construction, concentrations of TPH in groundwater consistent with ceiling values for odor would be acceptable ie 2500 and 5000 ppb, for TPHd and TPHg, respectively. Residual TPH may also be dealt with by a risk management plan, RMP.

TECHNICAL REPORT REQUEST

Please submit the following technical report according to the following schedule:

- May 24, 2006- Figure showing proposed boring locations
- 60 days after completion of tank removal, soil excavation and soil and groundwater sampling- Soil and Groundwater Report

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos

Mr. Kyle Emerson, Secor International, 25864-F Business Center Drive, Redlands,
CA, 92374

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

February 16, 2006

Mr. Ray Weymouth
Meyer Plumbing Supply
311 2nd St.
Oakland, CA 94607

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
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(510) 567-6700
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Mr. Phillip Kerr
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, CA 94583

Dear Messrs. Weymouth and Kerr:

Subject: Fuel Leak Site, *RO 0002906, The Olson Company,*
~~RO 000541, Meyer Plumbing Supply,~~ 311 2nd St.,
Oakland, CA 94607

Alameda County Environmental Health (ACEH) has been requested to provide oversight of the subject site, formerly closed by our agency on June 18, 1996. The initial closure was based upon the existing data at that time and with the condition that site use remain the same ie commercial/industrial. Since this time, additional subsurface investigation has occurred and future site usage has been proposed as residential, thus requiring a need for further site evaluation.

Our office has reviewed the case file for the subject site including the September 27, 2005 Request for Case Oversight letter and the May 18, 2005 Phase II Environmental Site Assessment prepared by Secor. The Secor investigation consisted of additional borings and soil and groundwater sampling to further define the residual contamination from the underground tank closed-in -place and to investigate up-gradient of the UST area. We request that you address the following technical comments and submit the technical report requested below.

TECHNICAL COMMENTS

1. Residual Soil and Groundwater Contamination from Underground Storage Tank- Our office has reviewed both the pre and post closure data and evaluated the potential risk based upon the proposed residential exposure scenario. We have identified the following contaminants of concern:

Soil- (1993) SB-2 @7-7.5'- 15,000 ppm TPHd
(2005) B-3 @7'- 4.5 ppm naphthalene
(2005) B-3 @7'- 160 ppm TPHg
(1993) B-4 @4.5- 310 ppm lead
(2005) B-4 @ 5'- 1200 ppm lead, B-10 @10'- 320 ppm lead

Groundwater- (1993) SB-2- 5500 ppb TPHd
(2005) B1- 11,000 ppb TPHd, B-3- 5,300 ppb TPHg, B-6- 8100 ppb TPHd

These contaminants are at levels of potential concern. They may be addressed by remediation, risk management measures, etc. In the event that the closed-in-place tank is removed some of the soil and groundwater impacts noted can be addressed at this time.

2. Characterization of Groundwater Impacts- Residual TPHd exists in groundwater immediately adjacent and southwest of the former underground tank but appears to diminish as you reach the railroad tracks, approximately 20' from the closed tank. The 2005 results indicate a gasoline release to the east of the tank, which is undefined in that direction. It is uncertain if this release is associated with the tank or another release. Groundwater contamination detected in B-6 indicates a diesel release from another, unidentified source, which must be defined and addressed.
3. Observations- HVOCs detected in soil and groundwater are at levels that do not indicate a release occurred from this site and do not require additional investigation. Lead concentrations found exceed EPA PRG however do not appear to have come from the underground tank. This contaminant is at levels of potential concern and must be addressed.

TECHNICAL REPORT REQUEST

Please submit the following technical report according to the following schedule:

- March 20, 2006- Work plan to address the above technical comments

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

PERJURY STATEMENT

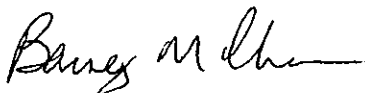
All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos

Mr. Kyle Emerson, Secor International, 25864-F Business Center Drive, Redlands,
CA, 92374

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

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

February 2, 2006

Mr. Philip Kerr
The Olson Company
3130 Crow Canyon Place #210
San Ramon, CA 94583

Dear Mr. Kerr:

Subject: Toxics Case R00002906, Meyer Plumbing Supply, 311 2nd St., Oakland,
CA 94607

In order for ACEH to review reports for your site, we would require an oversight account for the above-referenced site. To set up your account, please send a check in the amount of \$6000.00 payable to Alameda County Environmental Health. Please send your check to the attention of our Finance Department

This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$166.00 per hour.

Please write "SLIC" (the type of project), the site address and the AR# 0315674 on your check.

If you have any questions, please contact your case-worker, Mr. Barney Chan, at (510) 567-6765.

Sincerely,



Ariu Levi
Division Chief DEH

C: files, D. Drogos, J. Jacobs



WRITE IT! - DON'T SAY IT!

M 103

TO DONNA DRAGOS DATE 12/28/05
FROM LEROY GRIFFIN SUBJECT SITE TRANSFER

Hi DONNA,

Here is the final report
for 311 end. The rest of the
DOC's are off site and
will take a few days to get
them. I can email you a select
version if you want LeRoy

SIGNED

PLEASE REPLY HERE

TO _____ DATE _____

WORK ON AS OT.
RESIDENTIAL PROJECT
PROPOSED

DEC 29 2005
AMERICAN COLLEGE

SIGNED

LeRoy Griffin

INSTRUCTIONS - FILL IN TOP PORTION, REMOVE DUPLICATE (YELLOW) AND FORWARD REMAINING PARTS WITH CARBONS. TO REPLY, FILL IN LOWER PORTION AND SNAP OUT CARBONS. RETAIN TRIPLICATE (PINK) AND RETURN ORIGINAL

FORM M103

ORIGINAL
DUPLICATE

Drogos, Donna, Env. Health

From: Justin Hone [jhone@secor.com]
Sent: Monday, November 28, 2005 3:18 PM
To: Drogos, Donna, Env. Health
Subject: RE: 311 2nd Street
Follow Up Flag: Follow up
Flag Status: Green

Donna;

I spoke to you some time ago about the property located at 311 2nd Street, Oakland, CA. We sent you a NFA directive request based upon some diesel in water and lead in soil issues. You mentioned that you were waiting for a file from the fire department about 45 days ago. Can you please give me an update on the status of your department's review and/or directive?

Thanks,
Justin

Justin R. Hone
Project Geologist
SECOR International, Inc.
2655 Camino Del Rio North, Suite 302
San Diego, CA 92108
PH: (619) 296-6195
FAX: (619) 296-6199

From: Justin Hone [mailto:jhone@secor.com]
Sent: Friday, October 14, 2005 10:24 AM
To: 'donna.drogos@acgov.org'
Subject: 311 2nd Street -- Remedial Action Cert

Dear Donna;

Please find attached the Remedial Action Cert that we discussed a short time ago on the phone for the property addressed as 311 2nd Street in Oakland. Please let me know if there is anything you need me to do and, if you would be so kind, it'd be great if you would shoot me an email or a quick call to update me at the different steps along the way.

Thanks for your consideration and have a great weekend,
Justin

Justin R. Hone
Project Geologist
SECOR International, Inc.
2655 Camino Del Rio North, Suite 302
San Diego, CA 92108
PH: (619) 296-6195
FAX: (619) 296-6199

Drogos, Donna, Env. Health

From: Justin Hone [jhone@secor.com]
Sent: Friday, October 14, 2005 10:24 AM
To: Drogos, Donna, Env. Health
Subject: 311 2nd Street -- Remedial Action Cert
Follow Up Flag: Follow up
Flag Status: Green
Attachments: RemActCert_311_2nd_St.PDF

Dear Donna;

Please find attached the Remedial Action Cert that we discussed a short time ago on the phone for the property addressed as 311 2nd Street in Oakland. Please let me know if there is anything you need me to do and, if you would be so kind, it'd be great if you would shoot me an email or a quick call to update me at the different steps along the way.

Thanks for your consideration and have a great weekend,
Justin

Justin R. Hone
Project Geologist
SECOR International, Inc.
2655 Camino Del Rio North, Suite 302
San Diego, CA 92108
PH: (619) 296-6195
FAX: (619) 296-6199

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Wednesday, October 05, 2005 9:16 AM
To: 'Griffin, Leroy'
Subject: 311 2nd st

Hi Leroy, We have been asked to re-review our the old closure for this site that was closed for commercial use only. Residential is now proposed for the site. Can I get the old case file back from you?
Thanks, Donna

Donna L. Drogos, P.E.
LOP Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

510-567-6721
donna.drogos@acgov.org



SECOR
INTERNATIONAL
INCORPORATED

www.secor.com

25864-F Business Center Drive
Redlands, California 92374
909.335.6116 TEL.
909.335.6120 FAX

Alameda County

SEP 29 2005

Environmental Health

September 27, 2005

Mrs. Donna Drogos
Alameda County Department of Environmental Health
Hazardous Materials Division
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

RE: REQUEST FOR CASE OVERSIGHT
311 2nd Street
Oakland, California

Dear Mrs. Drogos:

At the request and authorization of The Olson Company ("Buyer") and Meyer Plumbing Supply ("Seller"), SECOR International Incorporated (SECOR) hereby requests that the Alameda County Department of Environmental Health (ACDEH) open a file to review environmental information concerning the property located at 311 2nd Street, Oakland, California (referred to herein as the Site).

SECOR reviewed previous environmental reports supplied by the Seller which discussed subsurface investigations relating to this UST under the oversight of the ACDEH. A 1,000-gallon UST was reportedly closed in place prior to 1976 by filling it with concrete. This UST is reportedly still located on the property. Previous soil and groundwater investigations indicated residual petroleum hydrocarbon contamination in the soil and groundwater in the vicinity of the UST.

In response to AllPro Environmental Corporation's (AllPro's) report dated April 5, 1996, the ACDEH issued a no further action letter dated June 18, 1996 whereupon case closure was granted for the former UST on the Site. This letter states that any Site modifications such as a change in land use may require a "re-evaluation of the chemical exposure pathways, receptor sensitivities (i.e. residential vs. commercial/industrial), and other applicable criteria which may have been used to assess potential human health risk during the case closure process." The Buyer intends to redevelop the Site for residential use. As a result of this land use change, the closure letter issued by the ACDEH required the Buyer and Seller to determine whether additional work will be necessary or whether the existing closure still is valid. If the ACDEH could please respond to this closure review request, it would be appreciated.

For reference, it is proposed that the existing structure be demolished and that a multi-story condominium complex be constructed in its place. The bottom floors of the structure will be for parking built on grade (no subsurface parking structure). All living spaces will be above ground and above the parking structure.

As part of a Phase II ESA investigation conducted on behalf of Buyer, SECOR sampled the soil and groundwater adjacent to the UST and in other areas of the Site. As indicated in the attached document, elevated hydrocarbons were present in both soil and groundwater in the vicinity of the

former UST and along the up-gradient edge of the Site (with respect to groundwater flow). Elevated lead was also detected in several locations on the Site.

Based on the former case closure and our Phase II ESA report, SECOR requests that case closure for the former UST be granted as is. If case closure is not possible based on the current condition of the Site, SECOR requests that the ACDEH provide case closure directive.

In regards to Site lead issues, it is SECOR's opinion that the lead issues are not a result of Site releases or sources, but most likely a result of a regional issue related to old fill placed beneath the Site and other properties in the area. Based on the Site's future design as a parking structure at grade (with housing above) it is SECOR's opinion that capping of the Site will restrict contact with the apparent regional lead impacted soils. This should eliminate exposure risks to future residence in the structure. It is also proposed at all soils excavated and removed from the Site as part of planned construction be profiled for contaminants. Based on the laboratory results, all soils will be disposed of in accordance with applicable regulations. SECOR also requests that the ACDEH provide comment on any regional lead contamination issues such as historical fill dirt in areas near the bay which may have contributed to the elevated lead concentrations on the Site. Further, it is also requested that ACDEH determine whether this capping approach is acceptable with respect to addressing the lead issue identified on-Site.

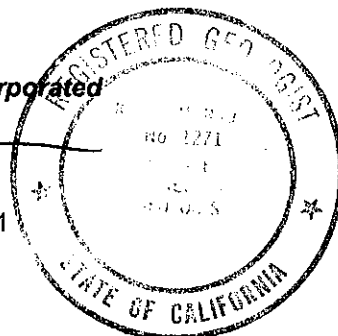
All future correspondence from your department regarding oversight requirements and/or cost recovery programs should be sent to SECOR as well as to the Buyer at the following address:

The Olson Company
Attn: Mr. Philip Kerr
3130 Crow Canyon Place, Suite 210
San Ramon, California 94583

Should you have any questions regarding this request, please feel free to contact the undersigned at (909) 335-6116.

Respectfully submitted,
SECOR International Incorporated


Kyle D. Emerson, CEG 1271
Senior Vice President



Attachment: SECOR International Phase II Environmental Site Assessment Report

**ALAMEDA COUNTY
HEALTH CARE SERVICES**AGENCY
DAVID J. KEARS, Agency DirectorAlameda County CC458
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577June 18, 1996
LOP STID 4616
page 1 of 2**REMEDIAL ACTION COMPLETION CERTIFICATION**Edward Myall and Ray Weymouth
311-2nd St.
Oakland CA 94607

RE: Meyer Plumbing Supply, 311-2nd St., Oakland CA 94607


Dear Mr. Myall and Mr. Weymouth,

This letter confirms the completion of site investigation and remedial action for the 1,000-gallon underground storage tank at the above referenced site. Based on the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, **no further action related to the underground tank release is required at this time.** Please be aware that this does not free present or future landowners or operators from cleanup responsibilities in the event that new information indicates a pollutant problem on the site or originating from the site.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations. The owner must promptly notify this agency if there is a proposal for a change in land use, site activity, or structural configuration of the site (ie basements in new buildings where none were before). Such site modifications may require a re-evaluation of the chemical exposure pathways, receptor sensitivities (ie residential vs commercial/industrial), and/or other applicable criteria which may have been employed to assess potential human health risk during the case closure process.

If you have any questions regarding this letter, please contact Jennifer Eberle at (510) 567-6700, ext. 6761. Attached is a copy of the Case Closure Summary, which was reviewed and approved by this agency and the RWQCB.

Very truly yours,


Mee Ling Tung, Director

FROM : BUD & BARBARA WEYMOUTH

FAX NO. : 15207973178

Apr. 11 2005 11:35AM P4

* 072151 *

ENVIRONMENTAL
PROTECTION
95 JUN 18 PM 2:29

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 12/14/95

Agency name: Alameda County-HazMat
City/State/Zip: Alameda CA 94502
Responsible staff person: Jennifer Eberle

Address: 1131 Harbor Bay Pky
Phone: (510) 567-6700
Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Meyer Plumbing Supply
Site facility address: 311-2nd St., Oakland CA 94607
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4616
URF filing date: 10/5/93 SWEEPS No: N/A

Responsible Parties: Addresses: Phone Numbers:
Edward Myall and Ray Weymouth, 311-2nd St., Oakland CA 94607 (510-832-3324)

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	1,000	diesel or gasoline	closed in place	Unknown (reportedly prior to 1976)

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown
Site characterization complete? YES
Date approved by oversight agency: 12/14/95
Monitoring Wells installed? NO Number:
Proper screened interval? N/A
Highest GW depth below ground surface: Lowest depth:
Flow direction: assumed southwest, towards the Inner Harbor
Most sensitive current use: commercial
Are drinking water wells affected? NO Aquifer name:
Is surface water affected? NO Nearest affected SW name:
Off-site beneficial use impacts (addresses/locations): unknown

Report(s) on file? YES Where is report(s) filed?
Alameda County, 1131 Harbor Bay Pky, Alameda CA 94502

FROM : ALD & BARBARA WEYMOUTH

FAX NO. : 15207973178

Apr. 11 2005 11:35AM P3

June 18, 1996

LOP STID 4616

page 2 of 2

Edward Myall and Ray Weymouth

cc: Acting Chief, Environmental Protection Division
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
Don Andersen, Law Offices, 2033 North Main St., Suite 700, Walnut Creek CA 94596
Paul King and Don Braun, AllPro Corp, 1125B Arnold Dr., Suite 284, Martinez CA
94553
Jennifer Eberle

LOP/Completion
ja.4616alos.let
enclosure (clos sum)

FROM : BUD & BARBARA WEYMOUTH

FAX NO. : 15207973178

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Leaking Underground Fuel Storage Tank Program**Treatment and Disposal of Affected Material:**

<u>Material</u>	<u>Amount</u> (include units)	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
Tank	1,000 gal	closed in place	prior to 1976

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)**Maximum Documented Contaminant Concentrations -- Before and After Cleanup**

Contaminant	Soil (ppm)		Water (ppb)		
	Before*	After**	Before#	After##	
TPH (Gas)	34	ND ³⁴	85	ND	85
TPH (Diesel)	15,000	16 ¹⁵⁰⁰⁰	5,500	ND	5500
Benzene	ND	ND	2.7	ND	2.7
Toluene	ND	ND	0.66	ND	0.66
Xylene	0.82	ND	0.51	ND	0.51
Ethylbenzene	0.65	ND	ND	ND	
Total lead	84	310	ND	1.7	1.7

Comments (Depth of Remediation, etc.):

*Before soil sample is from the boring SB2 below the UST taken on 9/15/93; See Table 1 and Fig 2; no excavation of this soil was performed

**After soil samples are from the four additional borings near the UST taken on 3/29/96; See Table 3 and Fig 2

#Before water samples are from the grab sample taken below UST on 9/15/93; see Table 2 and Figure 2

##After water samples are from grab samples taken near UST on 3/21/96; see Table 4 and Figure 2

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES, as per ASTM's RBCA. See Section V Site management requirements: NA

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommissioned: n/a

Number Decommissioned:

Number Retained:

List enforcement actions taken: none

List enforcement actions rescinded: none

Leaking Underground Fuel Storage Tank Program

V. ADDITIONAL COMMENTS, DATA, ETC.

This site is located approximately 700 feet from the Inner Harbor; See Figure 1. The 1,000-gal UST was reportedly closed in place prior to 1976 by filling it with concrete. It is unknown whether the UST stored gasoline or diesel fuel. The UST is located directly next to the existing building. Since the UST was closed in place in a manner that was generally accepted at the time, and since it would be extremely difficult to remove the UST due to its weight, the RP's plans to close the tank in place was found acceptable.

On 9/15/93, two soil borings were angled in under the UST; See Figure 2. Soil bore SB-1 met refusal at approximately 6' bgs, so the sample was collected at a depth of 5.5-6' bgs. Soil bore SB-2 was collected at the water table, at a depth of 7-7.5' bgs. Soil bore SB-2 was continued to a depth of 10.5' bgs and a grab water sample was collected.

Maximum soil contaminants were found in SB-2: 15,000 ppm TPHd, 34 ppm TPHg, 84 ppm total lead, and ND benzene; see Table 1. The grab water sample contained 5,500 ppb TPHd, 85 ppb TPHg, and BTEX at 2.7 ppb, 0.66 ppb, ND, and 0.51 ppb, respectively; see Table 2.

An additional soil and water investigation was conducted in March 1996 by All Pro Environmental Corporation (All Pro). Four borings were hand augered near the UST; see Figure 2. Groundwater was encountered at depths of 5.0 to 7.0 feet bgs. Soil samples were collected in each borehole at 4.5 feet bgs. Results indicated ND TPHd, TPHg, and BTEX, with the exception of 16 mg/kg in B6. Total lead was detected in concentrations ranging from 9.3 mg/kg to 310 mg/kg. See Table 3. Grab groundwater samples were collected from each boring. Results indicated ND TPHd, TPHg, and BTEX. Total lead was detected in concentrations ranging from 0.049 mg/L to 1.7 mg/L. See Table 4. The extent of hydrocarbons has been defined by this investigation, and shown to be limited in extent.

The absence of hydrocarbons along with the presence of total lead in soil and groundwater indicate that the lead is not due to the petroleum hydrocarbons. It is rather likely due to the history of uncontrolled filling activities in this region of Oakland in the late 1800's and early 1900's. This site is located near Jack London Square and near downtown Oakland. The threat to the estuary was qualitatively evaluated, and since the site is located approximately 700 feet from the estuary (Inner Harbor), there is no significant threat to the estuary. In addition, there is no significant threat to human health for the following reasons:

- 1) Using the ASTM RBCA guidance document E1739-95, the maximum groundwater concentration of benzene (2.7 ppb) is <the RBSL for the residential scenario, using the groundwater to building (7 ppb) pathway. Note that the residential scenario is more conservative than we need be.

Leaking Underground Fuel Storage Tank Program

- 2) The maximum TPHd concentration in groundwater was 5,500 ug/L. This concentration is extrapolated for naphthalene by multiplying by a factor of 0.0013, since naphthalene comprises 0.13% of diesel. The result is 7.15 ug/L naphthalene, which is <the RBSL (hazard quotient) of 4,740 ug/L, using the groundwater to building pathway, residential scenario. The extrapolation for benzo(a)pyrene is a moot issue, since the RBSL is "S," meaning that the "selected risk level is not exceeded for all possible dissolved levels."
- 3) Benzene was never detected in soil.
- 4) The maximum TPHd concentration in soil was 15,000 mg/kg. This concentration is extrapolated for naphthalene by multiplying by a factor of 0.0013, which equals 19.5 mg/kg naphthalene, which is <the RBSL (hazard quotient) of 40.7 mg/kg, using the soil to building pathway, residential scenario. The extrapolation for benzo(a)pyrene is a moot issue, since the RBSL is "RES," meaning that the "selected risk level is not exceeded for pure compound present at any concentration."

Due to all of these considerations, this case warrants closure.

VI LOCAL AGENCY REPRESENTATIVE DATA

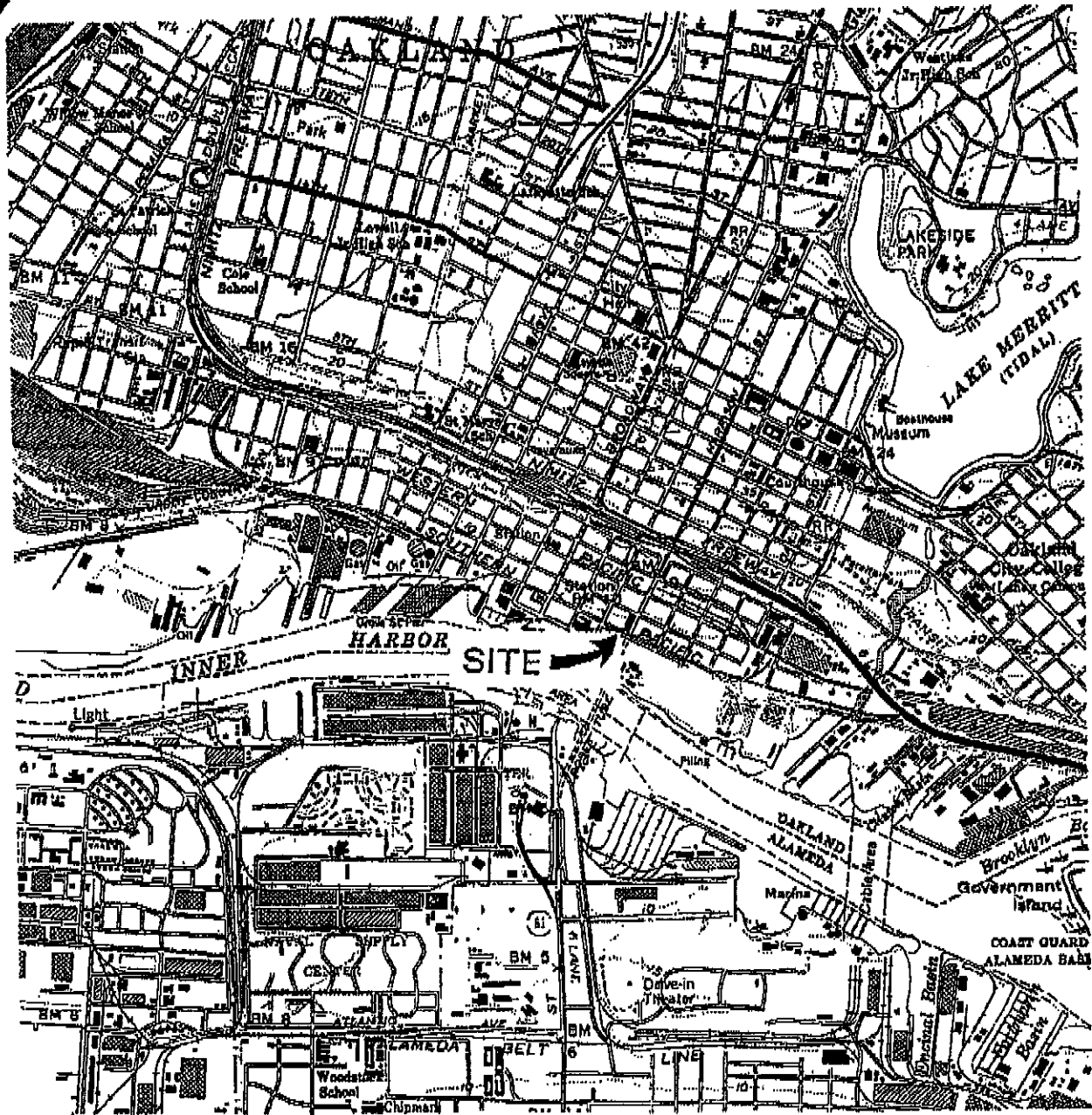
Name: Jennifer Eberle Title: Hazardous Materials Specialist
 Signature: *J Eberle* Date: 5-21-96

Reviewed by
 Name: Barney Chan Title: Hazardous Materials Specialist
 Signature: *B Chan* Date: 5-21-96

Name: Tom Peacock Title: Supervisor
 Signature: *Tom Peacock* Date: 5-21-96

VII RWQCB NOTIFICATION

Date Submitted to RB: 5-21-96 RB Response: *Approved*
 RWQCB Staff Name: Kevin Graves
 Title: Associate Water Resources Control Engineer
 Date: *6/14/96*



Base Map From:
 U.S. Geological Survey
 Oakland West, Calif.
 7.5 Minute Quadrangle
 Photorevised, 1980

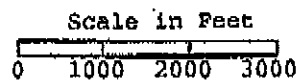


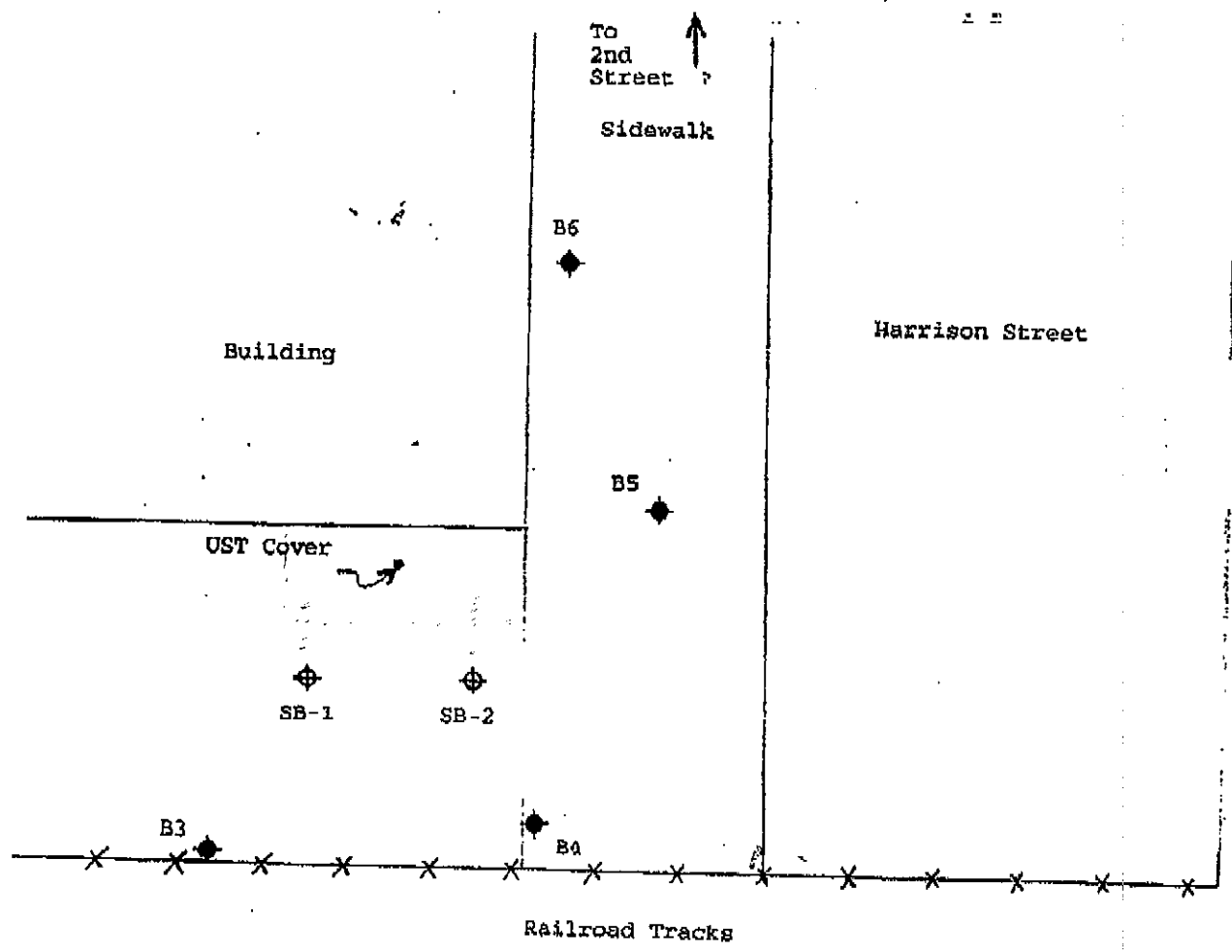
Fig 1

Figure 1
 SITE LOCATION MAP
 Meyer Plumbing Supply
 311-2nd Street
 Oakland, California

FROM : BUD & BARBARA WEYMOUTH

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LEGEND

- ⊕ Angled Soil Boring Location
(Blymyer Engineers, Inc.)
- ◆ Soil Boring Location
(AllPro Environmental)

North

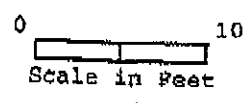


Fig 2

Figure 2
 SITE PLAN DETAIL
 Meyer Plumbing Supply
 311 Second Street
 Oakland, California

Base Map From
 AllPro Environmental
 Dated: 3/21/96

April 5, 1996
Report 0109.R1

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TABLE 1
BORRHOLE SOIL SAMPLES
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Samples Collected on September 15, 1993)

Sample No.	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total Lead
SB-1	4.2	ND	ND	ND	ND	0.0090	71
SB-2	15,000	34	ND	ND	0.65	0.82	84

TPH-G = Total Petroleum Hydrocarbons as Gasoline.

TPH-D = Total Petroleum Hydrocarbons as Diesel.

ND = Not Detected.

Results are in parts per million (ppm), unless otherwise indicated.

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April 5, 1996
Report 0109.R1TABLE 2
GROUNDWATER GRAB SAMPLE
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Sample Collected on September 15, 1993) : :

Sample No.	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total Lead
SB-2	5.5	0.085	0.0027	0.00066	ND	0.00051	ND

TPH-G = Total Petroleum Hydrocarbons as Gasoline.

TPH-D = Total Petroleum Hydrocarbons as Diesel.

ND = Not Detected.

Results are in parts per million (ppm), unless otherwise indicated.

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TABLE 3
SOIL SAMPLES
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Samples Collected on March 20, 1996)

Location No.	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total Lead
B3-4.5	ND	ND	ND	ND	ND	ND	58
B4-4.5	ND	ND	ND	ND	ND	ND	310
B5-4.5	ND	ND	ND	ND	ND	ND	9.3
B6-4.5*	16	ND	ND	ND	ND	ND	23

TPH-G = Total Petroleum Hydrocarbons as Gasoline.

TPH-D = Total Petroleum Hydrocarbons as Diesel.

ND = Not Detected.

* = Review of the laboratory analytical report indicates that the TPH-D sample results are oil-range compounds.

Results in parts per million (ppm), unless otherwise indicated.

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TABLE 4
GROUNDWATER GRAB SAMPLES
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Samples Collected on March 20 and 21, 1996)

Location No.	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total Lead
B3	ND	ND	ND	ND	ND	ND	0.049
B4	ND	ND	ND	ND	ND	ND	1.7
B5	ND	ND	ND	ND	ND	ND	0.68
B6	ND	ND	ND	ND	ND	ND	0.49

TPH-G = Total Petroleum Hydrocarbons as Gasoline.

TPH-D = Total Petroleum Hydrocarbons as Diesel.

ND = Not Detected.

Results in parts per million (ppm) unless otherwise indicated.

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Wednesday, October 05, 2005 9:16 AM
To: Griffin, Leroy
Subject: 311 2nd st
Follow Up Flag: Follow up
Flag Status: Green

Hi Leroy, We have been asked to re-review our the old closure for this site that was closed for commercial use only. Residential is now proposed for the site. Can I get the old case file back from you?

Thanks, Donna

Donna L. Drogos, P.E.
LOP Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

510-567-6721
donna.drogos@acgov.org