



July 12, 2000  
99-ENV183C

Davis Realty  
5010 Geary Boulevard, Suite #1  
San Francisco, CA 94118

Attention: Mr. Jack Sumski

Subject: Phase III Environmental Site Remediation  
1723 Fruitvale Avenue  
Oakland, California

This report describes the Phase III Environmental Site Remediation performed for the site located at 1723 Fruitvale Avenue in Oakland, California. The scope of work included the removal of a hydraulic lift assembly and excavation and confirmation sampling of subsurface surface soil within target areas of concern impacted with elevated levels of tetrachloroethene (PCE).

Based upon the information provided within this report, our findings indicate the subsurface soil impacted by PCE within the target areas of concern at the subject site have been mitigated. However, due to the elevated level of PCE detected within the ground water within a previous investigation, the ground water should be evaluated for PCE in the down gradient position.

Should you have any questions regarding this report, please contact the undersigned.

Sincerely,

Basics Environmental

A handwritten signature in black ink, appearing to read "D.G. Tom", written over a horizontal line.

Donavan G. Tom, M.B.A., R.E.A.  
Principal Consultant

PHASE-III.LTR

## TABLE OF CONTENTS

### PROFESSIONAL CERTIFICATION

1.0	INTRODUCTION.....	1-1
1.1	Purpose of Investigation.....	1-1
1.2	Background.....	1-1
1.3	Scope of Work.....	1-2
1.4	Permits and Regulatory Compliance.....	1-3
2.0	REMEDIAL EXCAVATION & SOIL CONFIRMATION SAMPLING	2-1
2.1	Field Activities.....	2-1
3.0	CHEMICAL ANALYSES AND RESULTS.....	3-1
3.1	Chemical Analyses.....	3-1
3.2	Analytical Results.....	3-1
4.0	CONCLUSIONS AND RECOMMENDATIONS.....	4-1
4.1	Conclusions.....	4-1
4.2	Recommendations.....	4-1

### List of Drawings

Drawing 1: Site Location

Drawing 2: Soil Excavation and Sampling Activities

### Appendices

APPENDIX A: Laboratory Analytical Results and Chain of Custody

## PROFESSIONAL CERTIFICATION

REPORT  
PHASE III ENVIRONMENTAL SITE REMEDIATION  
1723 FRUITVALE AVENUE  
OAKLAND, CALIFORNIA  
99-ENV183C  
JULY 12, 2000

This report has been prepared by the staff of Basics Environmental (Basics) under the professional supervision of the Principal Consultant whose seal and signature appears hereon. The findings, interpretations of data, recommendations, specifications or professional opinions are presented within the limits prescribed by available information at the time the report was prepared, in accordance with generally accepted professional engineering and geologic practice and within the requirements by the Client. There is no other warranty, either expressed or implied.

The data and findings of this report are based on the data and information obtained from the agreed upon scope of work between Basics and the Client. Because contamination is not necessarily evenly distributed across the property's soils and ground water, it can easily remain undetected. Additional scope of services (at greater cost) may or may not disclose information which may significantly modify the findings of this report. We accept no liability on completeness or accuracy of the information presented and or provided to us, or any conclusions and decisions which may be made by the Client or others regarding the subject Site.

This report was prepared solely for the benefit of Basic's Client. Basics consents to the release of this report to third parties involved in the evaluation of the property for which the report was prepared, including without limitation, lenders, title companies, public institutions, attorneys, and other consultants. However, any use of or reliance upon this report shall be solely at the risk of such party and without legal recourse against Basics, or its subcontractors, affiliates, or their respective employees, officers, or directors, regardless of whether the action in which recovery of damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of Basics), statute or otherwise. This report shall not be used or relied upon by a party that does not agree to be bound by the above statements.



*[Signature]*  
Donavan G. Tom, M.B.A., R.E.A. II  
Principal Consultant

## 1.0 INTRODUCTION

### 1.1 Purpose of Investigation

Basics Environmental (Basics) has performed this Phase III Environmental Site Remediation (Phase III) for Davis Realty pursuant to our letter of engagement signed June 15, 2000. The "subject site" is at 1723 Fruitvale Avenue, Oakland, California (See Drawing 1).

### 1.2 Background

Historical information obtained from Sanborn Fire Insurance Maps (1953, 1957, 1959, 1960, 1964, 1965, 1967 and 1969), revealed the subject site has consisted of the existing 6,500-square foot single-story garage building since at least 1953. From at least 1953 to 1969, the subject site was utilized as an automobile repair facility and gas and oil station. Basics recommended performing a Phase I Environmental Site Assessment prior to conducting a Phase II to better evaluate potential recognized environmental concerns. However, based on our conversation with the client, the client preferred conducting a limited Phase II Environmental Investigation over conducting a Phase I Environmental Site Assessment.

Based on historical information, the subject site has a long history of present and past auto repair shop operations utilizing a hydraulic lift, lubricating oils and solvents within the building. In addition, the subject site was also utilized as a gas and oil station from at least 1953 to 1969 suggesting a prior underground storage tank(s). No documentation was available from the client regarding the previous gas and oil operations and/or underground storage tank(s). In addition, a tank search performed by Golden Gate Tank Removal utilizing a magnetometer did not reveal any evidence of an underground storage tank at the site. However, as a result of these prior business activities, there was a potential of inadvertent discharges of hazardous materials to surface below.

On the basis of the information reviewed, Basics was contracted to perform a Limited Phase II Environmental Site Investigation to assess the potential subsurface environmental impacts from present and past auto repair shop operations and former gas and oil station activities conducted at the subject site. On December 10, 1999, under the direction of a California Registered Geologist, Basics advanced four exploratory borings at the subject site including: one within the garage area of the building (approximately 5-10 feet south west of the hydraulic lift in the perceived down gradient

position); one within the garage area of the building (approximately 5-10 feet south west of a collection drain in the perceived down gradient position); one outside the building near the north east corner of the building (within a potential position of the former underground storage tank(s)), and one outside the building near the south east corner of the building (within a potential position of the former underground storage tank(s)) Analytical results revealed detectable amounts of tetrachloroethene within the soil sample collected near the hydraulic lift. In addition, tetrachloroethene was detected within the ground water near the former underground storage tank(s). No significant levels of other volatile organic compounds, petroleum hydrocarbons or its constituents were detected within the soil and ground water samples collected.

Based on these analytical results, the source area of impact appeared to be within a discrete area within the location of the hydraulic lift. Based on discussions with Mr. Hernan Gomez, Environmental Protection Specialist with the City of Oakland Office of Emergency Services, a work plan was developed to remove the hydraulic lift and excavate the impacted "source" soil. Ground water was to be evaluated after the soil remediation activities.

### 1.3 Scope of Work

On the basis of the information reviewed, Basics was contracted by Davis Realty to perform the following Phase III Environmental Site Remediation approach to remove the hydraulic lift and excavate the impacted "source" soil within the source area of concern.

The scope of work performed for this Phase III Environmental Site Remediation consisted of the following tasks:

- Under the direction of a California Registered Geologist, the hydraulic lift and surrounding soils impacted with elevated levels of volatile halocarbons within two discrete target areas of concern (Excavation A and Excavation B) were excavated and stockpiled on site by a California licensed contractor certified to perform hazardous waste remediation (Golden Gate Tank Removal, Inc.).
- A photo ionization detector (PID) was utilized by Basics during both excavations to screen the excavated soil and the excavation side walls for residual volatile halocarbons.
- Both excavations were continued laterally until PID readings indicated all impacted soil had been removed from the side walls of the excavations, or the lateral extent of excavations could not continue without compromising the integrity of an adjacent building.

- Excavation extended vertically downward to the native soil below the hydraulic lift assembly (approximately 11 feet below ground surface).
- When the vertical and lateral extent of the excavations were reached, soil samples were to be collected from the side walls and bottom of the excavation. Due to the small excavation sizes, only one soil confirmation sample was collected from the excavation bottoms.
- Soil samples were also collected from the temporary spoil piles generated from excavation operations. One sample was retrieved from each of the two piles, and the laboratory results were utilized to characterize the soil for appropriate disposal by the remediation contractor.
- Soil samples from Phase III remedial excavation operations were collected, labeled, placed in a cooler with ice, and transported under Chain of Custody control to McCampbell Analytical, Inc., a certified laboratory with the Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (EPA), for analysis.
- Soil samples from the Phase III were analyzed for volatile halocarbons (EPA 8010) and polychlorinated biphenyls (EPA 8080 Modified).

The work for this Phase III was performed within the client approved scope of work and budget for the investigation.

#### 1.4 Permits and Regulatory Compliance

Several regulatory agencies were contacted prior to the beginning of this work and the permits necessary to proceed were obtained. Permits or approvals were obtained from the following agencies:

- Mr. Hernan Gomez, Environmental Protection Specialist, City of Oakland Office of Emergency Services;
- Underground Services Alert (U.S.A.), U.S.A.

## 2.0 REMEDIAL EXCAVATION & SOIL CONFIRMATION SAMPLING

### 2.1 Remedial Excavation Field Activities

The Phase III remedial excavation of the target areas of concern was conducted on June 30, 2000, under the direction of a California Registered Geologist. The remediation contractor, Golden Gate Tank Removal, Inc. (GGT), was contracted directly by the client, Mr. Jack Sumski of Davis Realty, but conducted remedial excavation operations under the direction of Basics' onsite geologist. GGT utilized a backhoe excavator to dig and remove the hydraulic lift assembly and target soil. A jack hammer was used to break up the overlying concrete.

2A.2. Target area soils were removed from two discrete areas including; the area surrounding the the hydraulic lift assembly (Excavation Area A); and the area surrounding soil sample location SB-4 (42 mg/kg PCE) (Excavation Area B). Drawing 2 shows the approximate lateral limits of the final excavations.

During the excavation of Area A, a Thermo Environmental Instruments OVM Model 580 B photo ionization meter (PID), was utilized by Basics' onsite geologist to monitor volatile organic compounds in the soil. PID readings, taken at depths of 4, 8, 10 and 11 feet below ground surface were recorded in field notes. After the hydraulic lift was removed from the Excavation Area A, excavation continued laterally and vertically into native soils which were judged to be impacted based on the PID readings and professional observations. Drawing 2 shows the approximate lateral limits of the final excavation (approximately 6' long x 6' wide and 11' deep).

During the excavation of Area B, a Thermo Environmental Instruments OVM Model 580 B photo ionization meter (PID), was utilized by Basics' onsite geologist to monitor volatile organic compounds in the soil. PID readings, taken at depths of 4, 8, 10 and 11 feet below ground surface were recorded in field notes. Excavation continued laterally and vertically into native soils which were judged to be impacted based on the PID readings and professional observations. Drawing 2 shows the approximate lateral limits of the final excavation (approximately 6' long x 2.5' wide and 11' deep).

When PID readings and visual observations indicated all the impacted soil had been removed vertically and laterally, a soil sample was collected from the bottom of the excavations (SS-1, and SS-2). The native soils in the bottom of the excavations consisted of silty clays with some fine sand, dark brown with minor sloughing of sidewalls.

Excavated soils were placed in two stockpiles on the site, which were underlain and covered with 6-mil plastic sheeting, until disposal could be arranged by GGT. Two soil samples (STK-P1 and STK-P2) were collected from the spoil piles to characterize the soil for disposal.

Soil samples were collected and placed in laboratory-provided brass tubes, sealed with caps, labeled and placed in an insulated chest containing ice. Drawing 2 shows the approximate locations of the confirmation samples.

Once collected in the field, all samples were maintained under chain of custody until delivered to the laboratory. The soil samples were immediately delivered to McCambell Analytical Laboratory, Inc. (McCambell; Pacheco, California), a State-certified laboratory.

### 3.0 CHEMICAL ANALYSES AND RESULTS

#### 3.1 Chemical Analyses

The soil samples taken during the Phase III remedial excavation work were analyzed for the following:

- Volatile Halocarbons (VHCs) (EPA 8010); and
- Polychlorinated Biphenyls (PCBs) (EPA 8080 Modified).

#### 3.2 Analytical Results

Results of the chemical analyses on the soil samples collected on June 30, 2000, are presented in Table 1. Certified laboratory reports are presented in Appendix A, including chain-of-custody records.

**Table 2. Soil Analytical Results**

Sample ID	Depth Feet	PCE mg/kg	PCBs mg/kg
SS-1	11	ND	ND
SS-2	11	0.034	ND
STKP 1-2	-	0.037	ND

ND means not detected above the reporting limit. No other detectable amounts of volatile halocarbons analyzed as part of EPA 8010 were discovered in the soil samples taken.

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

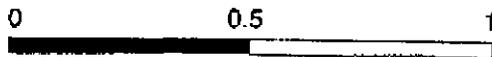
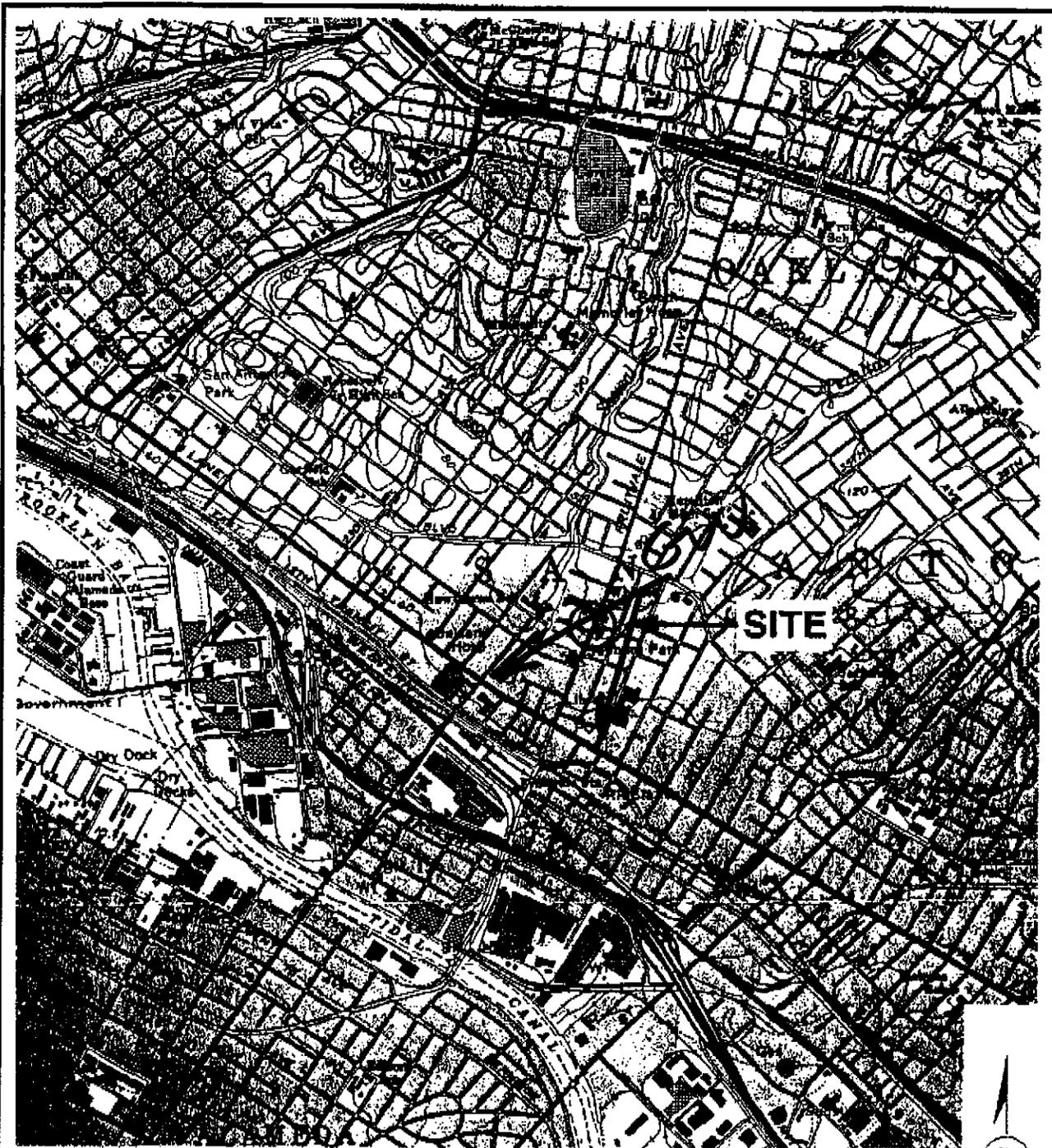
### 4.1 Conclusions

Laboratory analyses revealed confirmation soil samples collected from each of the remedial excavations within the target areas have insignificant levels of PCE and non detectable levels of PCBs. Based upon these analytical results, as well as professional observations, it appears the Phase III remedial operations have been successful in removing the soil impacted by PCE within the target areas of concern at the subject site.

### 4.2 Recommendations

Based upon the information provided within this report, our findings indicate the subsurface soil impacted by PCE within the target areas of concern at the subject site have been mitigated. However, due to the elevated level of PCE detected within the ground water within a previous investigation, the ground water should be tested for PCE in the down gradient position to evaluate residual impacts of PCE.

Based on analytical results, the two stockpiled soil piles do not appear to have significant levels of volatile halocarbons or PCBs (lowered levels probably due to aeration during excavation activities). As such, there are no apparent environmental concerns regarding the stockpiled soil and recommend no further investigation or documentation of the stock piled soil.



SCALE IN MILES

Map Source: U.S.G.S. Topographic Map, 1959 Revised 1960, Oakland East Quadrangle, California

DATE 7/11/00

REVIEWED BY

DGT

PREPARED BY

Site Location



Phase III Environmental Site Remediation  
 1723 Fruitvale Avenue  
 Oakland, California

PROJECT NO.  
 99-ENV183C

DRAWING NO.

1

TBLCK (5/24/00)

# APPENDIX A

 <b>McCAMPBELL ANALYTICAL INC.</b>	110 2nd Avenue South, #D7, Pacheco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 <a href="http://www.mccampbell.com">http://www.mccampbell.com</a> E-mail: <a href="mailto:main@mccampbell.com">main@mccampbell.com</a>	

Basics Environmental 116 Gloreitta Boulevard Orinda, CA 94563	Client Project ID: 1723 Fruitvale, Oakland	Date Sampled: 06/29/00
	Client Contact: Donovan Tom	Date Received: 06/30/00
	Client P.O:	Date Extracted: 06/30/00
		Date Analyzed: 07/01/00

## Volatile Halocarbons

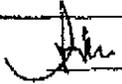
EPA method 601 or 8010

Lab ID	41906	41907	41908
Client ID	SS-1	SS-2	STRP 1-2
Matrix	S	S	S
Compound	Concentration		
Bromodichloromethane	ND	ND	ND
Bromoform <sup>(a)</sup>	ND	ND	ND
Bromomethane	ND	ND	ND
Carbon Tetrachloride <sup>(b)</sup>	ND	ND	ND
Chlorobenzene	ND	ND	ND
Chloroethane	ND	ND	ND
2-Chloroethyl Vinyl Ether <sup>(c)</sup>	ND	ND	ND
Chloroform <sup>(d)</sup>	ND	ND	ND
Chloromethane	ND	ND	ND
Dibromochloromethane	ND	ND	ND
1,2-Dichlorobenzene	ND	ND	ND
1,3-Dichlorobenzene	ND	ND	ND
1,4-Dichlorobenzene	ND	ND	ND
Dichlorodifluoromethane	ND	ND	ND
1,1-Dichloroethane	ND	ND	ND
1,2-Dichloroethane	ND	ND	ND
1,1-Dichloroethene	ND	ND	ND
cis 1,2-Dichloroethene	ND	ND	ND
trans 1,2-Dichloroethene	ND	ND	ND
1,2-Dichloropropane	ND	ND	ND
cis 1,3-Dichloropropene	ND	ND	ND
trans 1,3-Dichloropropene	ND	ND	ND
Methylene Chloride <sup>(e)</sup>	ND<15	ND<15	ND<15
1,1,2,2-Tetrachloroethane	ND	ND	ND
Tetrachloroethene	ND<15	34	37
1,1,1-Trichloroethane	ND	ND	ND
1,1,2-Trichloroethane	ND	ND	ND
Trichloroethene	ND	ND	ND
Trichlorofluoromethane	ND	ND	ND
Vinyl Chloride <sup>(f)</sup>	ND	ND	ND
% Recovery Surrogate	91	90	100
Comments			

\* water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil and sludge samples in ug/kg, wipe samples in ug/wipe  
 Reporting limit unless otherwise stated: water/TCLP/SPLP extracts, ND<0.5ug/L; soils and sludges, ND<5ug/kg; wipes, ND<0.2ug/wipe  
 ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis

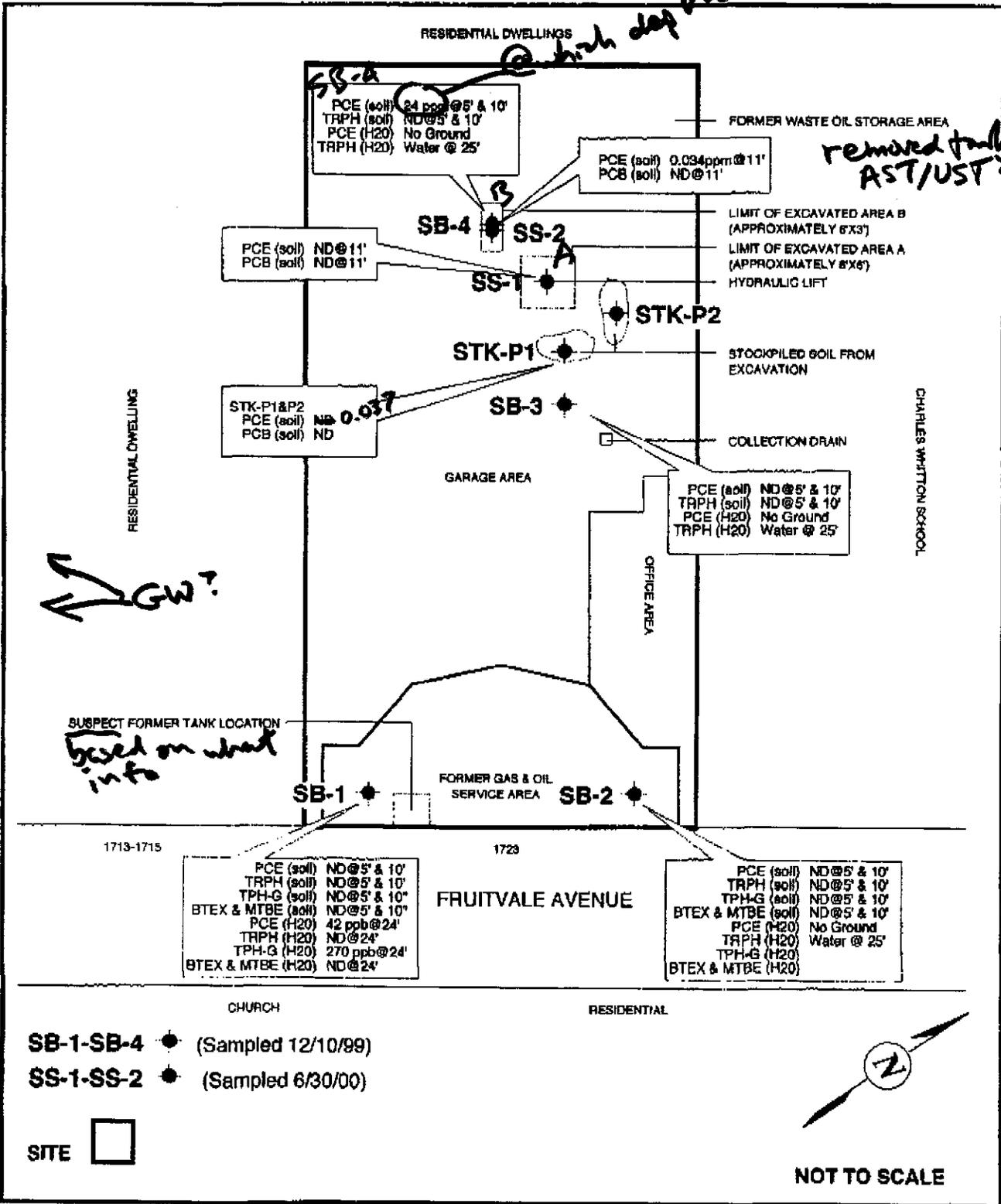
(b) tribromomethane; (c) tetrachloromethane; (d) 2-chloroethoxy ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethane; (h) a lighter than water immiscible sheen is present (i) liquid sample that contains greater than ~5 vol. % sediment; (j) sample diluted due to high organic content.

DHS Certification No. 1644

 Edward Hamilton, Lab Director



*Th 5 or 10'*



Soil Excavation and Sampling Activities



Phase III Environmental Site Remediation  
1723 Fruitvale Avenue  
Oakland, California

PROJECT NO.  
99-ENV183C

DRAWING NO.  
2

