



environmental service

by Papineau, R.E.A. 791

March 23, 2001

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Mr. Don Hwang
County of Alameda
Health Care Services Agency
Environmental Protection Division
1131 Harbor Bay Parkway Suite 250
Alameda, CA 94502

**Subject: 1723 Fruitvale Avenue Oakland, California (the "Property")
(Project 2000-033.02)**

Dear Mr. Hwang:

Specified soil and ground water sampling as proposed in Sampling Plan No. 2, and as amended in accordance with your letter dated January 24, 2001, have been completed. Results and recommendations are presented in the report dated March 5, 2001, which was delivered to your office.

Based upon the past and current soil sampling and laboratory testing performed in December 1999, June/July 2000, November 2000, and January/February 2001, detectable concentrations of perchloroethylene (PCE) residues remain in a localized area beneath the Property but not at concentrations that necessitate remedial action or that could be effectively abated. Where encountered,--only in soil samples collected from SS-2, SB-4, and SB-5,--PCE concentrations are less than 0.05 milligrams per kilogram (mg/kg). In comparison, the U.S. EPA, Region IX, Preliminary Remediation Goal for PCE on residential land is 5.7 mg/kg.

No detectable concentrations of PCE were found in soil samples collected from bore holes SB-1, SB-2, SB-3, SB-7, SB-8, SB-10, or SB-11. Therefore, PCE residues, where encountered at detectable concentrations, are limited laterally within a 5-foot radius centered at location SS-2. PCE residues also are limited vertically as discussed below.

A clay aquitard has been encountered in all bore holes conducted to 24 feet bgs or deeper, including bore holes SB-1, SB-6, SB-7, SB-10, and SB-11. Soil types encountered are consistent under the Property: silt to 8 feet below grade surface (bgs), which is underlain by sandy or silty clay to approximately 16 to 20 feet bgs, which is underlain by saturated sandy gravel to approximately 24 feet bgs, which is underlain by the sandy clay aquitard.

PCE concentrations in ground water have been assessed to be 0.140 milligrams per liter (mg/L) in the ground water samples collected from MWP-2 and MWP-3 and 0.160 mg/L in the ground water sample collected from well MW-1, on February 20, 2001. PCE concentrations exceed the Maximum Contaminant Level (MCL) for drinking water, but are not concentrations that necessitate remedial action or that could be effectively abated.



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Based upon the available data, I believe that the Alameda County Health Care Services Agency, Environmental Protection Division, could consider the appropriateness of case closure without requirements for further investigation, monitoring, or clean-up actions. However, if subsequent ground water monitoring in March-April 2001 is required by Alameda County before the county will consider case closure, I request on behalf of the owner that ground water sample(s) be tested only for PCE, in accordance with U.S. EPA Method 601/8010. After such monitoring, if it is required, the owner should rightfully expect the county to consider the appropriateness of case closure.

The owner is willing to record a voluntary Deed Notice, which could serve to notify owners and buyers that PCE concentrations may be found on the Property at detectable concentrations less than 0.05 mg/kg in soil and less than 0.2 mg/L in ground water. At the concentrations summarized in the report dated March 5, 2001, use of the Property,--for the existing use or for any of the uses permitted under the city of Oakland's Housing and Business Mix General Plan Land Use Designation and Medium-High Residential (R-60) Zoning District,--would not be restricted. A Deed Notice could later be rescinded, if future sampling demonstrates that the PCE concentration in ground water is no longer detectable or is not above the U.S. EPA MCL for drinking water.

Please call Marc Papineau at (510) 881-8574 if you have any questions about the report dated March 5, 2001, or this letter.

Sincerely,

Marc Papineau
California Registered Environmental Assessor 791

cc. Mr. Jack Sumski, Jr.
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