

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



5757
01-23-06

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

January 23, 2006

Mr. Neil Gray
City of Oakland, Planning and Zoning
250 Frank Ogawa Plaza, Rm 3315
Oakland, CA 94612

Dear Mr. Gray:

Subject: Toxics Case RO0002508, Rush Property Group 32nd St., 1549 32nd St.,
Oakland, CA 94607

This letter responds to your inquiry regarding a request for the issuance of a permit to construct a building foundation on the subject site. Our office is overseeing the environmental investigation at the subject site. Significant remediation in the form of soil excavation has occurred. Soil and groundwater samples have been collected on and off-site to determine potential risk to human health and the environment. Although the site has not as yet obtained closure, based upon the results of all prior investigations and with the condition that these results are representative of site conditions, our office has no objection for the construction of a building foundation at the subject site.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos
Mr. Francis Rush, Rush Property Group, 2200 Adeline St., #350, Oakland,
CA 94607

Permit 1549 32nd St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT
01-04-04

January 3, 2005

Mr. Francis Rush
Rush Property Group
2200 Adeline St., #350
Oakland, CA 94607

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

Dear Mr. Rush:

Subject: Toxics Case RO0002508, Former Precision Cast, 1549 32nd St., Oakland,
CA 94607

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the referenced site including the November 17, 2004 Work Plan for Off-Site Subsurface Investigation prepared by Eras Environmental, Inc. This work plan responds to the County's June 4, 2004 technical request letter. We approve the work plan with the condition that the following technical comments are adequately addressed.

TECHNICAL COMMENTS

FILL MATERIAL CHARACTERIZATION

1. The question of the source and characterization of the fill material used at this site must be clarified. Our office received the ERAS' April 6, 2004 Soil Remediation Report stating the fill material used at this site was from an unidentified residential property in Berkeley. ERAS then reported that the excavation, backfill and disposal of soil was contracted to Enrest (Environmental Restoration Services). Enrest's November 17, 2004 Soil Disposal and Soil Import report stated that composite soil samples from the residential source of the fill material located at 1719/1725 University Ave. were taken by ACC Environmental. Our office later contacted ACC Environmental and received a Phase I report they performed on 1719, 1725 and 1761 University Ave., Berkeley. To clarify the fill material issue, we request that you provide a site map indicating the locations of the four composite soil samples used to characterize the fill soil and include parcel outlines overlaying this map. In addition, please indicate/describe the locations from where the fill material was taken.

OFF-SITE MIGRATION

2. The proposal for off-site boring locations should be modified for better site coverage. In order to accomplish this, we recommend that, boring B14 be moved from the west to the east side of Hannah St. and the additional borings (on the east side of Hannah St.) be located approximately 40' progressively south of this boring. The southerly extent of the borings should be approximately near proposed boring B8. It is expected that two additional borings (than what was proposed) will be necessary to accomplish this. As proposed, the borings on the west side of Hannah St. should be drilled if contamination is detected in the east borings. Borings will be initially cored to 12-16' and a groundwater sample collected. Please insure that you collect your groundwater samples from

January 3, 2005
Mr. Francis Rush
RO0002508, Former Precision Cast, 1549 32nd St., Oakland
Page 2

a screen interval of no longer than four (4) feet as stated in your work plan. In the northern excavation area, if possible, boring B4 should be moved approximately 30' to the north, in-line with boring E-5, which detected TPHg and TPHres in soil and/or groundwater. We understand, drilling locations may be limited due to existing buildings. In regards to the proposed soil-gas sampling, as stated in the DTSC1/28/03 Advisory, if no lithologic change or contamination is observed, soil gas samples may be collected at a default depth of 5'.

CHEMICAL ANALYSIS

3. The chemical analysis proposed is acceptable. Please filter the groundwater samples through a 0.45 micron filter prior to metals analysis to prevent the detection of metals which might be contributed from suspended soil. This may be done either in the field or in the laboratory.

OFF-SITE ACCESS

4. Please inform our office of any difficulties in obtaining off-site access for drilling and provide us the names and addresses of parties to contact so we might facilitate this investigation.

TECHNICAL REPORT REQUEST

- 90 days after work plan approval- Soil and Water Investigation Report

Professional Certification and 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 case meet this requirement.

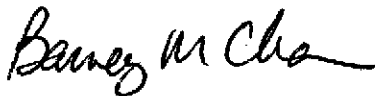
Perjury Statement

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 case.

January 3, 2005
Mr. Francis Rush
RO0002508, Former Precision Cast, 1549 32nd St., Oakland
Page 3

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
Mr. D. Siegal, Eras Environmental, 1533 B. Street, Hayward, CA 94541

1_3_05 1549 32nd St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SCUT
06-04-04

June 4, 2004

Mr. Francis Rush
Rush Property Group
2200 Adeline St., #350
Oakland, CA 94607

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

Dear Mr. Rush:

Subject: Toxics Case RO0002508, Former Precision Cast, 1549 32nd St., Oakland, 94607

Alameda County Environmental Health (ACEH) staff has review the case file for the referenced site including the April 6, 2004 Soil Remediation report prepared by ERAS Environmental. This report describes the results of the recent soil excavation and confirmation sampling activities and proposes additional investigation and monitoring. We request you address the following technical comments before performing any of the proposed work.

TECHNICAL COMMENTS

1. **Imported Soil** - ERAS' April 6, 2004 Soil Remediation report states that the fill material used to backfill the excavations at the site was imported from an unidentified residential property in Berkeley. ACEH was not notified that the use of non-quarry import was planned for this site. Also, it appears that ERAS may not have followed the regulatory guidance regarding imported soil contained in the October 2001 DTSC Information Advisory Clean Imported Fill Material and the June 6, 2003 RWQCB Draft Technical Reference Document Characterization and Reuse of Petroleum Hydrocarbon Impacted Soil As Inert Waste. We request that you provide sampling results for the characterization of this soil as required in these guidance documents. If the appropriate sampling was not performed at this site you are required to submit a sampling plan. Please address this work in the work plan requested below.

2. **Offsite Migration** - The proposal for one sampling location along the eastern portion of the site with a slant boring is inadequate to determine the extent and magnitude of offsite contamination. Temporary borings on the adjacent properties is a preferable approach. Please submit a work plan proposing additional sampling locations and methodology by the date specified below. Include an extended site map indicating the locations of all neighboring parcels. Please note, we request that you immediately pursue any off-site access agreements that you may need to complete your investigation activities in accordance with the schedule shown below.

3. **Dissolved Phase Plume Evaluation/Definition** - The potential location of a groundwater monitoring network would be more appropriately evaluated after performing your additional subsurface investigation. We request that you consider the option of defining the limits of the contaminant plume and evaluating residual groundwater contamination with a direct push investigation rather than attempting to install a permanent monitoring network at this time. We recommend that your investigation work be completed to depths of a minimum of 25-30' bgs to investigate the potential presence of dissolved or free product in permeable strata. We recommend the offsite borings and down-gradient borings be advanced and sampled to this depth. Please include this in your work plan.

4. **Chemical Analysis** - It was noted that VOCs analysis was not run on soil samples collected from the northern excavation as requested in the County's August 6, 2003 letter. We request that you perform this analysis in future borings in this location and on groundwater samples. Dissolved nickel should also be run on selected groundwater samples. Please address this in the work plan requested below.

Mr. Francis Rush
Toxics Case RO0002508, Former Precision Cast, 1549 32nd St., Oakland, 94607
June 4, 2004
Page 2 of 3

5. **Contaminant Concentration Maps** - Please provide before and after excavation maps indicating initial and final residual concentrations of COCs in soil and groundwater at the site. Include these with the additional information requested below.
6. **Risk Evaluation** - Please submit in a tabular form a summary of residual soil and groundwater concentrations along with their applicable risk levels. Please submit with the additional information requested below.
7. **Soil Disposal** - Numerous copies of soil disposal manifests submitted in your report are illegible. Please provide a tabular summary of the amounts of excavated soil disposed and the specific disposal location and submit with the additional information requested below.
8. **High Density Live/Work Development** - Based upon the available information and with the provision that the information provided to this agency was accurate and representative, ACEH has no objections to the development of the subject site into high- density live/work residences provided all the above conditions and applicable requirements from other regulatory agencies are met.

ADDITIONAL INFORMATION REQUEST

1. A Phase I Environmental Site Assessment (ESA) performed by Phase One Inc. in April 2000 was referenced in the May 10, 2002 Environmental Restoration Services report. Please submit a copy of this report to our office.
2. The 1988 soil investigation performed by Property Contamination Control included in the ERAS Environmental October 9, 2002 report is incomplete. Please provide copies of the boring logs and a boring location map.
3. Groundwater sample results for borings SB-1 through SB-5 taken on 4/26/02 are presented in an ERAS 5/27/03 Soil and Groundwater Investigation report. No boring logs were provided for these borings. Please submit copies of these logs.

TECHNICAL REPORT REQUEST

Please submit technical reports to ACEH according to the following schedule:

- **July 6, 2004** - Work plan for soil characterization (if necessary) and off-site migration and dissolved plume evaluation.
- **July 19, 2004** - Additional Information Request Items and import soil sampling results, contaminant concentration maps, risk evaluation table and soil disposal summary table.
- **90 days after work plan approval** - Soil and Water Investigation Report

These reports are being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code. We request that all work be performed in a prompt and timely manner.

Mr. Francis Rush
Toxics Case RO0002508, Former Precision Cast, 1549 32nd St., Oakland, 94607
June 4, 2004
Page 3 of 3

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
Mr. D. Siegel, Eras Environmental, 1533 B Street, Hayward, CA 94541

1549 32ndSt 6_3_04

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT
5-10-04

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

May 7, 2004

Mr. Francis Rush
Rush Property Group
2200 Adeline St., #350
Oakland, CA 94607

Dear Mr. Rush:

Subject: Toxics Case RO0002508, 1549 32nd St., Oakland, CA 94608

Our records indicate that the current balance on the referenced toxics case is -\$6529.00. 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 \$11,500.

It is expected that the amount requested will allow for the completion of the project with a zero balance. Otherwise, additional deposit will be requested, or any unused monies will be refunded to you our 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 \$158.00 per hour.

Please write the type of project (site mitigation-SLIC) and the site address (1549 32nd St., Oakland) on your check.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos

Dep1449 32nd St 5_6_04

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



08-13-03

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

August 12, 2003

Gary Werkmeister
575 Walavista Ave.
Oakland, CA 94610

RE: Fuel Leak Case No. RO0002510, Continental Color, 2201 West St., Oakland, CA
94612

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Werkmeister:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

Mr. Werkmeister
August 12, 2003
Page 2 of 2

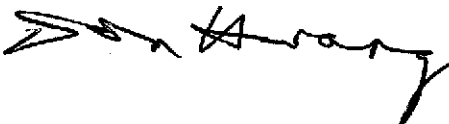
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6746 should you have any questions about the content of this letter.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: David DeMent, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100,
Oakland, CA 94621
Donna Drogos
File

Enclosures (2)

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR *(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



00-06-03

August 6, 2003

Mr. Francis Rush
Rush Property Group
2200 Adeline St., #350
Oakland, CA 94607

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

Dear Mr. Rush:

Subject: Soil and Groundwater Investigation Report, Former Precision Cast, 1549 32nd St.,
Oakland, CA 94607, RO0002508

Alameda County Environmental Health staff has reviewed the case file for the referenced site including the May 27, 2003 ERAS Environmental Soil and Groundwater Investigation Report. This report describes the results of all past investigations and those of the April 2003 soil and groundwater investigation. Recommendations for soil remediation were also included, with the intention of meeting clean-up levels compatible with the proposed residential live/work development. Our office, in general, approves of the proposal to perform excavation and confirmation sampling at the site. In addition, all contaminated materials from the vaults at the site shall be properly disposed. However, we request that you address the following technical comments when performing this work.

Technical Comments

1. Confirmation soil samples are to be collected on a 30' by 30' grid at a minimum. In addition sidewall samples should be collected one every 30 linear feet at a minimum.
2. The proposed cleanup level for TPH as hydraulic oil (TPHho) of 1000ppm is acceptable for commercial surface soils. The cleanup levels are consistent with the ESLs (Environmental Screening Levels) of the SF Regional Water Quality Control Board. If residential or other sensitive site use ie landscape, garden or other exposed surface area, is proposed, the residential cleanup level of 500ppm is required as well as the residential cleanup level of any other chemical of concern. The proposed new garden area and the areas outside the New Garage will require these cleanup levels. Please insure that soil sampling within these areas is performed to verify the cleanup levels have not been exceeded.
3. The proposed excavation depth of 9' bgs should be extended to 10' to be consistent with the Water Board's definition of surface soil. You will need to perform additional lateral and vertical excavation to remove soils exceeding the proposed cleanup levels.
4. Based upon the detection of volatile organic compounds (VOCs) in previous soil samples and the detection of 1,1-DCE in an unidentified boring in 1988, we request that a minimum of four samples from the southeast and two samples from the northern excavation be also analyzed for VOCs by EPA Method 8260.
5. Although not anticipated, if free product or groundwater is encountered during the excavation, we recommend it be removed and properly disposed to enhance source removal.

Mr. Francis Rush
RO0002508
Former Precision Cast, 1549 32nd St., Oakland, CA 94607
August 6, 2003
Page 2

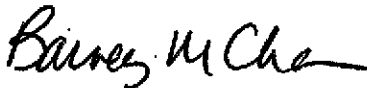
6. It is noted that the area of the proposed New Freight Elevator will require additional subsurface excavation and may be within hydrocarbon-impacted soils. Confirmation soil sampling shall also be taken from the elevator pit excavation.
7. Given the presence of NAPL (non-aqueous phase liquid), elevated TPH as hydraulic oil and dissolved nickel and the lack of definition of the extent of soil and groundwater contamination, an additional subsurface investigation is required including a groundwater monitoring program. Groundwater remediation may be required in areas where NAPL is present. An evaluation of the risk posed by any residual pollution to all potential receptors will need to be submitted. The onsite elements of this work and its impacts on future site use will need to be completed prior to property development. Please submit a work plan for additional onsite characterization and definition of the extent of lateral and vertical plume according to the date specified below.

Technical Report Request

- Sixty days after conclusion of the proposed excavation and sampling -Work Plan for additional lateral and vertical plume definition and monitoring well installation.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
Ms. Gail Jones, ERAS Environmental, 20861 Wilbeam Ave., #4, Castro Valley, CA 94546
1549 32ndSt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



03-20-03

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

March 17, 2003

Mr. Francis Rush
Rush Property Group
2200 Adeline St., #350
Oakland, CA 94607

Dear Mr. Rush:

Subject: Leak Site RO0002508, 1549 32nd St., Oakland, CA 94607, Former Precision Cast Site

Alameda County Environmental Health staff has recently reviewed the case file for the subject site including the following documents:

- ERAS Environmental October 9, 2002 Technical Summary Report, Former Precision Cast 1549 32nd St., Oakland, California and
- ERAS Environmental February 28, 2003 Workplan for Soil and Groundwater Investigation for 1549 32nd St., Oakland, California.

Based upon consultation with the Regional Water Quality Control Board (RWQCB) and your consultant, your work plan is approved subject to the technical comments below.

Technical Comments

1. The contents of the vaults and pits not previously investigated should be determined. Soil or contents from these areas should be examined and analyzed for chemicals of concern should there be any indication of contamination.
2. The locations and number of proposed borings should be adequate to determine the extent of free product and soil and groundwater contamination. Therefore, please consider expanding your investigation into the Outside Yard, if necessary.
3. Two oil samples are proposed to be collected for the analysis of PAHs and PCBs to determine if these compounds should be added to the initial list of compounds. Please add volatile organic compounds (EPA Method 8260) for your analysis on the oil samples.
4. The analytical method EPA 418.1 was proposed for characterizing the release of cutting oil at this site. Please substitute the gas chromatography method 8015 instead, since this method gives a better characterization of the material and yields results comparable to that already obtained by Friedman and Bruya, Inc.
5. Based upon the presence of halogenated volatile organics in soil and in the oil, you may proceed to collect groundwater samples from two discrete depths from the proposed borings.
6. Our office has no objections with the surveying and measuring of depth to water in the proposed four piezometers, however, be advised you will be required to install permanent monitoring wells at the site.
7. After site characterization is complete, you are required to remove as much free product and saturated soil as possible. Please provide a remediation work plan 30 days after submitting your site investigation report.


Mr. Francis Rush
Leak Site RO0002508
1549 32nd St., Oakland, CA 94607
March 17, 2003
Page 2

8. Your consultant has been requested to provide a figure overlaying the investigation points and estimated area extent of soil, groundwater and free product over the figure of the proposed development units. This should be included in your summary report following your investigation.

Please notify our office prior to commencing your additional site investigation.

You may contact me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos, files
Ms. Gail Jones, ERAS Environmental, 20861 Wilbeam Ave., #4, Castro Valley, CA 94546
Wp154932nd St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



02-06-03

February 5, 2003

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

Mr. Francis Rush
Rush Property Group
2200 Adeline St., #350
Oakland, CA 94607

Dear Mr. Rush:

Subject: Former Precision Cast Site, 1549 32nd St., Oakland, CA 94607, Contaminated Site Case
RO0002508

Alameda County Environmental Health staff has reviewed the Eras Environmental October 9, 2002 Technical Summary Report for the referenced site and determined that additional information is needed prior to recommendation of no further action. I appreciate the opportunity to have a site visit today. Please address the following technical comments when performing the requested work at your site and submit the technical reports requested below.

Technical Comments:

1. Please run an EPA 8015 "fuel scan" on the free product and provide a comparison against known fuel standards. Please identify the approximate boiling range in carbon numbers for the oil.
2. Please run the oil sample for semi-volatiles including PAHs and PCBs.
3. Please delineate the extent of free product and the lateral and vertical extent of soil and groundwater contamination. Based upon the fuel type found most similar to this oil, you may propose soil and cleanup levels consistent with the Water Board Risk Based Screening Levels (RBSLs). Your work plan should adequately characterize the site in all potential areas of release. Future soil and groundwater analysis should include the analysis for TPH EPA Method 8015, TPHg, BTEX, VOCs with at least a one time analysis for MTBE. Semi-volatiles analysis should be consistent with presence or absence of these compounds in the free product.
4. Please determine site-specific groundwater gradient.
5. Please provide copies of the plans for your proposed development. Apparently these plans were never provided to me.

Technical Report Request

March 6, 2003- Please provide a work plan for additional site characterization, groundwater gradient determination, and determination of the chemical composition of the free product.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Ms. G. Jones and Mr. D. Siegel, Eras Environmental, 20861 Wilbeam Ave., Suite #4, Castro Valley,
CA 94546

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



12-19-02

202508

December 18, 2002

Mr. Don Torkington
Precision Cast Products Inc.
217 Westcott Dr.
Friday Harbor, WA 98250

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

Re: Deposit for 1549 32nd St., Oakland, CA 94608

Dear Mr. Torkington:

Our office is in receipt of the following technical reports:

- May 10, 2002 Subsurface Investigative Report by Environmental Restoration Services
- June 10, 2002 Subsurface Investigative Report by Environmental Restoration Services and
- October 9, 2002 Technical Summary Report by Eras Environmental, Inc.

Before our office can provide regulatory oversight, a deposit/refund account to fund our oversight tasks must be created. Please submit a deposit of \$3000.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, additional deposit will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$105 per hour.

Please be sure to write the following identifying information on your check or cover letter.

- Type of project (site mitigation-SLIC), and
- Site address (1549 32nd St., Oakland 94608)

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. Francis Rush, Rush Property Group, 2200 Adeline St., #350, Oakland, CA 94607

Dep1549 32nd St