

1244 2nd Ave, LLC

2655 Van Ness Ave Suite 2, San Francisco CA 94109

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RECEIVED

By Alameda County Environmental Health 9:56 am, Oct 20, 2016

Ms. Dilan Roe
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Re: **Well Survey Report**
1244 2nd Avenue
Oakland, California

Dear Ms. Roe:

1244 2nd Ave LLC, has retained Pangea Environmental Services, Inc. (Pangea) for environmental consulting matters at the project referenced above. Pangea is submitting the attached report on our behalf.

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached report are true and correct to the best of my knowledge.

Sincerely,



Trent Moore
1244 2nd Ave LLC



September 28, 2016

Ms. Anne Jurek
Alameda County Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Re: **Well Survey Report**
1244 2nd Avenue
Oakland, California 94606

Dear Ms. Jurek:

On behalf of 1244 2nd Avenue LLC, Pangea Environmental Services, Inc. (Pangea) prepared this *Well Survey Report* (Report) for the subject site. This well survey was requested by your agency emails (Appendix A) in response to our *Data Gap Assessment Report* dated July 11, 2016.

WELL SURVEY

Pangea performed a well survey to search for all domestic or municipal wells within 1,000 ft of the site. The purpose of the well survey is to help determine if site contamination poses risks to any nearby water wells. As required, the well survey involved review of well information provided by the State Department of Water Resources (DWR) and Alameda County Public Works Agency (ACPWA). Pangea also obtained additional records from a door-to-door survey.

Well Documentation Review

According to DWR records, all wells within 1,000 ft of the site have been destroyed. Since DWR records are not to be posted for public review, Pangea can provide ACEH with record copies upon request.

Based on our review of ACPWA well information, there are five monitoring wells, three test wells, and one cathodic well within 1,000 ft of the site. Pangea also identified one permitted irrigation well that is within 2,000 ft of the site. This well is likely crossgradient from the site, based on the assumed north-northwest groundwater flow direction at the subject site. The assumed groundwater flow direction is based on topography and groundwater contamination detected in offsite borings located north-northwest of the source area. The total depth of the permitted irrigation well is approximately 190 ft below grade surface (bgs), and the well is located approximately 1,870 ft

PANGEA Environmental Services, Inc.

1710 Franklin Street, Suite 200, Oakland, CA 94612 Telephone 510.836.3700 Facsimile 510.836.3709 www.pangeaenv.com

west-southwest (crossgradient) of the site (Figure 1). Since ACPWA records are not to be posted for public review, Pangea can provide ACEH with record copies upon request.

Pangea also commenced a door-to-door well survey on September 19, 2016. Pangea mailed a well survey questionnaire to buildings 250 ft downgradient of the site. As of September 28, 2016, four responses have been received out of eighteen. No wells were listed on any of the responses.

Well Survey Conclusions

Based on the reviewed well records, Pangea concludes that the limited petroleum hydrocarbon plume at the subject site does not pose a significant risk to the identified wells in the site vicinity. For hydrocarbon plumes less than 100 ft in length, the RWQCB's Low Threat Closure Policy (LTCP) specifies a minimum distance of 250 ft to the nearest water well. Based on our well survey and recent information presented in our Data Gap Assessment Report dated July 11, 2016, Pangea requests case closure consistent with the LTCP.

CLOSING

If you have any questions or comments, please contact me at (510) 435-8664 or briddell@pangeaenv.com.

Sincerely,
Pangea Environmental Services, Inc.



Bob Clark-Riddell, P.E.
Principal Engineer



cc: Trent Moore, 1244 2nd Avenue LLC, 2655 Van Ness Avenue, Suite 2, San Francisco, CA 94109

ATTACHMENTS

Figure 1 – Site Vicinity Map

Appendix A – Regulatory Correspondence



1244 2nd Avenue
Oakland, California



Well Survey Map

APPENDIX A

Regulatory Correspondence

Bob Clark-Riddell

From: Jurek, Anne, Env. Health <Anne.Jurek@acgov.org>
Sent: Tuesday, August 30, 2016 10:22 AM
To: 'trent@shamrocksf.com'
Cc: Bob Clark-Riddell; Roe, Dilan, Env. Health
Subject: Response to Request for Closure, Fuel Leak Case No. RO3216, GeoTracker Global ID T10000008860, 1244 2nd Avenue, Oakland, CA 94606
Attachments: FTP and GeoTracker requirements.pdf

Dear Mr. Moore,

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the fuel leak case file for the above referenced site, including the most recent document entitled, "Data Gap Assessment Report," dated July 11, 2016, which was performed on your behalf by Pangea Environmental Services, Inc. (Pangea). This investigation was based on the proposed scope of work that was conditionally approved by ACDEH on May 10, 2016. The investigation presents the analytical results of soil, grab groundwater, and soil gas samples that were collected during May and June 2016. The report stated that the site met Media-Specific Criteria for the State Water Resources Control Board's (State Water Board) Low-Threat Underground Storage Tank Case Closure Policy (LTCP) and recommended "no further action."

Based on ACDEH's review, the case at this time is not eligible for closure under the LTCP. Before a determination can be made as to closure, additional data is needed, which were summarized in our email to Pangea dated 8/18/2016:

1. A rationale for the reporting limit of 1800 $\mu\text{g}/\text{m}^3$ that was used by the laboratory for naphthalene in its analytical report.
2. A review of naphthalene analysis that was done for soil and groundwater samples and an inclusion of that data in Tables 1 and 2 in the report.
3. A water supply well survey. The survey should be completed using records from Alameda County Public Works and the California Department of Water Resources.
4. The depth of unsaturated soil beneath the building foundation.

Please submit a Revised Data Gap Assessment Report with the above requested data according to the following schedule and file-naming convention:

- **October 14, 2016:** Revised Data Gap Assessment Report
- SWI_ADEND_R_yyyy-mm-dd_RO3216

GeoTracker Compliance: Please upload all other data related to this case, including borehole logs, site map, and analytical data (EDF format) onto State Water Board's GeoTracker website. This data is being requested pursuant to California Code of Regulations, Title 23, Division 3, Chapter 30, Articles 1 and 2, Sections 3890 to 3895. Details of the submission requirements are discussed in the attachment.

Please contact me if you have any questions.

Sincerely,

Anne Jurek, M.S.

Professional Technical Specialist II (Geology)

Alameda County Department of Environmental Health (ACDEH)

1131 Harbor Bay Pkwy

Alameda, CA 94502

(510) 567-6721; Ext. 36721

anne.jurek@acgov.org