

111 Dearwood Road Suite 195 San Ramon, CA 94583 'ff: 800-506-0844 'Tel: 925-820-9580 Fax: 925-820-9587 www.efiglobal.com

Alameda County MAR 1 6 2009

June 28, 2005

Environmental Health

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

Leroy Griffin June 28, 2005 Page 2 of 3

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.

Leroy Griffin June 28, 2005 Page 3 of 3

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

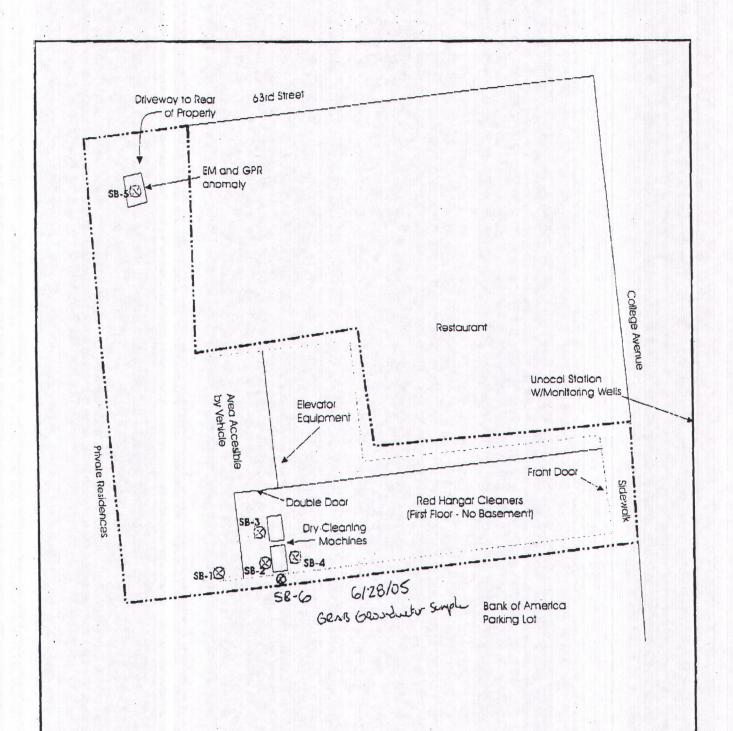
Attachments:

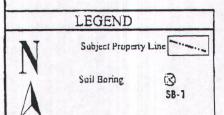
Figure 1 -

Figure 2 -

Site Location (AEI)

Site Layout and Sampling Locations (AEI)





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

Application Id: Site Location:

1119396205657 6235 College Ave

Project Start Date:

Property Owner:

06/27/2005

Applicant:

Valliance Capital

Client:

EFI Global - Mark Williams

111 Deerwood Rd, San Ramon, CA 94588

1899 E. Roseville Pwky, Roseville, CA 95661
** same as Property Owner **

Total Due:

Total Amount Paid:

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

Phone: 925-820-9580

City of Project Site: Oakland

Completion Date:06/27/2005

Phone: -

\$200.00

Paid By: CHECK

PAID IN FULL

\$200.00

Works Requesting Permits:

Borehole(s) for Investigation-Contamination Study - 1 Boreholes

Driller: ECA - Lic #: 695970 - Method: other

Work Total: \$200.00

Specifications

Hole Diam Max Depth Issued Dt Expire Dt # Permit

Number

Boreholes

W2005-

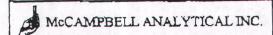
06/21/2005 09/25/2005 1

2.00 in. 20.00 h

0662

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.



110 2nd Ave South, #D7, Pucheco, CA 94553-5560
Telephone: 925-798-1620 Fax: 925-798-1622
http://www.inceampbell.com E-mail: main@necampbell.com

					Date:	06/28/05.
ntra:	Mark 1	dilliame.				
					04	
Message:_	Some	day rush	Keenlts	for	Valliance	Cap.
•						
				17		
FROM:	Sugar	<u>. </u>			30	
	U					

CAUTION: CONFIDENTIAL!

Number of pages faxed including this one:

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 dissentination, distribution or capying of this document is prohibited. If this was received in error, please call us at once and destroy the document.

8
a
4
S
-
N

		O	

Wel	sile: www.mc	racijec campbell.	VENUE SO	101H.	#137 50 uin@n	AL	anpb	NC.	m				1	TUF DF 1									RUS	H	. 4	HK	(1)	48 H	R No	718	R SDA
Telepho	ne: (925) 798	-1628		**** 70			(92	79	8-16	122	_		+				-	_	_	ysls		-	1	-	_			1	Ott	her	Comme
Report To: Mur	K MILLIN	713	В	ill Te	: 591	Mr.			_				-	_	1			-	Цда	1313	MEL		-		!		1		T	T	
Company: Er. 111 () ee 2. 341 (km) Tele: (915) 4	L GORAL	L 104								-			-			6					-							11			Filter
111 /2020	DIT ICE 2	17 147		7 34-	1.00.	.11	1.	hui.	hor	120	2 1	hel no	1 8			EFA									310						Samples for Met
JEN KENNY	27 77 101	203		S-Ma	4: 1716	111	170	ac	(Sa.	6) 61	-90	71.4	#U15/MTBE			3	_	-				108)			0.7						analysis
Tele: 1905) 9	21-120	4		rojec	יוטא	7	11.	11	00	-	_		1			4.4	=	00			ī) icie	7	-	822		İ			1.	Yes / No
Project#:	A 111	- A	<u>r</u>	Lolec	I IVE	ne:	06	1116	nuc	- 6	4		1 :	15		(552	3	Car	des	LY	cld	Kerb	OC	Ö	10	35	707				
Project Location:		2,11									-		18	2		1	og.n	ale	stici	Ö	62	le I	3	N.S	107	161	997	100			
Sampler Signatur	ei 🗡					_				1	CI	IOD	18	25		Ü	200	E	Pe	B's	d d	Led	360	20 0	EP,	010	010	10			
		SABII	LING	2	uners	-	MA	TRI)	K	PR	LSE	RVE	7 1	(RPA 6	(8015)	4 100 mi	uen liyd	10/802	OB3 (C)	DRZ PC	N 1418	8151	624/1	28/82	A's by	erals (6	tals (60	1, 2003			
SAMPLE ID (Field Point Name)	LOCATION	Date	Time	# Containers	Type Containers	Water	Soll	Sindoe	Other	ICE	HCL	HNO	BTEX & TPH	BTEX any (EPA 602/1020)	TPH & Diesel (8015)	Tecal Petrpiaum Oll & Greats (55247464 (EF/BF)	Tatal Patrikun (tydrosurbom (414.1)	EPA 601/8010/8021 (Halocarbons)	EPA 608 / 8081 (Cl Pesticides)	EPA 608 / 8012 PCB's ONLY	EPA 8140 / 8141 (Np Perticides)	EPA 8150 / 8151 (Addic Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525 / 625 / 8270 (SYOCE)	PAR's / PNA's by EPA 625 / 8270 / \$310	CAM-17 Metals (6010 / 6020)	LUYEE 5 Metals (6010 / 6020)	Lead (2048 : 2009 / 6010)			
80 /		6/18	8:20	11	120	-		+	+		R	+	+	+	-			5													
5B-6		6160	18:50	19	400	1.	1	+	+		7	-	+	+	-			1	-			-	-	-		-			+	-	
					-	_	1	1	1			-	1	-	-				_	-		_	-	-	-	-	-	1	-	+	
						L			1			1	1	1								_					-	++	-	+	
							1		1		1		L	1_												_	_	\Box	-	+-	
							П	T							1													Ц			
					-	\vdash	1	+	+		i	1	T														1				
				-		+	1	+	+			+	+		1													П	1.		
				-	-	-		+	1	H		+	+	+	1	-		-								1	1			1	
				_	_	-		1	1			-	-	-	-	-	_	-		-		-	-	-	-	1	-	-	+	+-	
					_	L			-				1	_	_							-	_	_	-	-	-	\vdash	+	+-	
									1																		L	11	_		
						Г			T	T								j								1			1		
	-		-			1	11	1	+	1		1	1	1		1										1					
		-	-	-	1	-	1	+	+	-		-	+	+	-	-		1		1	1			1	1	1	1	T			100
				-	-	+	11	-	+	-		-	+	+	-	-	1	-	-	-	-	+	-	1	+	+	+	++	-	-	1
0				_		L			1			!	1	1	1_	10	1			-					_	1	C	MM	NTC.		
Relinquished By:	1	Date:	Time:	Res		3		•	-	7	-		1-0	CET	CO	NDI	TION		_		1			0)	11	_	1	21131	7	
Ver!	W'		2:46	1	16			P	-	-	<	-6	-	ECI	SPA	CE .	185	ENT	4 F	_		1		K	12)	ull	5	Ingo	INTS:		
Retinguished By:		Date:	Time:	Rec	circa l	EY:							15	PPR	DPK	AND	CO	NTA	INE	RS	V	_							•		
Relluquished By:		-	-	1-							_		1 6	RES	FPV	60 1	N I A	R													
		Date:	Tinge:	I HOX	cived l	my:													V		1		1								

McCampbell Analytical, Inc.



110 Second Avenue South, 907 Pacheco, CA 94551-5560 (925) 798-1620

CHAIN-OF-CUSTODY RECORD

Page 1 of 1

WorkOrder: 0506508

Client EFI

Report to: Mark Williams EFI 111 Deerwood Rd, Suite 195

San Ramon, CA 94583

TEL:

FAX: 925-820-9587 ProjectNo: Valliance Cap Bit to:

Accounts Payable

111 Deerwood Rd, Suite 195

Date Received:

Requested TAT:

06/28/2005

1 day

San Ramon, CA 94583

Date Printed: 06/28/2005

			Requested Tests (See legend below)
Sample ID	ClientSampID	Mairix Collection	Date Hold 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
0506508-001	; SB-6	Waler 6/28/05 8:20:	DO AMI A

Test Legend:

1 8010BMS_W	2	3
		/ Y
6	: 7	. 8 :
	11-1	
	,	
11:	12	13
· · · · · · · · · · · · · · · · · · ·	Land Comment of the second	

A Committee of the Comm	
0	
3 ,	
14:	

5	 	 	
10	 	 	
15	 		
126	 	 	

Prepared by: Maria Venegas

Connuents:

Same Day Rush

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.

110 2nd Avenue South #137, Pacheco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 Website: www.mccarepbell.com is insulin main@assempbell.com McCampbell Analytical, Inc. EFI Client Project ID: Valliance Cap Date Sampled: 06/28/05 Date Received: 06/28/05 111 Deerwood Rd, Suite 195 Date Extracted: 06/28/05 Client Contact: Mark Williams San Ramon, CA 94583 Date Analyzed: 06/28/05 Client P.O .: Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)" Applyrical Mathod: SW8260B Work Order: 050 nS08 Battaction Method: SWS030B Lab ID 0506508-001A Reporting Limit for SB-6 Client ID W Matrix W DF 1 Concentration MRKE TATE Compound NA 0.5 ND Bromodichloromethano NA (15 ND Bromoform NA 0.5 ND Bromomethane 0.5 ND Carbon Tetrachloride 0.5 ND Chlurationzene 0.5 NA ND Chlorochane NA 1.0 2-Chloroethyl Vinyl Ether ND 0.5 NA Chloroform NA 0.5 ND Chluromothane 0.5 NA Dibromochloromethune 0.5 1,2-Dichlorobenzene ND NA 4.5 ND 1.3-Dichlombenzeno NA 0.5 ND 1.4 Dichlorobenzone NA 0.5 ND Dishlarudifluoramethane NA 0.5 ND 1,!-Dichloruethune NA U.5 1.2-Dichloroethene (1.2-DCA) ND NA 0.5 ND 1.1-Dichtoroethene NA 0.5 ND cls-1,2-Dichloroothene 0.5 ND trans-1,2-Dichlaroethene 0.5 NA ND 1,2-Dichloropropune 0.5 NA ND cis-1,3-Dichloropropene 0.5 MA ND truns-1.3-Dichloropropene 0.5 NA ND Mottylene chloride NA 0.5 1.1,2,2-Tenachloroethene NA 0.5 Terrachionucthone 15 NA 0.5 ND 1,1,1-Triuhloroethane NA 0.5 1,1,2-Trichloroethans ND 0.5 NA ND Trichloroethene NA 0.5 ND Trichlorofluoromethane NA 0.5 Vinyl Chloride ND Surrogate Recoveries (%) 101 44SS1 %SS2: 98

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

ND means not detected above the reporting limit; WA means analyle not applicable to this analysis.

95 i

* sunogate diluted out of range or surrogate coclutes with withhor peak.

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

J

Angela Rydelius, Lab Manager

%\$\$3: