Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Thursday, December 07, 2006 8:32 PM
To: 'JAC21462@aol.com'; 'sthmp63@aol.com'
Subject: RE: RO2933 - 1409-1417 12th St, Oakland - Re: Phase 1 ESA

Joseph, I have another comment on the report below. The historical aerials & maps included in the report do not indicate which property is the subject site. Please locate the site on these maps & photos. Thanks, Donna

---

From: Drogos, Donna, Env. Health
Sent: Thursday, December 07, 2006 6:51 PM
To: 'JAC21462@aol.com'; 'sthmp63@aol.com'; 'sthmp63@aol.com'
Cc: Seng, John, Env. Health
Subject: RO2933 - 1409-1417 12th St, Oakland - Re: Phase 1 ESA

Hi Joseph,

I am in the process of listing this site in the LOP Program & having the e-file created.

I am rejecting the report you have submitted below due to inaccuracies regarding the site's regional geologic & hydrogeological setting. This site is not located in the Santa Clara Valley as described in various sections in your report. I request that you review, revise, and correct your report to accurately represent this site and resubmit a revised report (indicating revision date). Please post your submittal, and all future submittals for this case to our ftp site. Also, as your report makes technical judgments and interpretations please also stamp your report with your professional certification.

If you do not have a password & the instructions to post to our ftp site, please contact John Seng to obtain this information.

Thank You, Donna

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

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

From: JAC21462@aol.com [mailto:JAC21462@aol.com]
Sent: Thursday, September 28, 2006 5:30 PM
To: Drogos, Donna, Env. Health
Subject: Phase 1 ESA 1409 12th Street, Oakland (minus Appendices E & F)

Ms. Drogos,

Attached is a copy of the Phase I ESA for 1409 12th Street in Oakland. I split up the Phase I ESA due to the file size. The attached copy does not have Appendices E and F. The soil and groundwater quality report for the property is included on Appendix H in the attached Phase I ESA.

Please call me at (510) 703-5420 if you have questions.

Thank You,

Joseph Cotton P.G.
Principal Geologist

Impact Environmental Services
39120 Argonaut Way, Ste. 223
Fremont, CA 94538
Phone (510) 7035420

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Thursday, December 07, 2006 7:11 PM
To: 'ppreslar@waterboards.ca.gov'
Subject: FW: RO2933 - 1409-1417 12th St, Oakland - Re: Phase 1 ESA

Pat - FYI

From: Drogos, Donna, Env. Health
Sent: Thursday, December 07, 2006 6:51 PM
To: 'JAC21462@aol.com'; 'sthmp63@aol.com'; 'sthmp63@aol.com'
Cc: Seng, John, Env. Health
Subject: RO2933 - 1409-1417 12th St, Oakland - Re: Phase 1 ESA

Hi Joseph,

I am in the process of listing this site in the LOP Program & having the e-file created.

I am rejecting the report you have submitted below due to inaccuracies regarding the site's regional geologic & hydrogeological setting. This site is not located in the Santa Clara Valley as described in various sections in your report. I request that you review, revise, and correct your report to accurately represent this site and resubmit a revised report (indicating revision date). Please post your submittal, and all future submittals for this case to our ftp site. Also, as your report makes technical judgments and interpretations please also stamp your report with your professional certification.

If you do not have a password & the instructions to post to our ftp site, please contact John Seng to obtain this information.

Thank You, Donna

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

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

From: JAC21462@aol.com [mailto:JAC21462@aol.com]
Sent: Thursday, September 28, 2006 5:30 PM
To: Drogos, Donna, Env. Health
Subject: Phase 1 ESA 1409 12th Street, Oakland (minus Appendices E & F)

Ms. Drogos,

Attached is a copy of the Phase I ESA for 1409 12th Street in Oakland. I split up the Phase I ESA due to the file size. The attached copy does not have Appendices E and F. The soil and groundwater quality report for the property is included on Appendix H in the attached Phase I ESA.

Please call me at (510) 703-5420 if you have questions.

Thank You,

Joseph Cotton P.G.
Principal Geologist

Impact Environmental Services
39120 Argonaut Way, Ste. 223
Fremont, CA 94538
Phone (510) 7035420

IMPACT
Environmental Services

39120 Argonaut Way, Suite 223
Fremont, CA 94538
Tel. (510) 703-5420

Phase I Environmental Site Assessment
1409-1417 12th Street
Oakland, California

September 5, 2006

Prepared for:

Mrs. Shirley Thompson
1155 Hopkins Street
Berkeley, California

Prepared by:

Impact Environmental Services Inc.
39120 Argonaut Way, Suite 223
Fremont, California

- Review of appropriate federal, state, and local regulatory agencies to reveal known hazardous waste sites or significant spills or leaks that may have occurred at the subject property or immediate vicinity.

- Review of site history through examination of historical aerial photographs, Sanborn Fire Insurance maps, and other relevant documentation.

- Preparation of this report in general accordance with the document entitled Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process (The American Society of Testing and Materials [ASTM], E 1527-2000).

2.0 PROPERTY CHARACTRISTICS & REGIONAL ENVIRONMENTAL SETTING

2.1 Subject Property Location

The Subject Property is located at 1409-1417 12th Street in the City of Oakland, County of Alameda, and State of California. The Subject Property Location Map and Site Plan are presented in Figures 1 and 2, respectively. A Parcel Map for the Subject Property and adjacent parcels is presented in Figure 3.

The subject Property comprises the following, Alameda County assessor parcel and corresponding street address.

Alameda County Assessor Parcel Number.	Parcel Addresses	Report Parcel Designation
004-063-06	1409-1417 12th Street	Subject Site

2.2 Subject Property Description

The Subject Property consists of a vacant 9720 square feet parcel. The elevation of the Subject Property is approximately 20 feet above mean sea level (USGS West Oakland 7.5 Minute Quadrangle). Portions of the site are paved with asphalt and the remainder of the site is covered by grass and soil as shown on Figure 2. Three mounds of soil up to 2 feet high were located in the southeast portion of the subject property. The Subject Property is bordered to the north by 12th Street and residential development, to the south by a vacant lot, on the east by Mandela Parkway, and to the west by a residential development. A Site Plan is provided in Figure 2.

2.3 Regional Physiographic Setting

The Subject Property is located in the Santa Clara Valley, a northwest-southeast trending structural basin that is bound on the southwest by the San Andreas Fault Zone and the Santa Cruz Coastal Mountains and on the northeast by the Hayward Fault, Calaveras Fault, and the Diablo Range. Regional topography slopes gently

to the west towards San Francisco Bay. Oakland Inner Harbor is the closest surface water; located approximately 1-mile north of the subject Property.

2.4 Regional Geologic Setting

During the Cenozoic Era (the last 65 million years), the region has been subject to a complex tectonic evolution as the ancestral California margin underwent transition from a convergent to a transform plate margin. During this period, the earth's crust was divided into smaller sinking blocks that formed basins and embayments. These are interspersed with zones of uplift that formed the highland areas.

The Subject Property is located within a basin known as the Santa Clara Valley. The Santa Clara Valley is a large structural depression containing unconsolidated alluvial deposits derived from the Diablo Range to the east and the Santa Cruz Mountains to the west. Sediment from slopewash, landslides, and gullies were carried downslope by shifting alluvial stream channels to the marshlands and the San Francisco Bay in time, infilling the Santa Clara Valley with alluvial material. Other sediments occupying the Valley originated from the marine environment that covered a portion of the basin. The basin generally consists of about 1,000 to 2,000 feet of these deposits that unconformably overlie bedrock formations. Alluvial material at and in the area are characterized by fine-grained alluvial fan and freshwater marsh deposits of relatively low permeability.

The San Francisco Bay Region is also one of the most seismically active regions in the United States and has a long history of extensive earthquake activity. The San Andreas Fault system, located approximately 15 miles southwest of the subject Property, separates the North American and Pacific tectonic plates. The subject Property lies on the North American plate and east of the tectonic zone juxtaposing these two tectonic plates. Other significant local faults of known or suspected seismic activity include the Hayward Fault (approximately 5-miles northeast) and the Calaveras Fault (approximately 15-miles east). The general trend of these faults is toward the northwest. The relative motions along the faults are strike-slip with right-lateral movement.

The Subject Property is within the eastern San Francisco Bay region where the climate is characterized by cool, wet winters and warm, dry summers. Rainfall in the region typically occurs between October and April and averages approximately 21 inches annually.

2.5 Soil and Groundwater Conditions

During a previous investigation at the subject property, groundwater was initially encountered between 10.5 and 13.5 below ground surface (bgs) and stabilized at approximately 11 feet bgs. However, groundwater in the vicinity of the subject property is known to generally flow to the west of southwest, towards San

CITY OF OAKLAND FIRE DEPARTMENT
Fire Prevention Bureau/ Hazardous Materials Program
250 Frank Ogawa Plaza, Suite 3341 Oakland, CA 94612
(510) 238-3927 - (510) 238-6739 Fax

Contaminated Site Case Transfer Form

Date	11/2/06
Agency	Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502
Attention	Donna L. Drogos, LOP/SLIC Program Manager

Site Information:

Site Responsible Party(s)	
Site Name	RESIDENTIAL / COMMERCIAL
Site Address	1409 - 1417 12th STREET
Site Phone	510 - 527-5702
Site Contractor/Consultant (if available)	IMPACT ENVIRONMENT
Site DBA	

Site Conditions:

UST				
USTs removed? # removed: UNK Date removed: UNK	Yes	☑	No	☐
Contents (circle): (gasoline) diesel waste oil heating oil (solvents) kerosene stoddard solvent other (specify) _____	Yes	☑	No	☐
Observations of system (holes, leaks)?	Yes	☐	No	☑
Observed contamination (free product, smell, soil/water discoloration)?	Yes	☑	No	☐
Detectable concentrations of soil and/or groundwater contamination?	Yes	☐	No	☐
○ Highest Concentration Detected in Soil Contaminant (specify) TPH G Concentration 1,500 ppm				
○ Highest Concentration Detected in Water Contaminant (specify) TPH G Concentration 110,000 ppb				
Unauthorized Release Form filed?	Yes	☑	No	☐
Future intended use if known? Specify RESIDENTIAL	Yes	☑	No	☐
NON-UST				
Former industrial use?	Yes	☐	No	☐
Detectable concentrations of soil and/or groundwater contamination?	Yes	☐	No	☐
○ Highest Concentration Detected in Soil Contaminant (specify) _____ Concentration _____ ppm				
○ Highest Concentration Detected in Water Contaminant (specify) _____ Concentration _____ ppb				
Future intended use if known? Specify _____	Yes	☐	No	☐
If available, attach pertinent reports				

Transferred as: LOP ☑ SLIC ☐

Level of Update requested: ☑ distribution list ☐ all meetings ☐ all site visits ☐ closure sign off ☐ all the above

Transfer requested by Inspector: LEROY GRIFFIN. AFM Date: 11/2/06

Transfer accepted by (ACEH): _____ Date: 11/2/06 11/2/06

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK)/ CONTAMINATION SITE REPORT

EMERGENCY ☐ Yes ☒ No

HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? ☐ Yes ☒ No

FOR LOCAL AGENCY USE ONLY
I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PERSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.
SIGNED _____ DATE 12/06/06

REPORT DATE 8-1-6

CASE #

REPORTED BY

NAME OF INDIVIDUAL FILING REPORT: Joseph A. Cotton
PHONE (510) 703-5420
SIGNATURE: Joseph A. Cotton

REPRESENTING
☐ LOCAL AGENCY ☐ REGIONAL BOARD
☐ OWNER/OPERATOR ☒ OTHER... PROPERTY OWNER

COMPANY OR AGENCY NAME: IMPACT ENVIRONMENTAL SERVICES

ADDRESS: 39120 ARGONAUT WAY, STE. 223 (STREET) FREMONT (CITY) CA (STATE) 94538 (ZIP)

RESPONSIBLE PARTY

NAME: MRS. SHIRLEY THOMPSON ☐ Unknown
PHONE (510) 527-5702

ADDRESS: 1155 HOPKINS ST. (STREET) BERKELEY (CITY) CA (STATE) 94702 (ZIP)

SITE LOCATION

FACILITY NAME (IF APPLICABLE): 1409-1417 12TH St. Oakland
OPERATOR: —
PHONE (510) 703-5420

ADDRESS: 1409 - 1417 12th St. (STREET) Oakland (CITY) ALAMEDA (COUNTY) 94607 (ZIP)

CROSS STREET: MANDELA PARKWAY

IMPLEMENTING AGENCIES

LOCAL AGENCY AGENCY NAME: CITY OF OAKLAND FIRE DEPT. HAZARDOUS MATERIAL DIV.
PHONE 510 238-7759

REGIONAL BOARD: SAN FRANCISCO BAY REGION
PHONE 510 622-2423

SUBSTANCES INVOLVED

(1) NAME: PETROLEUM AS GASOLINE – WATER UP TO 110,000 ug/L SOIL UP TO 1,500 mg/kg
QUANTITY LOST (GALLONS): _____ ☒ Unknown

(2) NAME: BENZENE – SOIL TO 5.9 mg/kg GROUNDWATER UP TO 5,800 ug/L
_____ ☒ Unknown

DISCOVERY/ABATEMENT

DATE DISCOVERED: SEPTEMBER 1999
HOW DISCOVERED ☐ Tank Test ☐ Tank Removal ☐ Nuisance Conditions ☐ Inventory Control ☐ Subsurface Monitoring ☒ Other... SOIL BORINGS IN 1999

DATE DISCHARGE BEGAN ☒ Unknown

HAS DISCHARGE BEEN STOPPED? ☐ Yes ☒ No UNKNOWN. APPEARS USTS removed. Residual TPHg & BTEX in SOIL & GROUNDWATER
IF YES, DATE

METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)
☐ Remove Contents ☐ Close Tank
☐ Repair Tank ☐ Change Procedure
☐ Replace Tank ☒ Other... APPEARS USTs WERE REMOVED
☐ Repair Piping

SOURCE/CAUSE

SOURCE OF DISCHARGE
☐ Tank Leak ☐ Piping Leak ☒ Unknown ☐ Other...

CAUSE(S)
☐ Overfill ☐ Corrosion ☐ Rupture/Failure ☒ Unknown ☐ Spill ☐ Other...

CASE TYPE

CHECK ONE ONLY
☐ Undetermined ☐ Soil Only ☒ Groundwater ☐ Drinking Water - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS

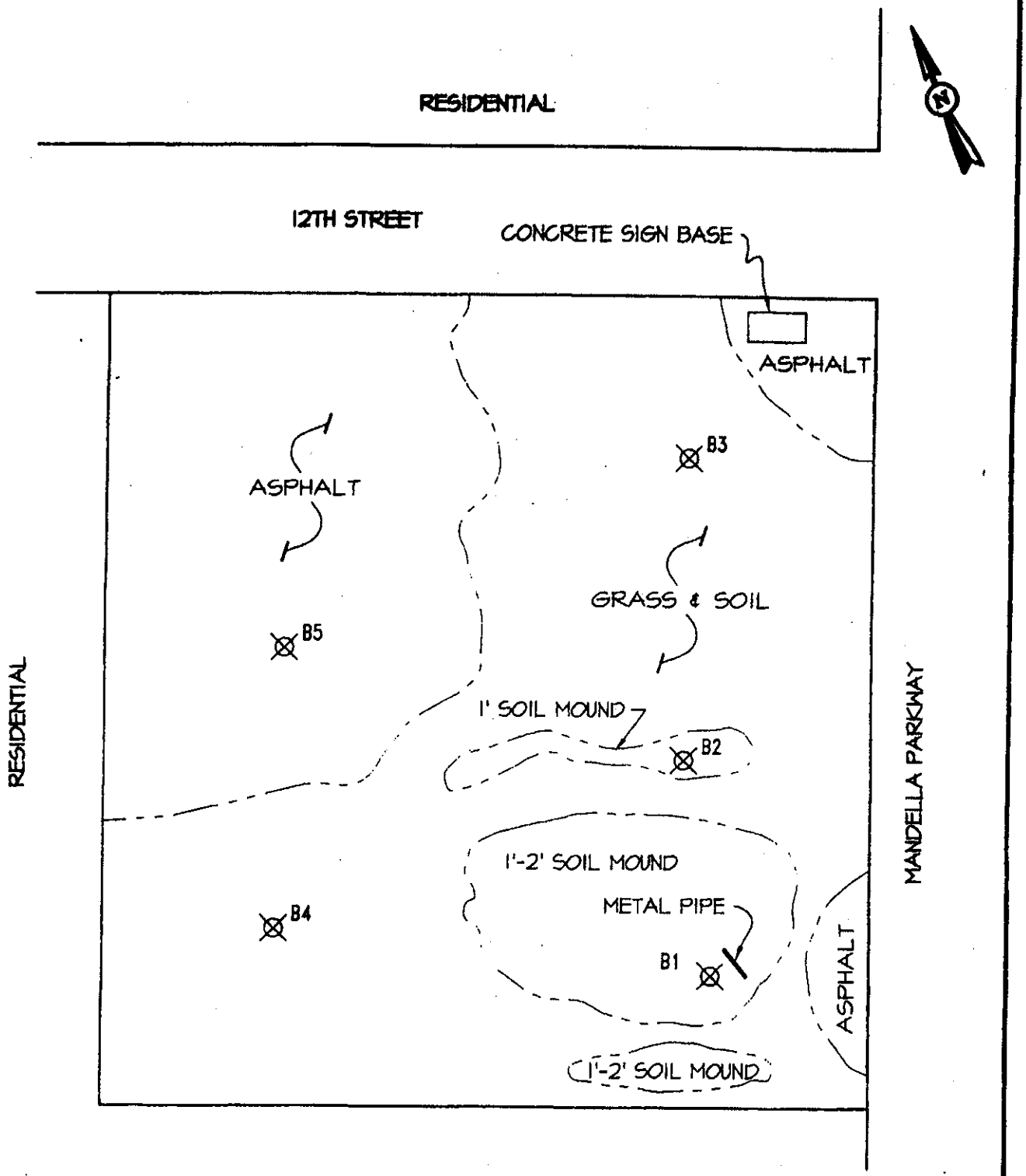
CHECK ONE ONLY
☐ No Action Taken
☐ Leak Being Confirmed
☐ Remediation Plan
☐ Preliminary Site Assessment Workplan Submitted
☐ Preliminary Site Assessment Underway
☐ Case Closed (Cleanup Completed or Unnecessary)
☒ Pollution Characterization INCOMPLETE CHARACTERIZATION
☐ Post Cleanup Monitoring in Progress
☐ Cleanup Underway

REMEDIAL ACTION

CHECK APPROPRIATE ACTION(S)
☐ Cap Site (CD)
☐ Contamination Barrier (CB)
☐ Vacuum Extract (VE)
☐ Excavate & Dispose (ED)
☐ Excavate & Treat (ET)
☐ No Action Required (NA)
☐ Remove Free Product (FP)
☐ Pump & Treat Groundwater (GT)
☐ Treatment at Hookup (HU)
☐ Enhanced Bio Degradation (IT)
☐ Replace Supply (RS)
☐ Vent Soil (VS)
☒ Other... NO ACTION TAKEN TO DATE OTHER THAN UST REMOVED

COMMENTS

TPHg & BTEX detected in soil in SEPTEMBER 1999 during SUBSURFACE CHARACTERIZATION. ADDITIONAL CHARACTERIZATION & SITE REMEDIATION STILL NEEDED.



IMPACT ENVIRONMENTAL SERVICES	LEGEND		SITE PLAN	FIGURE
BEI JOB NO. 99066 / DATE 8-18-99	B1	GEOPROBE BORE LOCATION	1409 to 1417 12TH ST., OAKLAND, CA	2

Drogos, Donna, Env. Health

From: JAC21462@aol.com
Sent: Thursday, September 28, 2006 5:30 PM
To: Drogos, Donna, Env. Health
Subject: Phase 1 ESA 1409 12th Street, Oakland (minus Appendices E & F)
Follow Up Flag: Follow up
Flag Status: Blue
Attachments: Phasel-ESA-1409 12th Str.-Oakland.pdf

Ms. Drogos,

Attached is a copy of the Phase I ESA for 1409 12th Street in Oakland. I split up the Phase I ESA due to the file size. The attached copy does not have Appendices E and F. The soil and groundwater quality report for the property is included on Appendix H in the attached Phase I ESA.

Please call me at (510) 703-5420 if you have questions.

Thank You,

Joseph Cotton P.G.
Principal Geologist

Impact Environmental Services
39120 Argonaut Way, Ste. 223
Fremont, CA 94538
Phone (510) 7035420

Drogos, Donna, Env. Health

From: JAC21462@aol.com
Sent: Thursday, September 28, 2006 5:37 PM
To: Drogos, Donna, Env. Health
Subject: Phase 1 ESA (Appendices E & F)1409 12th Street, Oakland
Follow Up Flag: Follow up
Flag Status: Blue
Attachments: Phasel-ESA-1409 12th Oakland-Appendices E & F.pdf

Ms. Drogos,

Attached is a copy of Appendices E & F for the Phase I ESA at 1409 12th Street in Oakland.

Please call me at (510) 703-5420 if you have questions.

Thank You,

Joseph Cotton P.G.
Principal Geologist

Impact Environmental Services
39120 Argonaut Way, Ste. 223
Fremont, CA 94538
Phone (510) 7035420

Drogos, Donna, Env. Health

From: JAC21462@aol.com
Sent: Thursday, September 28, 2006 1:41 PM
To: Drogos, Donna, Env. Health
Subject: Request for Directive Letter for 1409 12th Street, Oakland for OSCA Grant
Follow Up Flag: Follow up
Flag Status: Blue
Attachments: OFD Directive&Refer-1409 12th St., Oakland.pdf; 1409OSCA-SiteDescriptionz.DOC

Ms. Drogos,

My name is Joseph Cotton and I am an environmental consultant representing Mrs. Shirley E. Thompson; owner of the property located at 1409 12th Street in Oakland. Mrs. Thompson is applying for an RWQCB Orphan Site Cleanup Account (OSCA) grant to characterize and cleanup the property. According to Pat Preslar of the RWQCB Financial Assistance Office, the OSCA pre-grant documents cannot be completed until a letter directing characterization of the site is issued to Mrs. Thompson from the lead regulatory agency.

LeRoy Griffin (OFD) referred regulatory oversight of the property to Alameda County Environmental Health Local Oversight Program. Pat said that she spoke with you last week and you had not received site background information or the OFD referral letter. To expedite matters, I have attached a copy of the OFD Referral letter and unauthorized release form. Background information (the Phase I ESA for the property) will be sent in a separate email due to the size of the file . The soil and groundwater quality report for the property is included on Page 306 in the attached Phase I ESA.

The property is currently vacant, but operated as a gasoline service station circa 1960 to circa 1970. According to a previous environmental investigation conducted at the property, fuel releases from the services station resulted in residual TPH and BTEX contamination in soil and groundwater at the property.

According to the report, the USTs have been removed from the property. THPg was detected in groundwater samples collected from the property at concentrations up to 110,000 ug/L and benzene was detected up to 32 ug/L. The concentrations of TPHg and benzene detected in groundwater are above ESLs for residential land-use. Also, the extent of TPH and BTEX in soil and groundwater at the subject property has not been adequately delineated.

On behalf of Mrs. Thompson, we respectfully request that ACEH LOP review the attached documents and provide regulatory oversight and a directive letter for the subject property.

The OSCA grant application requires that a scope of work (SOW) and budget be developed for the property to give the RWQCB a general sense of the extent of the work and associated cost that will be required for the property. According to Pat, the SOW in the OSCA grant application must be consistent with general recommendations from the lead regulatory agency and approved by the agency before the pre-grant documents can be processed. Based on the results of the soil and groundwater quality report and some extrapolation of anticipated findings (for grant application purposes), I recommended the following SOW in the OSCA application:

- Preparation of a Soil and Groundwater Quality Work plan
- Installing Exploratory Borings and Temporary Soil-vapor Probes, Sample Collection, and Reporting
- Installing Groundwater Monitoring/Extraction Wells and Soil-Vapor Extraction Wells (for Interim Remedial Action and Monitoring) and Reporting
- Conducting Quarterly Groundwater Monitoring and Reporting
- Conducting SVE-Pilot Test, Groundwater Pumping Tests, Free-Product Bail-Down Tests and preparing a and Pilot-Test Results/Feasibility Study Report
- Preparing a Corrective Action Plan

I am also attaching a copy of the OSCA Pre-Grant Scope of Work so you can get a sense of the work that we are proposing. Any help you can provide on this matter is greatly appreciated.

Please call me at (510) 703-5420 if you have questions.

Thank You,

Joseph Cotton P.G.
Principal Geologist

Impact Environmental Services
39120 Argonaut Way, Ste. 223
Fremont, CA 94538
Phone (510) 7035420

Drogos, Donna, Env. Health

From: Griffin, Leroy [LGriffin@oaklandnet.com]
Sent: Thursday, September 21, 2006 12:37 PM
To: Drogos, Donna, Env. Health
Subject: RE: 1409-1417 12th st

I will get them to you asap. This is a site I spoke with you about earlier this year. I will call you before I bring the file over so I can discuss this case with you. Thanks

LeRoy Griffin, Assistant Fire Marshal
Oakland Fire Department/ Fire Prevention Bureau
250 Frank Ogawa Plaza, Suite 3341
Oakland, CA 94612
Wk (510) 238-7759, Fax (510) 238-6739
e-mail lgriffin@oaklandnet.com

-----Original Message-----
From: Drogos, Donna, Env. Health [mailto:donna.drogos@acgov.org]
Sent: Thursday, September 21, 2006 11:31 AM
To: lgriffin@oaklandnet.com
Subject: 1409-1417 12th st

Hi Leroy,

I'm getting correspondence from the SWRCB Orphan site group about the above site & they are referring the consultant to me. SWRCB indicates that this is a brand new site that you are transferring over to us? Let me know when the case transfer & reports will be sent over. Please include all site investigation reports, and UST info (removal reports, UST permits, UST removal inspection reports, tank permit forms, etc). If you have our old file for the site that would help also.

As we discussed, I will also revise the case transfer form so it lists the documents we need.

Thanks! & I hope all is well with you. Donna

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

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

CITY OF OAKLAND

250 FRANK OGAWA PLAZA, SUITE 3341 • OAKLAND, CALIFORNIA 94612

Fire Department
Fire Prevention Bureau
Hazardous Materials Management Program

(510) 238-7759
FAX: (510) 238-7761
TTY/TDD: (510) 238-6884

June 27, 2006

Ms. Shirley Thompson
1155 Hopkins Street
Berkeley, CA 94702

Re: **Case Referral to Alameda County Environmental Health Services**
Vacant Parcel 1409 – 1417 12th Street, Oakland, California

Ms. Thompson:

Based on the documents produced by Blymer Engineers, Inc., Preliminary Soil and Groundwater Quality Assessment (August 25, 1999); there is evidence of soil contamination in the range of 1,000 to 1500 ppm (BTEX) in the area that defines the underground tank system located on the property at 3701 Martin Luther King Jr. Way.

As a result of the findings that the aforementioned documents have illuminated, our office will be forwarding the case to the Alameda County Environmental Health Department or the Regional Water Quality Control Board for their consideration relative to a determination of the final disposition of the site located at 1409 – 1417 12th Street, Oakland California, 94609.

If you have any questions, you may contact this office, the Oakland Fire Department, Fire Prevention Bureau, Hazardous Material Program) at (510) 238-7759.

Please contact me at (510) 238-7759 if you have any questions regarding this matter.

Sincerely,

LeRoy Griffin
Assistant Fire Marshal

EXHIBIT A
SCOPE OF WORK
1409 12th STREET , OAKLAND, CALIFORNIA

BACKGROUND:

Site Description

The subject property is located on the southwest corner of 12th Street and Mandela Parkway in the City of Oakland, County of Alameda, and State of California. The subject Property comprises Alameda County assessor parcel 004-063-006. Single-family residential development borders the subject property to the south and east. 12th Street and Mandela Parkway bound the subject property to the immediate north and west, respectively. Residential development is located across both Mandela Parkway and 12th Street.

A retail gasoline service station operated at the site from the mid-1950s to circa 1969. The service station purportedly only dispensed gasoline from tanks. Sanborn Fire Insurance maps indicate the USTs were located in the southeast corner of the property. All features associated with the gasoline station appear to have been demolished and removed between 1967 and 1970. No records were located that indicate when or if the underground storage tanks associated with service station operations were removed from the subject property.

Edward and Shirley Thompson purchased the subject property from Burmah Oil and Gas Company in 1973. The subject property was a vacant lot at the time of the purchase. According to Mrs. Thompson, neither she nor her husband was aware that the subject property was a former gasoline service station. Mrs. Thompson also stated that the fact that the site was a former gasoline service station was not disclosed to either her or her husband during the purchase of the property.

Preliminary Soil and Groundwater Quality Assessment- August 1999

In August 1999, East Bay Asian Local Development Corporation (EBALDC) contracted Blymer Engineers of Alameda, California to conduct a subsurface investigation at the subject property. EBALDC was considering purchasing the subject property from Mrs. Thompson to allow infill development of three single-family, affordable housing units.

A magnetometer survey was conducted at the subject property as part of the subsurface investigation. The magnetometer survey did not find any magnetic anomalies indicative of underground storage tanks. Five exploratory borings (B-1through B-5) were installed at the property and soil and groundwater grab samples were collected and analyzed for total petroleum hydrocarbons as gasoline (TPHg) by modified EPA Method 8015, and benzene, toluene, ethylbenzene and total xylenes (BTEX) and methyl *tert*-butyl ether (MTBE) by EPA Method 8020. Data collected during the preliminary site investigation identified the presence of significant concentrations of TPHg and BTEX in soil and groundwater beneath the subject property. TPHg was detected in soil at concentrations of up to 1,500 milligrams per kilogram (mg/kg). TPHg was detected in groundwater at concentration up to 110,000 micrograms per liter (ug/L) and benzene at concentrations of up to 5,800 ug/L. The concentration of TPHg in groundwater is indicative of free-product in groundwater. The concentrations of TPHg and BTEX in soil and groundwater exceed established Environmental Screening Levels for residential and commercial development.

Phase I Environmental Site Assessment-July 2006

In July 2006, Mrs. Thompson retained Impact Environmental Services to conduct a Phase I Environmental Site Assessment (Phase I ESA) to provide additional historical information and to provide supporting documentation for the Orphan Site Cleanup Account (OSCA) application. Results of the Phase I ESA indicated that the subject Property was not currently on any government environmental databases. However, historical records indicate that a gasoline service station operated at the subject

property from circa 1957 to circa 1969. Records appear to indicate that during operation of the service station; at least four USTs were buried beneath the subject property. No records were located that indicate when or if the underground storage tanks associated with service station operations were removed from the subject property.

In the Phase I, Impact recommended collection and analysis of additional soil and groundwater samples to define the extent of TPHg and BTEX at the subject property. Impact further recommended the removal of any soil and groundwater with residual concentrations of constituents of concern (TPH and BTEX) above respective environmental screening levels.

In September 2006, Oakland Fire Department referred the site to Alameda County Local Oversight Program (ACDEH) for regulatory oversight and guidance.

WORK TO BE PERFORMED BY GRANTEE:

Grantee shall conduct response actions located at 1409 12th Street in Oakland, California.

The Grantee shall be responsible for the performance of the work as described herein.

a) The Grantee shall immediately notify the State Water Board Grant Manager and propose an amendment agreement in the event that, for reasons beyond the reasonable control of the grantee or reasons that cannot be anticipated at the execution of the agreement, the response action exceeds the scope or budget of the agreement or it becomes apparent that the grantee will be unable to complete the work. The proposed amendment must include the following:

1) Justification for amendment;
2) A description of the additional services required to complete the Scope of Work.

SCOPE OF WORK

Past Eligible Assessment Response Work Conducted

If Applicant has incurred eligible response costs since January 1, 2005, indicate here by identifying the response actions conducted.

Phase I Environmental Site Assessment	**$ 2,500**

Total eligible assessment response action costs incurred to date:	**$ 2,500**

Proposed Assessment Response Work

Task I- Prepare Supplemental Soil and Groundwater Quality Investigation Workplan

A workplan to fully characterize the extent of hydrocarbons and BTEX in soil, soil-vapor, and groundwater is needed at the subject property. The workplan will also cover interim remedial measures for groundwater contamination and is expected to consist of dual-phase extraction of soil-vapor and groundwater impacted by hydrocarbons. The proposed assessment and response work will be performed in a phased approach. The proposed work includes several tasks beginning with the preparation of a workplan to: 1) delineate the extent and monitor the dissolved and free-product hydrocarbon groundwater plume via exploratory borings; 2) determine the direction of groundwater flow; and 3) to evaluate the human health risks associated with potential volatilization of hydrocarbons from subsurface soils and groundwater to indoor air. The workplan will be prepared by IMPACT and submitted to the RWQCB. Upon approval of the workplan, IMPACT anticipates that the following tasks will be conducted at the site.

Task II– Install Exploratory Borings, Piezometers, Soil-Vapor Probes, Lab Analysis, and Report

Impact anticipates that the RWQCB will require that the extent of petroleum hydrocarbons and BTEX in soil, groundwater, and potential indoor air (from the unauthorized release of fuel at the subject property) be fully delineated. The supplemental site assessment work will consist of the installing twelve (12) exploratory soil borings using direct push technology (Geoprobe, Hydropunch, or similar technology). Soil samples will be collected from each boring at 1, 5, 10, and 15, feet bgs. Soil samples collected from 1-fet bgs will be analyzed for total lead. The remainder of the samples will be analyzed for TPHg, TPH as motor oil (TPHmo), TPH as diesel with silica gel cleanup (TPHd), BTEX, MTBE, and LUFT metals; cadmium, chromium, lead, zinc, and nickel. Groundwater grab samples will be collected from each boring and analyzed for TPHg, TPHd, TPHmo, BTEX, and MTBE. Four of the 12 borings will be converted to temporary piezometers that will be used to calculate the direction of groundwater flow. The information from the exploratory borings and temporary piezometers will be used to delineate the extent of soil contamination and the dissolved hydrocarbon plume. The results of this investigation will also be used to select the most appropriate locations for groundwater monitoring wells, soil vapor extraction (SVE) wells and groundwater extraction wells that will be used during pilot testing..

In addition, 12 temporary soil-vapor probes will be installed to 5 feet bgs and soil-gas samples collected and analyzed to evaluate the human health risks associated with potential volatilization of hydrocarbons from subsurface soils and groundwater to indoor air. Soil-gas samples will be analyzed for TPHg, BTEX, and MTBE by EPA Method TO-3. The results of this investigation will also be used to select the most appropriate locations for soil vapor extraction (SVE) wells that will be used during pilot testing.

A technical report presenting the results of Task II field activities and including recommendations for additional work, will be submitted to the ACDEH upon completion of the fieldwork.

Task III – Install Groundwater Monitoring Well and SVE Well, Well Development and Surveying

Based on the results of the soil and groundwater samples previously collected from the property and data collected during Phase II, six 2-inch groundwater monitoring wells will be installed to allow monitoring of hydrocarbons in groundwater, the direction of groundwater flow, and the migration of the dissolve groundwater plume. In addition, twelve soil-vapor extraction wells will be installed in groundwater hot spots and used to accommodate interim remedial measures

which we anticipate will include groundwater extraction and soil-vapor extraction and possible free-product recovery and treatment near borings B-2, B-3 and B-5.

The locations of the groundwater monitoring wells and soil-vapor extraction wells will be based on the results of groundwater samples previously collected from the property and data collected during Task II. The wells will be developed to remove sediment introduced to the well during installation. The well will also be surveyed for vertical and horizontal control. A technical report that presents the results of this task including recommendations for additional work, will be submitted to the ACDEH upon completion of the fieldwork.

Task IV – Quarterly Groundwater Monitoring

It is anticipated that groundwater monitoring wells will be monitored for four consecutive quarters. Groundwater samples will be collected and analyzed for TPHg, TPHd, TPHmo, BTEX, and MTBE. Groundwater elevations and free-product levels will also be measured during each monitoring event. Technical reports will be prepared following each quarterly sampling event and submitted to ACDEH upon completion.

Task V– Free-Product Bail-Down Test, Pumping Tests, Slug Tests, SVE Pilot Testing and Feasibility Study

A free-product bail-down test will be conducted to measure the rate of free-product recovery to determine (active or passive free-product recovery methods) the most effective method of free-product recovery. Two 4-inch groundwater extractions well will be installed in the most appropriate areas as determined by Task II to accommodate groundwater extraction and pumping tests. The wells will be developed to remove sediment introduced to the well during installation. The well will also be surveyed for vertical and horizontal control. The pumping and step-test data will also be used to get a sense of the optimum groundwater pumping rate, radius of influence, hydraulic conductivity, the size of pump that will be required during for groundwater extraction, and to get a general estimate of aquifer hydraulic properties. Slug tests will be conducted on groundwater monitoring wells to get localized hydraulic properties near monitoring wells. Groundwater and free-product from the tests will be discharged to a storage tank pending profiling and discharge to the sanitary sewer or disposal/recycling. Water in the storage tank will be sampled and used as baseline chemical information for the NPDES permit described in Task VII.

A soil-vapor extraction system (SVE) pilot test will be conducted for feasibility testing for the corrective action planning purposes. A SVE system will be operated at the subject site for one week to evaluate this technology as a viable cleanup method for the subject property. For two of the seven days, the SVE system will be operated in conjunction with the groundwater extraction to evaluate exposed smear-zone vapor extraction rates with rates when groundwater is lowered. Prior to and following completion of SVE pilot test, well-vapor samples will be collected in summa canisters and analyzed for TPHg, BTEX, and MTBE using EPA Method TO-3. SVE wells will be monitored for vacuum, flow, water level, hydrocarbon vapor concentration, oxygen and carbon dioxide. Step vacuum tests will be conducted to determine well response with various stinger depths and applied vacuum levels. Soil vapor will be treated using a CAT OX system. Extraneous groundwater from the SVE test will be discharged to a storage tank. The soil-vapor chemical results will be used when applying for the BAAQMD permit.

A work plan describing groundwater hydraulic testing and soil vapor flow analysis will be submitted to the ACDEH for approval. A SVE & Groundwater Pumping Test and SVE Pilot-Test report that presents the results of the groundwater hydraulic testing and soil-vapor pilot tests will be prepared and submitted to the ACDEH for review and approval. In addition, this report will contain a feasibility study (FS) that will evaluate alternative remedial options for soil and groundwater contamination at the site.

Task VI– Prepare Corrective Action Plan

A corrective action plan presenting a final remedial action will be selected from the alternatives evaluated in the FS, provided the extent of hydrocarbon contamination in soil and groundwater contamination has been adequately delineated. The CAP will be submitted to the ACDEH upon completion of the fieldwork.

Task VII – Unforeseen Additional Work- Project Contingency

A contingency of 10% of the total project cost will be allotted for additional and unforeseen environmental response or assessment that may need to be performed as part of this project.

Linda S. Adams
Secretary for
Environmental Protection

State Water Resources Control Board

Division of Financial Assistance
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Arnold Schwarzenegger
Governor

2006 SEP 18 PM 4:16

SEP 15 2006

Alameda County
Environmental Health

SEP 19 2006

Donna Droggos
Alameda County EH
1131 Harbor Bay Parkway, Ste 250
Alameda, CA 94502-6577

NOTIFICATION OF RECEIPT OF ORPHAN SITE CLEANUP ACCOUNT APPLICATION
FILE NUMBER: B0038
FOR SITE ADDRESS: 1409-1417 12th STREET, OAKLAND, CA

The State Water Resources Control Board (State Water Board) , Division of Financial Assistance has received and approved as eligible an application for the Orphan Site Cleanup Account (OSCA) from Shirley E. Thompson for 1409-1417 12th Street, Oakland. This application has been assigned file number B0038. Please provide this number when making any inquiries regarding this application.

Alameda County Environmenal Health has now been identified as the Lead Regulatory Agency to oversee the cleanup of contaminated soil and groundwater from leaking underground storage tanks at the subject site. As the identified Lead Regulatory Agency, you will receive copies of all correspondence sent to the applicant from the OSCA Program.

Eligible applications are placed on the OSCA Priority List in accordance with Section 2814.29 of the OSCA Regulations, Title 23, Division 3, Chapter 18, Article 7 of the California Code of Regulations.

The OSCA program was created to encourage the cleanup of "brownfield" petroleum underground storage tank contaminated sites where there is no financially responsible party. These sites represent a special problem because they prevent and delay community redevelopment. Due to statutory time limitations the State Water Board will encourage expeditious site assessment and cleanup of approved OSCA projects. Your assistance is requested to help move OSCA funded projects forward toward site cleanup. OSCA Program staff looks forward to working with you on the above project.

If you have questions, please contact me at (916) 341-5756.

Sincerely,

Pat Preslar

Pat Preslar
Orphan Site Cleanup Account
Special Programs Unit