

Drogos, Donna, Env. Health

From: Tim Fallin [tfallin@accenv.com]
Sent: Thursday, February 26, 2009 2:54 PM
To: Drogos, Donna, Env. Health
Cc: jsiudyla; Lynn Berard
Subject: Re: 3761 Park Boulevard Way, Oakland

Hi Donna,

I wanted to follow up with Lynn's email regarding review of the nearby LUST sites in relation to 3761 Park Boulevard property. The Phase I ESA dated November 3, 2008 and uploaded to the ACEH website on February 2, 2009 per your office's request includes a narrative of LUST sites in the area (on page 11 of the ESA). One property, Mobil 3635 13th Street, Oakland, CA, was within 1/8th mile of the subject property and is discussed in the ESA. The two additional properties were either closed or beyond the 1/8 (0.125) mile radius and not directly addressed in the ESA. A summary of ACC's review of these properties follow based on the readily available information on Geotracker and information obtained from Alameda County LOP Document Search site.

Shell Station Site at 3600 Park Boulevard (Closed LUST Site, 0.17 miles WSW of Subject Property)

This site is a recently closed leaking underground storage tank site. This site has only has minor detections of the constituents of concern for the last year or more. Groundwater flow direction at this site is documented to flow to the west/northwest away from the subject property. Based on the distance and lower elevation of the Shell Station site coupled the fact that the site is now closed, this site is unlikely to have an adverse environmental impact on the subject property.

Mobil Site at 3635 13th (Active LUST Site, 0.12 miles SSW of Subject Property)

This site is a open leaking underground storage tank site. Groundwater flow direction at this site is documented to flow to the south/southeast away from the subject property. Based on the distance, the lower elevation and the identified groundwater flow direction, the Mobil site is unlikely to have an adverse environmental impact on the subject property.

Desert Petroleum/J&M Service Station at 4035 Park Boulevard (Active LUST Site, 0.26 miles ENE of Property)

This site is an open leaking underground site. This site has a significant sized groundwater contamination plume. However, the full extent of this plume has been identified and it does not impact the subject property. Groundwater treatment is ongoing at this site. Groundwater flow direction at this site has been identified to flow to the west. Based on the distance of this site from the subject property, the fact that the extent of the impacted groundwater plume has been delineated and groundwater treatment at this site is ongoing, it is unlikely that this site would have an adverse environmental impact on the subject property.

ACC has not verified the groundwater flow direction at the subject property. Groundwater flow direction can fluctuate due to a number of factors including, but not limited to: subsurface geology, temperature, variations in rainfall, local and regional water use, and as a result of subsurface utilities. Because groundwater flow direction varied between the three closest documented sites (west/northwest, south/southeast and west), ACC was unable to confidently assume groundwater flow direction based on the readily available information. An overall regional groundwater flow direction was not evident. In these circumstances site specific topography can often be the best indication of site specific groundwater flow direction. Based on a review the site surveys and topographic maps of the subject property, topography at the subject property slopes down to the north. Groundwater flow direction at the subject property is presumed, based on topography, to be towards the north. However, this is just a presumed groundwater flow direction.

Please let us know if you should need any additional information or if you have any questions. We are happy to help in any way that can assist your review.

Thanks, Tim

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