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By Alameda County Environmental Health 11:20 am, Feb 10, 2016

2/10/2016

Ms. Karel Detterman  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

I, Speed Thomas, hereby authorize ERAS Environmental, Inc. to submit the Environmental Technical Review Report for 0 29<sup>th</sup> Avenue in Oakland, California, dated February 9, 2016 to the Alameda County Health Care Services Agency.

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.

Signature:  \_\_\_\_\_

Printed Name: Speed Thomas

Mr. Speed Thomas  
Education for Change  
510.904.6368  
[sthomas@efcps.net](mailto:sthomas@efcps.net)



Environmental, Inc.

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February 9, 2016

Mr. Speed Thomas  
Education for Change  
303 Hegenberger Road, Suite 301  
Oakland, CA 94621

**By email:** [sthomas@efcps.net](mailto:sthomas@efcps.net)

**Re: Environmental Technical Review Report  
Pacific Thomas Corporation, 0 29th Street  
Oakland, California  
ERAS Project Number 16012**

Dear Mr. Thomas,

ERAS Environmental, Inc. (ERAS) is pleased to present this report of a Technical Review for the subject site (hereinafter "the Property"). The Property is listed as an Open Site Assessment case with the Alameda County Health Care Services Agency (ACHCSA).

The purpose of this project is to evaluate and summarize environmental conditions at and near the Property to determine the viability of the eventual redevelopment of the Property. This report was performed to summarize the known environmental issues at the Property in order to provide a basis to further discuss with Ms. Karel Detterman of the ACHCSA potential future requirements to obtain case closure.

It should be noted that while the Property has been assigned the address 0 (ZERO) 29<sup>th</sup> Street, the Property is actually bounded by Derby Avenue, Twelfth Street, Twenty Ninth AVENUE, and the Fruitvale Station shopping center.

### ***BACKGROUND***

ERAS performed a review of the previous reports and technical information pertaining to the Property and adjacent sites.

A review of a 1950 Sanborn Fire Insurance Map indicates that the Property contained two sets of railroad lines.

### ***Subsurface Investigation***

Phase 2 subsurface investigations were performed for the adjacent site at 3001-3015 East 12<sup>th</sup> Street which also included investigation on the Property by Tec Accutite (TEC) in 2007. The results

of the subsurface investigation were summarized in a "Workplan for Site Characterization, 3001-3015 East 12<sup>th</sup> Street, Oakland California" report by TEC dated June 23, 2008. Note that reports available the Property includes documents entitled "3001-3007 East 12<sup>th</sup> Street.

The TEC subsurface investigations were for the adjacent site (3001-3015 East 12<sup>th</sup> Street) on the northeast side of the Property. A total of five borings, B-1 and B-2 at 3001-3005 East 12<sup>th</sup> Street and three borings, B-3, B-4 and B-5 were drilled on the Property. Soil samples were collected from these borings from depths between 8 and 14 feet below the ground surface (bgs). Groundwater was collected only from B-1 and B-2 and was encountered at depths of approximately 24 feet in B-1 and 28 feet in B-2 below grade surface (bgs). No groundwater samples were collected on the Property.

The locations of the borings are shown on the Figure 2 from the 2008 TEC workplan that is attached to this report. The attachment also includes tables of analytical data for soil and groundwater and boring logs for the deeper borings that encountered groundwater.

#### Laboratory Results

Soil and groundwater samples were submitted for laboratory analysis for fuel hydrocarbons (TPH-g, TPH-d), motor oil (TPH-mo), gasoline constituents (BTEX), volatile organic compounds (VOCs), semi-volatile compounds (PCP and PAHs), polychlorinated biphenyls (PCBs) and a variety of metals.

**Soil** - No concentrations of fuel hydrocarbons or VOCs were detected in the soil samples.

The concentrations of metal in soil were below the December 2013 Regional Water Quality Control Board Environmental Screening Levels (ESLs) and also appeared to be within the typical range of background soil concentrations. Only one (non-metal) contaminant in soil was detected at a concentration above the ESLs.

The soil sample from boring B-4, collected at a depth of 14 feet below the ground surface, was reported to contain 0.272 milligrams per kilogram (mg/Kg) of PCB (Aroclor 1016), slightly above the ESL for residential land use of 0.22 mg/Kg but below the ESL of 0.74 mg/Kg for commercial/industrial use.

**Groundwater** – Groundwater from Boring B-1 contained a concentration of nickel at 11 micrograms per cubic liter (µg/L) above the Aquatic Habitat ESL of 8.2 µg/L. Groundwater from Borings B-1 and B-2 contained silver at concentrations of 3 and 2 µg/L, above the ESL of 0.19 µg/L.

#### **CONCLUSIONS**

The Property is a former rail line that appears to have been later used as a storage yard by Caltrans. Five borings drilled in 2007 on the Property and adjacent site at 3001-3005 East 12<sup>th</sup> Street appear to have been drilled in random locations since no specific justification for their locations were provided. Soil samples were collected from depths of 8-14 feet. It was not specified why these depths for sampling were selected for sampling.

The only contaminant found at concentrations above the commercial/industrial ESLs was silver that was found in groundwater from the now adjacent site at 3001-3005 East 12<sup>th</sup> Street. PCBs were detected in a sample from one boring on the Property (B-4) below the commercial/industrial ESL. In general, the ESLs derived for California are based on models that include some very conservative assumptions, including:


1. the concentrations detected in soil are in contact with groundwater
2. the concentrations detected are ubiquitous and of the same magnitude across the site being modeled
3. concentrations in groundwater radiate infinitely in all directions until they come into contact with a surface body of water at which point an aquatic receptor pathway becomes complete.

Since the concentrations of PCBs in the other two soil samples (B-3 & B-5) were below the ESL or not detected above the reporting limit, the first assumption is not valid. Since the soil sample from B-4 was collected approximately 14 feet below ground surface (14 feet above the nearest reported groundwater elevation), the second assumption is not valid. Since the nearest surface body of water is the tidal channel of the Oakland Harbor approximately 1/2 mile from the Property, the third assumption is also very likely to be invalid based on attenuation of contaminants in the groundwater table which is very typical of transport mechanisms in the groundwater table.

The previous subsurface investigations at the Property indicated that no detectable contaminants above the commercial/industrial ESLs are present. No petroleum hydrocarbons or volatile organic compounds were detected. It appears that contamination of the Property is unlikely to have a complete exposure pathway for human or ecological receptors.

ERAS hopes this provides the information you require. Please contact me at (510) 247-988 x304 or at [dave@eras.biz](mailto:dave@eras.biz) if you have any questions.

Sincerely,  
ERAS Environmental, Inc.



Curtis Payton  
California Registered Professional Geologist 5608

David Siegel  
Senior Program Manager

Attachment: Selected documents from 2008 TEC workplan



**LEGEND**

- B-2 Former Boring Locations (June 2007)
- B-8 Proposed Boring Locations

**SITE**

3001 - 3015 E 12th Street  
Oakland, California

**FIGURE**

**2**

**Site Map and Proposed Boring Locations**

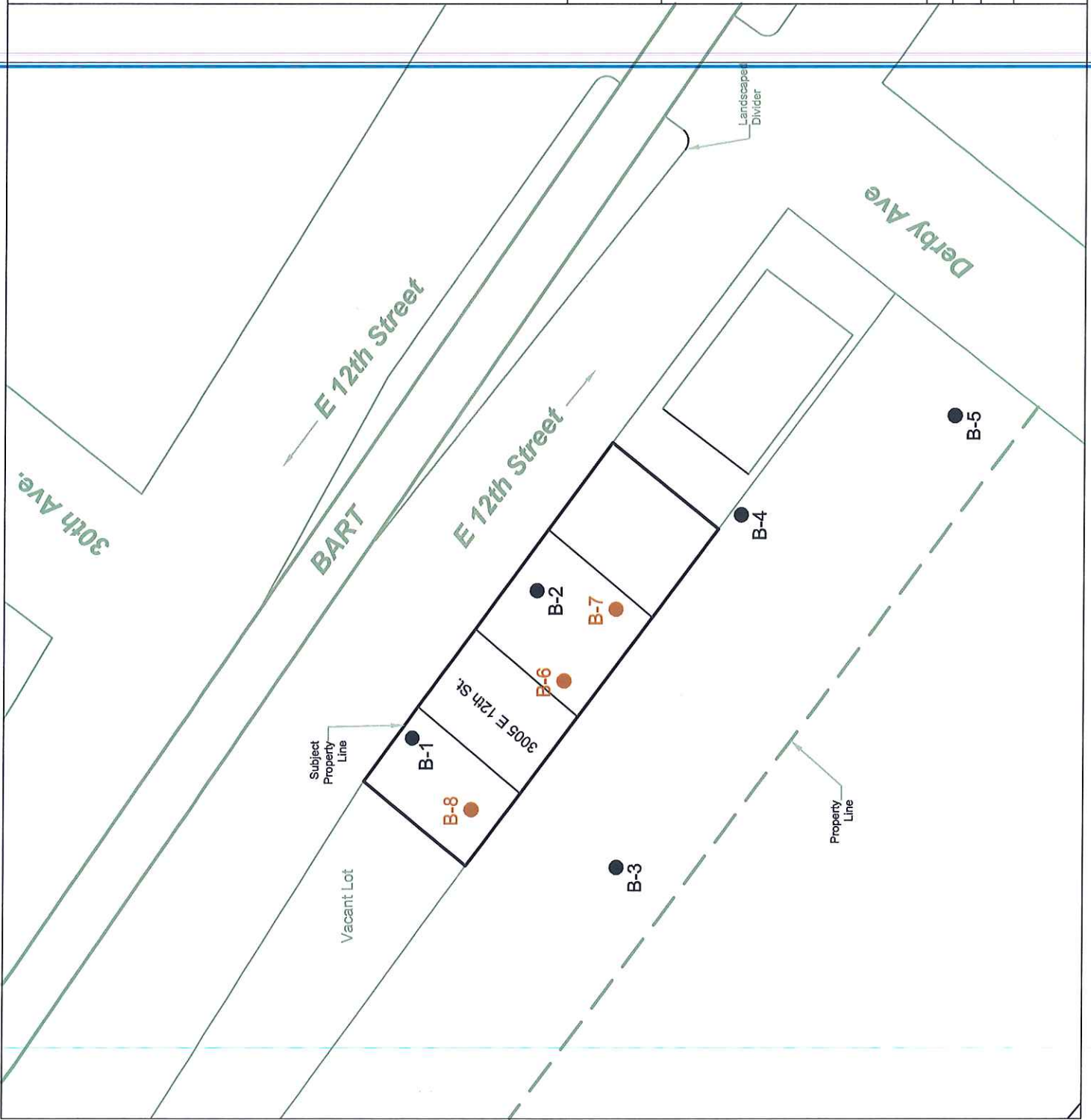
Revision:

Date: 06/13/2008

Drafted By: LC



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**Table 1**  
**Summary of Historical Soil Analytical Data**  
3001 - 3015 East 12th Street  
Oakland, California

Sample ID	Depth (feet)	Date	TPHg	TPHd	TPHmo	BTEX	VOC's	PCP & PAH's	PCB's	Cd	Cr	Cu	Metals			
													Pb	Ni	Ag	Zn
<b>Concentrations in mg/Kg</b>																
	<i>ESL</i>		<b>83</b>	<b>83</b>	<b>370</b>	<i>var</i>	<i>var</i>	<i>var</i>	<b>0.22</b>	<b>1.7</b>	<i>---</i>	<b>230</b>	<b>200</b>	<b>150</b>	<b>20</b>	<b>600</b>
B-1 @ 8fbg	8	6/6/2007	<0.1	<2.0	<4.0	ND	ND	ND	ND	<1.0	65	28	12	110	<1.0	64
B-2 @ 14fbg	14	6/6/2007	<0.1	<2.0	<4.0	ND	ND	ND	ND	<1.0	80	32	8.3	110	<1.0	51
B-3 @ 12fbg	12	6/6/2007	<0.1	<2.0	10.7	ND	ND	ND	ND	<b>2.7</b>	62	73	45	81	<1.0	140
B-4 @ 14fbg	14	6/6/2007	<0.1	<2.0	<4.0	ND	ND	ND	<b>0.272*</b>	<1.0	95	33	6.9	<b>180</b>	<1.0	52
B-5 @ 8fbg	8	6/6/2007	<0.1	<2.0	<4.0	ND	ND	ND	ND	<1.0	41	28	12	92	<1.0	55

**Notes:**

**BOLD** = Concentration exceeds ESL

(fbg) = feet below surface grade

TPHg = Total petroleum hydrocarbons as gasoline by EPA Method 8015.

TPHd = Total petroleum hydrocarbons as diesel by EPA Method 8015.

TPHmo = Total petroleum hydrocarbons as motor oil by EPA Method 8015.

BTEX = Benzene, Toluene, Ethylbenzene, Xylenes by EPA Method 8260B.

VOC's = volatile organic compounds including 1,2-Dibromoethane, 1,2-Dichloroethane, Ethyl tert Butyl Ether, Isopropyl ether, Methyl tert-butyl ether, t-Butyl alcohol, tert-amyl methyl ether by EPA Method 8260B.

PCPs & PAH's = semi-volatile compounds by EPA Method 8270C.

PCB's = semi-volatile compounds by EPA Method 8082.

Metals: Cd = Cadmium, Cr = Chromium, Cu = Copper, Pb = Lead, Ni = Nickel, Ag = Silver, and Zn = Zinc by EPA Method 6010B.

ND = all individual analytes not detected at or above laboratory detection limits for this method

\* = Aroclor 1016 (PCB) detected by EPA Method 8082; all other analytes ND for this method.

ESL = Environmental Screening Level for subsurface soil (< 3M BGS), Table A-1, groundwater IS a current or potential drinking water resource, residential land use (CRWQCB Interim Final – November 2007 (revised May 2008)).



**Table 2**  
**Summary of Historical Grab Groundwater Analytical Data**  
 3001 - 3007 E 12th Street  
 Oakland, California

Sample ID	Date	TPHg	TPHd	TPHmo	BTEX	VOC's	PCP & PAH's	PCB's	Metals						
									Cd	Cr	Cu	Pb	Ni	Ag	Zn
		Concentrations in µg/L													
<i>ESL</i>		<b>100</b>	<b>100</b>	<b>100</b>	<i>var</i>	<i>var</i>	<i>var</i>	<b>0.014</b>	<b>0.25</b>	<b>50</b>	<b>3.1</b>	<b>2.5</b>	<b>8.2</b>	<b>0.19</b>	<b>81</b>
B-1	6/6/2007	<58	<77	<14	ND	ND	ND	<1.0	<0.2	<2.0	<3.0	<2.0	11	3**	8.6
B-2	6/6/2007	<57	<42.4	<21.2	ND	ND	ND	<1.0	<0.2	2**	<3.0	<2.0	7**	2**	20

**Notes:**  
**BOLD** = Concentration exceeds ESL  
 TPHg = Total petroleum hydrocarbons as gasoline by EPA Method 8015.  
 TPHd = Total petroleum hydrocarbons as diesel by EPA Method 8015.  
 TPHmo = Total petroleum hydrocarbons as motor oil by EPA Method 8015.  
 BTEX = Benzene, Toluene, Ethylbenzene, Xylenes by EPA Method 8260B.  
 VOC's = volatile organic compounds including 1,2-Dibromoethane, 1,2-Dichloroethane, Ethyl tert Butyl Ether, Isopropyl ether, Methyl tert-butyl ether, t-Butyl alcohol, tert-amyl methyl ether by EPA Method 8260B.  
 PCPs & PAH's = semi-volatile compounds pentachlorophenol and polycyclic aromatic hydrocarbon by EPA Method 8270C.  
 PCB's = semi-volatile compound polychlorinated biphenyls by EPA Method 8082.  
 Metals: Cd = Cadmium, Cr = Chromium, Cu = Copper, BP = Lead, Ni = Nickel, Ag = Silver, and Zn = Zinc by EPA Method 6010B.  
 ND = all individual analytes not detected at or above laboratory detection limits for this method  
 \*\* = considered an estimated value (reported between Maximum Detection Limit and Reporting Limit)  
 var = variable ESL's, unique for each constituent.  
 ESL = Environmental Screening Level for Groundwater, groundwater IS a current or potential drinking water resource, Table F-1a (CRWQCB Interim Final – November 2007 (revised May 2008)).







