

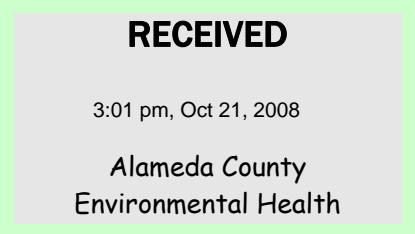
CITY OF OAKLAND



250 FRANK OGAWA PLAZA, SUITE 3341

• OAKLAND, CALIFORNIA 94612

Fire Department
Fire Prevention Bureau
Hazardous Materials Management Program



(510) 238-3927
FAX: (510) 238-6739
TTY/TDD: (510) 238-6884

July 15, 2005

Ms. Ila Gordon
6239 College Ave.
Oakland, CA 946

**RE: SOIL SAMPLING AND LABORATORY REPORT FOR SITE RED HANGER CLEANERS
LOCATED AT 6235 COLLEGE AVENUE, OAKLAND CA.**

Dear Ms. Gordon:

Oakland Fire Department has reviewed the soil sampling and laboratory report prepared and submitted on your behalf by EFI Global dated June 2, 2005 EFI PN:98360-00-051. It should be noted that Volatile Organic Compounds (PCE) in low concentrations were found in soil at a depth of 3 to 4 feet bgs.

While the levels indicated in the report are below California Regional Water Quality Control Board, Environmental Screening Levels for commercial/industrial properties it is a recommendation that additional site characterization be accomplished should the use of the property changes.

Therefore, based on the information provided in the above reference report and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action is required by this agency. In addition, this site will be entered into the City of Oakland, Permit Tracking System for monitoring.

Sincerely,

LaROY GRIFFIN
Assistant Fire Marshal
Hazardous Materials Program Manager

cc: Mr. Mark Williams

**EFI Global**

Complex Issues • Solid Solutions

111 Deerwood Road
Suite 195
San Ramon, CA 94583
Tf: 800-606-0844
Tel: 925-820-9580
Fax: 925-820-9587
www.efiglobal.com

June 2, 2005

Leroy Griffin
Oakland City Fire Department
1605 Martin Luther King Jr. Way
Oakland, California 94612

**Re: Request for No Further Action – Red Hanger Cleaners, 6235 College Avenue, Oakland, California
EFI PN: 98360-00-051**

Dear Mr. Griffin:

On behalf of the Red Hanger Cleaners Site, EFI Global (EFI) is requesting that the City of Oakland Fire Department (COFD) review the findings summarized in this letter and provide written confirmation that "no further action" is needed to address the low concentrations of tetrachloroethene (PCE) at the above-mentioned property. The Site location is shown on Figure 1, and the Site Layout is shown on Figure 2.

Background

As part of a property transaction, AEI Consultants, conducted a Phase I Environmental Site Assessment (Phase I ESA) of the Subject Property in March 2005. The findings of their site assessment are summarized below:

- The Subject Property is located on the west side of College Avenue in a mixed commercial and residential area of Oakland. The Subject Property is identified by Alameda County Tax Assessor's Parcel Number (APN) 48A-7069-9-1 and is approximately 0.17 acres. The mailing address for the Subject Property is 6239 College Avenue, Oakland, California.
- The Subject Property is developed with a three-story building that was developed in 1986 and is currently occupied by the Red Hanger Cleaners on the first floor with offices on the second and third floors.
- Historical information gathered during AEI's assessment revealed that the Subject Property was occupied by an automobile garage and store in at least 1929, by Berkeley Fuel and Supply in at least 1941, and by a restaurant, plumbing and pipe threading store, and automobile garage in at least 1951. In 1985 plans for site improvements including grading permits and permits to remove a reported former gasoline underground storage tank (UST) were filed (see below). From 1986 to 1987 the current three-story office building was constructed.

Leroy Griffin
June 2, 2005
Page 2 of 5

- According to the City of Oakland Building and Planning Department (OBPD), a building plan record for the Subject Property indicated that a 1,000-gallon gasoline UST might have been present on the northwest corner of the Subject Property. The location of the UST was noted as "un-determined"; however, a fill pipe was noted in the plans reviewed. Permits to remove the reported UST were filed in 1986; however, no supporting information was noted in the files that documented any removal activities associated with the permits. It was also noted that no records of a UST were on file at the City of Oakland Fire Department or in the regulatory databases summarized in the Environmental Data Resources Inc. (EDR) radius report requested by AEI.
- The dry cleaning operations currently at the property consist of two closed-looped dry cleaning machines containing approximately 20 gallons of PCE in each. No floor drains are located adjacent to the machines, and no obvious signs of leakage, stains, or releases were noted during the field inspection conducted by AEI.
- AEI concluded in their report that a subsurface investigation be conducted in association with the reported former UST and dry cleaning operations.

In response to the environmental issues reported in the Phase I ESA, AEI conducted a geophysical survey and soil and groundwater sampling investigation on May 3, 2005. The information from their phase II investigation is summarized below:

- AEI conducted a geophysical survey using both electro-magnetic survey and ground penetrating radar equipment in the northwest corner area of the property to evaluate the presence of a suspected UST. The survey identified an anomaly that appeared to be a backfilled excavation approximately 8 feet deep.
- The subsurface scope of work included drilling five locations (SB-1 through SB-5) to depths of 26 feet below ground surface (bgs) for SB-1 and 12 feet bgs for SB-2 through SB-5. SB-1, SB-2, and SB-3 were located on the assumed down-gradient side of the dry cleaning machines, SB-4 was located on the up-gradient side of the machines, and SB-5 was located in the center of the backfilled excavation area of the former UST.
- Soil boring logs are included in Attachment 1 for reference. The soils at Subject Property consisted of primarily silty clays to a depth of 10 to 12 feet, clayey silt to clayey gravel from 14 feet bgs to approximately 24 feet bgs, and sandy gravelly silt to gravelly silty sand from approximately 24 to 26 feet bgs.
- Groundwater was first encountered in SB-1 at a depth of approximately 24 feet bgs in the sandy gravelly silt to gravelly silty sand zone. According to the soil boring log, after approximately 5 minutes the static level was observed at 18 feet bgs. According to groundwater information obtained in AEI's Phase I ESA for nearby offsite properties, the groundwater flow direction in the vicinity of the Subject Property has been reported to flow to the southwest at 15 to 20 feet bgs.



June 28, 2005

Leroy Griffin
Oakland City Fire Department
1605 Martin Luther King Jr. Way
Oakland, California 94612

Re: **Confirmation Sample Results – Red Hanger Cleaners, 6235 College Avenue, Oakland, California**
EFI PN: 98360-00-051

Dear Mr. Griffin:

EFI is pleased to submit this report documenting the findings of the confirmation sampling investigation conducted on June 28, 2005. On behalf of the Red Hanger Cleaners Site and at your request, EFI Global (EFI) collected one grab groundwater sample (SB-6) directly down gradient of the dry cleaning units at the Subject Property.

We hope that these findings will be in support of our previous “no further action” request for the Subject Property regarding the residual concentrations of tetrachloroethene (PCE) detected in the shallow soil and groundwater samples collected from the property in May 2005 by AEI Consultants. The Site location is shown on Figure 1, and the Site Layout is shown on Figure 2.

Field and Laboratory Methodology

The following sections discuss activities that were conducted as part of the subsurface investigation conducted on June 28, 2005.

Pre-field Activities

The purpose of the pre-field activities was to appropriately plan the work and to ensure that onsite personnel were prepared for potential safety hazards at the property. The pre-field activities included the following:

- EFI prepared a site specific Health and Safety Plan (HASP) for the work proposed in accordance with the requirements of the State of California General Industry Safety Order (GISO) 5192 and Title 29 Code of Federal Regulations, Section 1910.120 (29 CFR 1910.120). The HASP detailed the work to be performed, safety precautions, emergency response procedures, nearest hospital information, and onsite personnel responsible for managing emergency situations. Prior to starting work, a “tailgate” safety meeting including discussion of the safety hazards and precautions relevant to the particular job was held with

all personnel working on the job. A copy of the HASP was kept onsite during field activities.

- The borehole locations were marked with temporary white marking paint. Underground Service Alert (USA) was notified at least 48 hours prior to performing drilling as required by law.
- In addition, EFI utilized California Utility Surveys (CU Surveys) to locate utility lines in the vicinity of the proposed borings prior to drilling.
- EFI obtained the appropriate soil boring permits (Permit No. W2005-0662) from the Alameda County Public Works Agency.

Field Investigation

On June 28, 2005, Ecology Control Associates (C-57 Lic. #695970), under the supervision of EFI, advanced one (1) borehole (SB-6) at the subject property as depicted on Figure 2. The exterior borehole was installed using a truck-mounted Geoprobe. One grab water samples collected the borehole using a dedicated Teflon bailer.

The borehole was inspected for physical characteristics indicative of adverse impacts, such as unusual odors, colors/hues, and chemical sheens. The borehole was continuously cored to a depth of 20 feet bgs. A hand held photo-ionization detector (PID) was used to screen the soil. No VOCs were noted in the soil cores collected in the field. The soils consisted of brown silty clays to 8 feet bgs, clays from 8 to 12 feet bgs, and clayey silts from 12 to 20 feet bgs. Groundwater was encountered at a depth of approximately 20 feet bgs and stabilized at a static level of approximately 16 feet bgs. No odors were noted in the groundwater sample collected.

The groundwater samples were placed in HCL preserved 40-ml glass laboratory supplied VOAs, labeled, and placed into a cooler maintained at 4 degree Celsius or lower.

Analytical Methodology

Samples collected during the investigation were analyzed using United States Environmental Protection Agency (USEPA)-approved methods:

- USEPA Method 8260 for volatile organic compounds (VOCs)

Laboratory analytical data sheets and chain of custody record are included in as an Attachment.

Findings

From the field observations, both visually and field screening with the PID unit, no adverse odors or presence of PCE was noted. Results from the laboratory indicated that PCE was detected in the groundwater sample at a concentration of 15 ppb, and chloroform at a concentration of 0.83 ppb.

Conclusions

The purpose of collecting the groundwater samples from SB-6 was to confirm the presence of PCE previously detected in a grab groundwater sample collected in SB-1 (48 ppb).

Based on the soil data previously collected it appears that the shallow soil contains low levels of PCE, but this compound is not present in the deeper unsaturated zone. Therefore, it is possible that the low concentration of PCE detected in the groundwater is not attributed to PCE in shallow soil at the Site.

The source(s) of the PCE detected in the groundwater below the Subject Property are still not known at this time; however based on the results of the groundwater samples collected at SB-1 and SB-6, the concentrations of PCE appear to be low and not of significant concern at this time.

Conclusions

From the data and historical review, EFI does not recommend any further assessment of the PCE in the soil and groundwater at the Subject Property.

The implication of any further investigation may have a significant material affect on any future property transaction. EFI respectfully requests that the City of Oakland Fire Department review this additional data presented above in response to the previous request for "no further action".

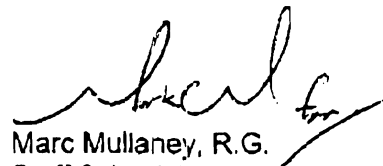
If you have any questions regarding this letter, please contact the undersigned at 925-820-9580.

Sincerely,

EFI GLOBAL, INC.



Mark B. Williams
Senior Project Manager

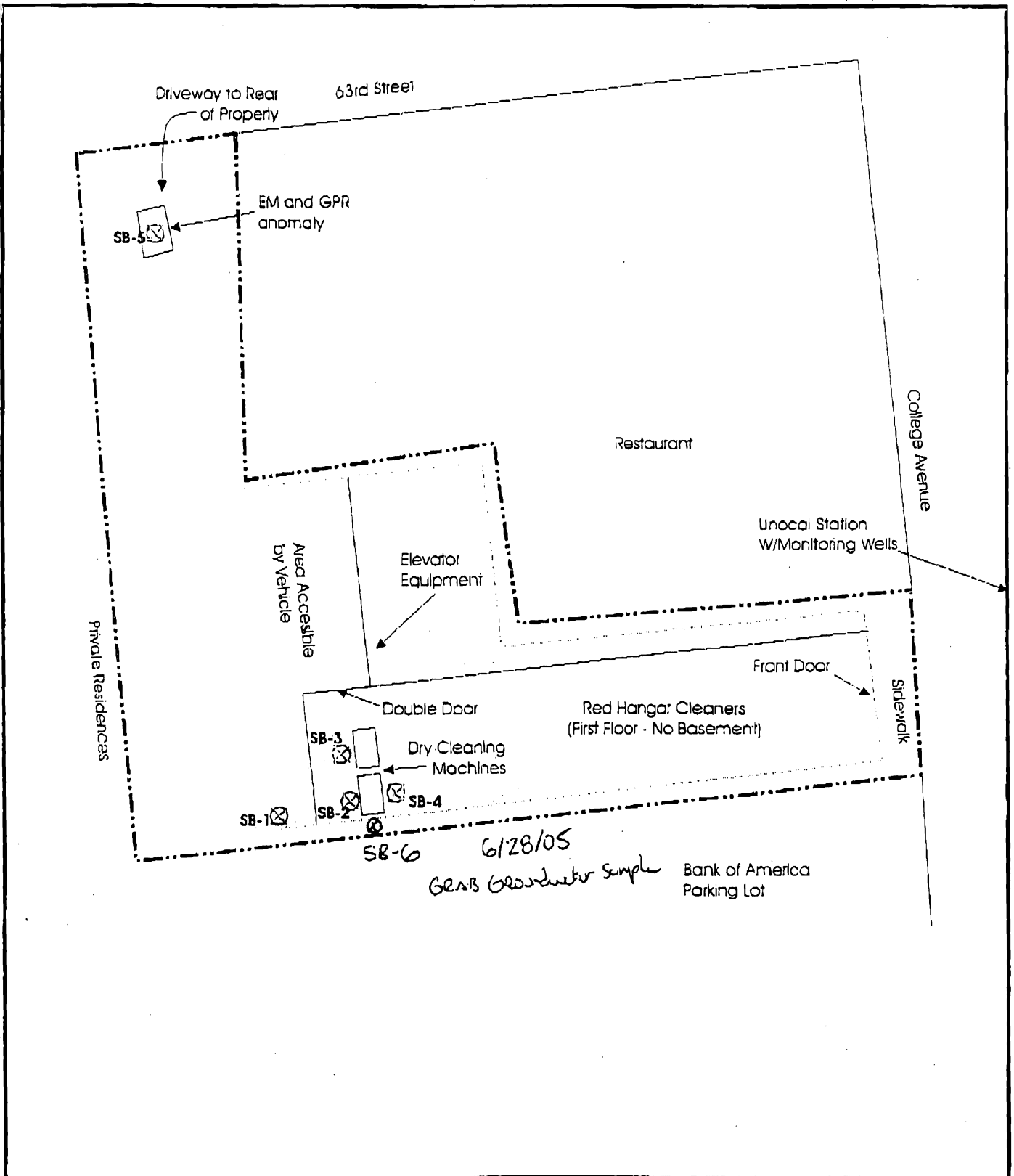


Marc Mullaney, R.G.
Staff Scientist

Attachments: Figure 1 -
Figure 2 -

Site Location (AEI)
Site Layout and Sampling Locations (AEI)

ATTACHMENT A
FIGURE



LEGEND	
N	Subject Property Line
	Soil Boring SB-1

AEI CONSULTANTS	
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
Drawn by: T. Petersen	Scale: Not to Scale
SITE PLAN	
6235 College Avenue Oakland, CA	FIGURE 2 Job No: 11065

ATTACHMENT B
Analytical Data Sheets and Chain of Custody Record

Alameda County Public Works Agency - Water Resources Well Permit



399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 06/21/2005 By jamesy
Permits Issued: W2005-0662

Permits Valid from 06/27/2005 to 06/27/2005

Application Id: 1119396205657
Site Location: 6235 College Ave
Project Start Date: 06/27/2005

City of Project Site:Oakland
Completion Date:06/27/2005

Applicant: EFI Global - Mark Williams
111 Deerwood Rd, San Ramon, CA 94588
Property Owner: Valliance Capital
1899 E. Roseville Pwky, Roseville, CA 95661
Client: ** same as Property Owner **

Phone: 925-820-9580
Phone: --

Total Due: \$200.00
Total Amount Paid: \$200.00
Paid By: CHECK PAID IN FULL

Works Requesting Permits:

Borehole(s) for Investigation-Contamination Study - 1 Boreholes
Driller: ECA - Lic #: 695970 - Method: other

Work Total: \$200.00

Specifications

Permit Number	Issued Dt	Expire Dt	# Boreholes	Hole Diam	Max Depth
W2005-0662	06/21/2005	09/25/2005	1	2.00 in.	20.00 ft

Specific Work Permit Conditions

1. Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.
2. Boreholes shall not be left open for a period of more than 24 hours. All boreholes left open more than 24 hours will need approval from Alameda County Public Works Agency, Water Resources Section. All boreholes shall be backfilled according to permit destruction requirements and all concrete material and asphalt material shall be to Caltrans Spec or County/City Codes. No borehole(s) shall be left in a manner to act as a conduit at any time.
3. Permit is valid only for the purpose specified herein. No changes in construction procedures, as described on this permit application. Boreholes shall not be converted to monitoring wells, without a permit application process.
4. Applicant shall contact Johnson Tang for a inspection time at 510-670-6450 at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.

	McCAMPBELL ANALYTICAL INC.	110 2nd Ave South, #D7, Pucheco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com
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Date: 06/28/05

ATTN: Mark Williams

Message: Some day rush results for Valliance Cap

FROM: Sybil

Number of pages faxed including this one: 5

CAUTION: CONFIDENTIAL!

THE DOCUMENT BEING TELECOPIED TO YOU MAY CONTAIN INFORMATION PROTECTED BY THE SENDER AND/OR CLIENT. It is intended only for the use of the person to whom it is addressed. If you are not the intended recipient or an authorized representative, then this is notice to you that dissemination, distribution or copying of this document is prohibited. If this was received in error, please call us at once and destroy the document.

 McC Campbell Analytical, Inc.	110 2nd Avenue South, #D7, Pacheco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 Website: www.mcccampbell.com e-mail: main@mcccampbell.com
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EPI 111 Deerwood Rd, Suite 195 San Ramon, CA 94583	Client Project ID: Valliance Cap	Date Sampled: 06/28/05
		Date Received: 06/28/05
	Client Contact: Mark Williams	Date Extracted: 06/28/05
	Client P.O.:	Date Analyzed: 06/28/05

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)*

Extraction Method: SWS030B

Analytical Method: SW8260B

Work Order: 0506508

Lab ID	0506508-001A					Reporting Limit for DF = 1
Client ID	SB-6					
Matrix	W					
DF	1					

Compound	Concentration		µg/kg	µg/L
Bromodichloromethane	ND		NA	0.5
Bromoform	ND		NA	0.5
Bromomethane	ND		NA	0.5
Carbon Tetrachloride	ND		NA	0.5
Chlorobenzene	ND		NA	0.5
Chloroethane	ND		NA	0.5
2-Chloroethyl Vinyl Ether	ND		NA	1.0
Chloroform	0.83		NA	0.5
Chloromethane	ND		NA	0.5
Dibromochloromethane	ND		NA	0.5
1,2-Dichlorobenzene	ND		NA	0.5
1,3-Dichlorobenzene	ND		NA	0.5
1,4-Dichlorobenzene	ND		NA	0.5
Dichlorodifluoromethane	ND		NA	0.5
1,1-Dichloroethane	ND		NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND		NA	0.5
1,1-Dichloroethene	ND		NA	0.5
cis-1,2-Dichloroethene	ND		NA	0.5
trans-1,2-Dichloroethene	ND		NA	0.5
1,2-Dichloropropane	ND		NA	0.5
cis-1,3-Dichloropropene	ND		NA	0.5
trans-1,3-Dichloropropene	ND		NA	0.5
Methylene chloride	ND		NA	0.5
1,1,2,2-Tetrachloroethane	ND		NA	0.5
Tetrachloroethene	15		NA	0.5
1,1,1-Trichloroethane	ND		NA	0.5
1,1,2-Trichloroethane	ND		NA	0.5
Trichloroethene	ND		NA	0.5
Trichlorofluoromethane	ND		NA	0.5
Vinyl Chloride	ND		NA	0.5

Surrogate Recoveries (%)

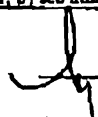
%SS1:	101			
%SS2:	98			
%SS3:	95			
Comments	i			

* water and vapor samples are reported in µg/L, soil/sediment/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; o) see attached narrative.


 Angela Rydelius, Lab Manager