

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

October 10, 2001

Jack Sumski
Davis Realty
5010 Geary Blvd., Suite 1
San Francisco, CA 94118

Subject: Walt's Transmission, 1723 Fruitvale Ave., Oakland, CA 94601
RO0000172

Dear Mr. Sumski:

Your consultant suggests that the perchloroethylene (PCE) may be from an offsite source. However, we do not have sufficient information to make that conclusion. PCE was initially found onsite in samples collected in December 1999. Soil samples from boring SB-4 collected at 5 feet and 10 feet were composited (2:1) resulting in a concentration of 0.024 mg/kg. The grab groundwater sample, SB1-GW-1, had a concentration of 42 ug/l. In November 2000, PCE was again found in soil. Soil boring SB-5 had concentrations of 0.0098, 0.019, and 0.043 mg/kg at 11.5, 16.5, and 20.5 feet, respectively. The grab groundwater sample, SB6-GW, had a concentration of 290 ug/l. PCE was also found in groundwater samples collected in February 2001 and June 2001 from monitoring wells MW-1, MWP-2, and MWP-3. These concentrations ranged between 120 to 160 ug/l.

The PCE concentrations in the soil samples collected from boring SB-5, increased with depth. For a solvent spill, concentrations typically increase with depth. The groundwater samples collected did not find PCE decay products, trichloroethene (TCE) and cis 1,2-dichloroethene (cis 1,2-DCE). Their absence may be indicative of a more recent release.

Conditions for case closure:

1) Adequate delineation of dissolved PCE plume.

The dissolved PCE plume has not been adequately characterized. The concentrations collected on June 27, 2001 were 130, 120, and 130 ug/l for monitoring wells MW-1, MWP-2, and MWP-3, respectively. Grab groundwater samples, SB6-GW and SB1-GW-1, collected on November 14, 2000 and December 10, 1999, respectively, had concentrations of 290 and 42 ug/l, respectively. These concentrations exceed the Maximum Contaminant Level (MCL) for drinking water of 5 ug/l. If the dissolved plume is from an offsite source, then delineation will not be required. However, we do not have sufficient information to make that conclusion.

The presence or absence of horizontal and vertical conduits which could act as preferential pathways for the dissolved plume need to be evaluated as a part of the site characterization process.

Mr. Jack Sumski
October 10, 2000
Page 2 of 2

2) The dissolved PCE plume is not migrating. Continued groundwater monitoring is required to determine plume stability. Usually, a minimum of four quarters is required. Comparison of background and hydrocarbon plume concentrations of inorganic ions such as oxygen, iron, nitrate, sulfate, and others, can provide evidence of biodegradation at the site.

3) No water wells, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.

A survey for water wells, surface water, and/other sensitive receptors, is required.

4) The site presents no significant risk to human health.

A risk analysis is required.

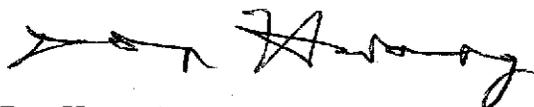
5) The site presents no significant risk to the environment.

A risk analysis is required.

I've contacted Chuck Headlee, Regional Water Quality Control Board (RWQCB), regarding your consultant's proposal to perform an extended pump test. He feels that an extended pump test would be acceptable in conjunction with the installation of an upgradient well. A workplan is needed for the well installation.

Please feel free to contact me if you have any questions or wish to discuss this matter further at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist

C: Chuck Headlee, RWQCB

Mark Papineau, Environmental Service, 5789 Gold Creek Dr., Castro Valley, CA 94552

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August 20, 2001

Jack Sumski
Davis Realty
5010 Geary Blvd., Suite 1
San Francisco, CA 94118

Subject: Walt's Transmission, 1723 Fruitvale Ave., Oakland, CA 94601
RO0000172

Dear Mr. Sumski:

"Ground Water Monitoring for 2nd Quarter 2001, June 27, 2001...(Project 2000-033.02)" dated June 29, 2001, prepared by Environmental Service, was reviewed. Perchloroethylene (PCE) was detected in groundwater in all three monitoring wells at concentrations similar to those found during the previous monitoring event. The second quarter's concentrations were 130, 120, and 130 ug/l for monitoring wells MW-1, MWP-2, and MWP-3, respectively. These concentrations exceed the Maximum Contaminant Level (MCL) for drinking water of 5 ug/l. Although the Regional Water Quality Control Board is hesitant to close any cases where the MCL is exceeded, if the source of the PCE is from offsite, then closure may be possible.

Your consultant suggests that the PCE may be from an offsite source. However, we do not have sufficient information to make that conclusion. The report suggests old dry cleaners as sources. However, we do not believe that the PCE is from an old dry cleaner because of the absence of PCE decay products, tetrachloroethene (TCE) and cis 1,2-Dichloroethene (cis 1,2-DCE). Their absence is indicative of a more recent release. Note that the State Water Resources Control Board Underground Storage Tank Cleanup Fund will not pay for any work to relating to an offsite source. Nevertheless, if the source of the PCE is from offsite, then this must be demonstrated for case closure.

Please feel free to contact me if you have any questions or wish to discuss this matter further at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: Mark Papineau, Environmental Service, 5789 Gold Creek Dr., Castro Valley, CA 94552
file

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April 3, 2001

Jack Sumski
Davis Realty
5010 Geary Blvd., Suite 1
San Francisco, CA 94118

Subject: Walt's Transmission, 1723 Fruitvale Ave., Oakland, CA 94601
StId 834

Dear Mr. Sumski:

"Specified Soil and Ground Water Sampling and Laboratory Analyses...(Project 2000-033.02)" dated March 3, 2001, prepared by Environmental Service, was reviewed. Additional borings, SB-7, SB-10, and SB-11, were advanced in the vicinity of soil borings SB-4 and SB-5 to delineate the vertical and lateral extent of perchloroethylene (PCE) contamination in soil. PCE contamination in soil was found to be contained within the immediate area of these borings. We agree with the recommendation to determine the groundwater gradient in order to collect a groundwater sample from a down gradient well. However, we do not believe that measuring the groundwater elevations on a biweekly frequency to determine gradient direction compared to the usual frequency of quarterly is worthwhile since we're anticipating that four quarters of groundwater sampling will be required nevertheless. We will be expecting your report regarding the collection of the down gradient groundwater sample.

Please feel free to contact me if you have any questions or wish to discuss this matter further at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: Mark Papineau, Environmental Service, 5789 Gold Creek Dr., Castro Valley, CA 94552

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ENVIRONMENTAL HEALTH SERVICES

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(510) 567-6700
FAX (510) 337-9335

January 24, 2001

Jack Sumski
Davis Realty
5010 Geary Blvd., Suite 1
San Francisco, CA 94118

Subject: Walt's Transmission, 1723 Fruitvale Ave., Oakland, CA 94601
StId 834

Dear Mr. Sumski:

"Proposed Sampling Plan No. 2, January 9, 2001" prepared by Environmental Service, was reviewed. The workplan is approved with the following changes:

- 1) Drill the boreholes, SB-7, SB-8, SB-9, SB-10, and SB-11, to a depth of 30 feet unless an aquitard is encountered.
- 2) Include analyses for Total Recoverable Petroleum Hydrocarbons (TRPH), Total Petroleum Hydrocarbons-Gasoline (TPH-G), Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), and Methyl Tertiary-Butyl Ether (MTBE) for the groundwater samples and the soil samples at 10 feet. If any detectable concentrations are found in the 10 foot soil samples, the soil samples at the subsequent greater depth will need to be analyzed.
- 3) Additional groundwater samples may be required from monitoring wells/piezometers, MW-1, MWP-2 and MWP-3 in the future to confirm prior results.

Please feel free to contact me if you have any questions or wish to discuss this matter further at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: Mark Papineau, Environmental Service, 5789 Gold Creek Dr., Castro Valley, CA 94552

✓ file

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January 3, 2001

Jack Sumski
Davis Realty
5010 Geary Blvd., Suite 1
San Francisco, CA 94118

Subject: Walt's Transmission, 1723 Fruitvale Ave., Oakland, CA 94601
StId 834

Dear Mr. Sumski:

"Specified Soil and Ground Water Sampling and Laboratory Analyses" dated November 27, 2000 from Environmental Service, were reviewed. A borehole, SB-5, was drilled and soil samples were analyzed for Total Petroleum Hydrocarbons-Gasoline (TPH-G), Total Petroleum Hydrocarbons-Hydraulic oil (TPH-Ho), Total Petroleum Hydrocarbons-Diesel (TPH-D), Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), and Methyl Tertiary-Butyl Ether (MTBE). Soil samples were collected at 11.5 ft., SB-11.5, at 16.5 ft., SB-16.5, at 20.5 ft., SB-20.5. The samples showed an increase in the concentration of tetrachloroethene or perchloroethylene (PCE) with increasing depth. PCE at 11.5 ft., at 16.5 ft., and at 20.5 ft., were 9.8, 19, and 43 ppb, respectively. Finding greater PCE concentrations in the soil at increasing depths indicates that the source is onsite. Another borehole was also drilled, and a groundwater sample, SB-6-GW, collected from it found PCE at 290 ug/l. This exceeds the Maximum Contaminant Level (MCL) for drinking water of 5 ug/l. The Regional Water Quality Control Board is hesitant to close any cases where the MCL is exceeded. Also, the lateral and vertical extent of the plume needs to be characterized.

Submit a workplan to determine the lateral and vertical extent of the plume. If you have any questions, I can be reached at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: Mark Papineau, Environmental Service, 5789 Gold Creek Dr., Castro Valley, CA 94552

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October 6, 2000

Jack Sumski
Davis Realty
5010 Geary Blvd., Suite 1
San Francisco, CA 94118

Subject: Walt's Transmission, 1723 Fruitvale Ave., Oakland, CA 94601
StId 834

Dear Mr. Sumski:

"Limited Phase II Environmental Site Investigation Report" dated December 22, 1999 and "Phase III Environmental Site Remediation" dated July 12, 2000 by Basics Environmental, and the correspondences dated September 11, 2000 from Environmental Service, were reviewed. Impacted soil in the area of the hydraulic lift (excavation area A) and soil sample location SB-4 where 24 ug/kg was removed. A photoionization meter and field observations were used to determine the lateral and vertical extent of removal. Confirmation samples were collected on June 29, 2000 from the bottom of the excavations. SS-1 was collected from excavation area A at 11 ft. below ground surface (bgs) and SS-2 was collected from excavation area B at 11 ft. bgs. The soil samples were analyzed for volatile halocarbons and polychlorinated biphenyls (PCBs). SS-1 was NonDetectable (ND) for volatile halocarbons and PCBs. SS-2 was 0.034 mg/kg for tetrachloroethene (PCE) and ND for PCBs. Previously, a groundwater sample collected December 10, 1999 from boring, SB-1, found PCE at 42 ug/l.

Since soil samples, SB-4 (at 5-10 ft. bgs), SS-2 (at 11 ft. bgs), and the groundwater sample found detectable amounts of PCE, further soil and groundwater investigation is needed.

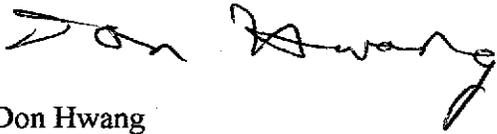
- 1) Collect additional soil samples beneath SS-2 (at 11 ft. bgs) to delineate the vertical extent of the contamination. The soil samples are to be collected every 5 ft. and at changes in lithology to a depth of approximately 25 feet below ground surface (bgs). Analyze all soil samples for chlorinated hydrocarbons (PCE, etc.). Analyze the 15 ft. sample for Total Petroleum Hydrocarbons-Gasoline (TPH-G), Total Petroleum Hydrocarbons- Diesel (TPH-D), oil and grease, Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), and for those found above detection limits, analyze for them in the 20 ft. sample.
- 2) Install a boring downgradient of SB-4 (within 5 to 10 feet) in nonimpacted soil to collect a groundwater sample. Analyze the groundwater sample for TPH-G, TPH-D, oil and grease, Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), chlorinated hydrocarbons (PCE, etc.).

Mr. Jack Sumski
October 6, 2000
Page 2 of 2

If an offsite plume is alleged to be the source of contamination, then a water sample should be collected from a boring advanced upgradient from the site.

Submit a workplan which satisfies the above requirements. If you have any questions, I can be reached at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist

cc C: Mark Papineau, Environmental Service, 5789 Gold Creek Dr., Castro Valley, CA 94552

✓file

8-11-2000 1:47PM

FROM EMERGENCY_SERVICES 5102387761

P. 1

CITY OF OAKLAND



FIRE SERVICES AGENCY • 1605 MARTIN LUTHER KING JR. WAY • OAKLAND, CALIFORNIA 94612

Office of Emergency Services

PHONE (510) 238-3938
FAX (510) 238-7761
TDD (510) 839-6451

RECEIVED
OCT 11 11 21 AM '00

August 11, 2000
Mr. Jack Sumski
Davis Realty
5010 Geary Blvd., Suite # 1
San Francisco, CA 94118

Subject: 1723 Fruitvale Avenue

Dear Mr. Sumski:

The City of Oakland, Fire Department/Hazardous Materials Management Program (OFD/HMMP) staff has received and reviewed the report from Basics Environmental describing the Phase III Environmental Site Remediation performed for the site located at 1723 Fruitvale Avenue in Oakland, California.

According to the report, the soil impacted by PCE has been mitigated. However, there is indication of ground water impacted in the down gradient position. Therefore, closure cannot be given to this site until further evaluation of the residual impact of PCE in the ground water is investigated.

For further investigation OFD/HMMP is referring this case to the Alameda County Health Agency Local Oversight Program.

If you have any questions concerning this matter, please contact me at (510) 238-7253.

Sincerely,

Hernán E. Gómez
Hazardous Materials Inspector

cc: Donavan G. Tom, Basics Environmental

OAKLAND FIRE SERVICES AGENCY
Transfer of Eligible Local Oversight Case

00 JUN 13 AM 10:10

STID 237 Date of input/By: 6-19- EA

Date: 6/9/00 From: H. Gomez

Site Name: WALTS TRANSMISSION

Address: 1723 Fruitvale Ave. City: Oak Zip: 94601

To be eligible for LOP, case must meet 3 qualifications:

1. Y N Tanks Removed? # removed? 1 Date removed: UNK

2. Y N Samples received? Contamination level: 1 ppm
Type of test _____

Contamination should be over 100 ppm TPH to qualify for LOP

3. Y N Petroleum? Circle Type (s):

Avgas leaded fuel oil jet

diesel waste oil kerosene solvents

7/26/00 waste oil 27A