

Wickham, Jerry, Env. Health

From: Khatri, Paresh, Env. Health
Sent: Wednesday, December 28, 2011 7:50 AM
To: Wickham, Jerry, Env. Health
Subject: FW: 2440 East Eleventh St, Oakland - Public Participation
Attachments: 2440 East Eleventh Fact Sheet Package-email.pdf

Good morning Jerry,

I think that this may be your case?

Thanks,

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Alameda, CA 94502-6577

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<http://www.acgov.org/aceh/index.htm>

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From: Kevin R. Wildenberg [<mailto:kevin@streamborn.com>]
Sent: Tuesday, December 27, 2011 2:38 PM
To: Khatri, Paresh, Env. Health
Subject: 2440 East Eleventh St, Oakland - Public Participation

Hi Paresh,

I have attached the fact sheet package for 2440 East Eleventh Street which includes the fact sheet, a site plan, property owner contact information, and a map showing parcels within 200 feet of the subject property. Can you please review the package and notify us of any necessary edits?

In addition, our fact sheet template is outdated. Do you have a more current template? If so, can you please send it to me and I will copy our fact sheet into the new template?

Please contact us with any questions or comments. Thanks for your time.

Sincerely,

Kevin Wildenberg, Staff Scientist
Streamborn
PO Box 8330

Berkeley, CA 94707
work: 510-528-4234
mobile: 510-520-3277



California Regional Water Quality Control Board

San Francisco Bay Region



Linda S. Adams
Secretary for
Environmental
Protection

1515 Clay Street, Suite 1400, Oakland, California 94612
(510) 622-2300 • Fax (510) 622-2460
<http://www.waterboards.ca.gov/sanfranciscobay>

Arnold
Schwarzenegger
Governor

FACT SHEET

Status of Environmental Cleanup

2440 East Eleventh Street, Oakland
Alameda County

December 2011

This notification is being provided to nearby landowners and residents/occupants as well as other interested persons. It describes site background, past work to investigate and clean up site contamination, next steps, the Water Board's oversight process for the site, and how you can obtain more information

Background

The site is located at 2440 East Eleventh Street in central Oakland, near the intersection of 25th Avenue and East Eleventh Street. Land use in the general area is commercial, light industrial, and residential.

Eandi Metal Works has operated a steel fabrication facility in this area of Oakland since 1928. The Eandi facilities included buildings at 976 23rd Avenue and 2440 East Eleventh Street. Three tanks were reportedly installed in 1965 during construction of the facilities. The tanks were used for fleet fueling. Operation of the tanks ceased in 1990 and the tanks were removed in May 1992. Two of the tanks, located at 976 23rd Avenue, were removed with nondetectable or insignificant levels of contamination and no further action was required by the Alameda County Health Care Services Agency.

A release was discovered during removal of the third tank, a 1,000-gallon underground gasoline tank located at 2440 East Eleventh Street. Soil samples were collected during tank removal; these samples revealed elevated concentrations of TPH-gasoline, benzene, toluene, ethylbenzene, and xylenes.

The site and surrounding area are supplied with drinking water from the East Bay Municipal Utility District (EBMUD). EBMUD's primary source of drinking water is surface water from the Mokelumne River watershed on the western slope of the Sierra Nevada.

Site Investigation and Cleanup Activities

Since late 1992, as mandated by the Alameda County Health Care Services Agency, Eandi Metal Works has performed remediation and soil and groundwater investigations to address the observed gasoline release. In 2004, the original excavation for the former 1,000-gallon tank was re-excavated and soil samples were collected from the sidewalls and base of the re-excavated area. Analysis of the soil samples revealed nondetectable concentrations of TPH-gasoline, benzene, toluene, ethylbenzene, and xylenes and the re-excavated area was subsequently backfilled and repaved.

To characterize the nature and extent of contamination associated with releases from the former 1,000-gallon tank, five monitoring wells have been installed and periodically monitored. In addition, seven borings have been drilled, within which both soil and groundwater samples have been collected.

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Also, soilgas has been sampled at three locations.

The investigations revealed that the groundwater table typically occurs at a depth of approximately 10 feet. The groundwater gradient has typically been directed toward the southwest.

Subsurface conditions at the site typically consist of a fine-grained soil matrix with intermittent continuous and discontinuous coarse-grained lenses. The fine-grained matrix consists of clay, silt, and mixtures of clay/silt/sand. The coarse-grained lenses consist of gravel, sand, and mixtures of gravel/sand/clay. Groundwater occurs wherever the coarse-grained lenses are present below the water table.

The results of soilgas sampling revealed detectable TPH-gasoline and xylenes, both at concentrations below applicable screening levels. Benzene, toluene, and ethylbenzene were not detected in soilgas.

The investigation results did not indicate the presence of any identifiable soil source area. An understanding of the historic groundwater table fluctuations, in conjunction with the lighter-than-water nature of the released gasoline, indicates there may be a "smear zone" of soil contamination, immediately adjacent to and downgradient (southwest) of the former 1,000-gallon tank, at depths between approximately 8 and 12 feet. If present, such a "smear zone" is small in lateral extent.

Groundwater samples have been collected at the site from temporarily-screened boreholes and from monitoring wells. The most recent

well monitoring was conducted in September 2010, revealing detectable concentrations of TPH-gasoline, benzene, toluene, ethylbenzene, and xylenes. The September 2010 concentrations of TPH-gasoline (up to 3,000 µg/L) and benzene (up to 5.7 µg/L) exceeded selected screening levels for protection of human health and environmental, while concentrations of toluene and xylenes were below applicable screening levels.

As of September 2010, the groundwater contaminant plume was approximately 100 feet wide, originating at the location of the former 1,000-gallon tank and extending approximately 250 feet to the west-southwest. This is shown on the attached site plan.

A time-series interpretation of contaminant concentrations in the monitoring wells reveals (1) contaminant concentrations consistently decrease with time, and (2) the size of the groundwater contaminant plume consistently shrinks with time. These interpretations indicate that naturally-occurring attenuation mechanisms will eventually reduce the gasoline contaminants to below detectable levels. In particular, benzene concentrations within groundwater are expected to be nondetect within a decade and TPH-gasoline concentrations within groundwater area expected to be nondetect within two decades.

Water Board Oversight Process

The San Francisco Bay Regional Water Quality Control Board oversees more than 3,000 site cleanup cases in the Bay Area, including more than 2,000 leaking fuel tank cases. For this reason, this particular case was given to the Alameda County Health

Care Services Agency to be the regulatory agency responsible for the oversight process.

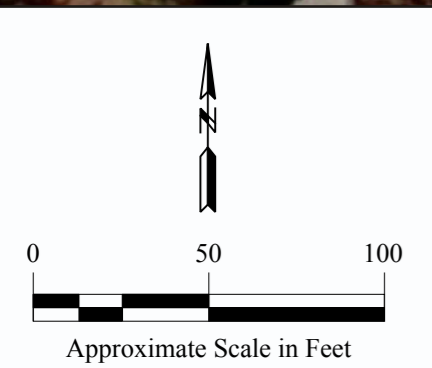
Alameda County Health Care Services Agency staff direct investigation and cleanup work and set cleanup standards under Water Code authority. Responsible Parties (e.g. past operators) propose specific measures, perform the actual work, and submit technical reports documenting task completion.

As part of this process, staff of the Alameda County Health Care Services Agency circulate key documents, such as draft cleanup plans, to interested persons and provide an opportunity for comment on these documents. Interested persons include other agencies, local officials, non-profit organizations, and interested landowners and residents/occupants in the site vicinity.



Legend

- Monitoring well
- Direct-push boring from which grab groundwater sample was collected while the borehole was temporarily-screened

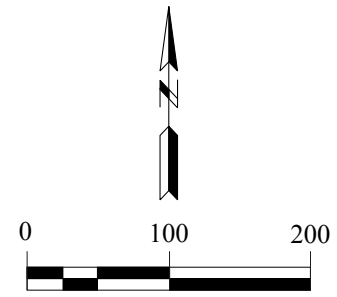


Basemap: Google Earth, aerial photograph dated 2 October 2009.

Figure 1
Site Plan
2440 East Eleventh Street
Oakland CA

TPH-G = TPH-Gasoline in groundwater. Concentrations cited in units of µg/L.

| APN | Physical Address | Use Code | Owner Name | Owner Address |
|------------|-----------------------|--|------------------------------------|--------------------------------|
| 19-89-8 | 948 23rd Avenue | 4200-Industrial Light/Manufacturing | JW Fleischmann LLC, Kids PARC LLC | P.O. Box 7509 |
| 19-99-4 | 1008 East 23rd Street | 300-Exempt Public Agency | City of Oakland | 250 Frank H Ogawa Plaza, Flr 4 |
| 19-100-2-1 | 1080 23rd Avenue | 4200-Industrial Light/Manufacturing | P & D 23rd Avenue Associates LLC. | 409 13th Street, Flr 8 |
| 19-98-6 | 1134 Miller Avenue | 4000-Vacant Industrial Lanmd | JW Fleischmann LLC, Kids PARC LLC | P.O. Box 7509 |
| 19-98-5-5 | 2424 East 11th Street | 2200-Double or Duplex type, two units | Dennis Mayeron | P.O. Box 3999 |
| 19-98-5-4 | 2430 East 11th Street | 1100-Single Family Residential | Lee Williams | 2430 East 11th Street |
| 19-98-5-6 | 2434 East 11th Street | 4100-Warehouse | JW Fleischmann LLC, Kids PARC LLC | P.O. Box 7509 |
| 19-103-5 | 23rd Avenue | 500-Property owned by a public utility | S.P. Co. | P.O. Box 2500 |
| 19-97-10-8 | 137 25th Avenue | 4100-Warehouse | JW Fleischmann LLC, Kids PARC LLC | P.O. Box 7509 |
| 19-90-1 | 1034 25th Avenue | 2500-2 units lesser quality than 2200 | Xi Zhou | 16615 Rolando Boulevard |
| 19-90-21 | 1028 25th Avenue | 1100-Single Family Residential | Jonathan West, Asa Haegermark-West | 901 Del Mar Avenue |
| 19-90-20 | 1024 25th Avenue | 1100-Single Family Residential | Joel Corona | 1024 25th Avenue |



Approximate Scale in Feet

APN basemap from Alameda County website

200 foot radius around the property boundary of 2440 East Eleventh Street

Figure 1

Parcels Within 200 feet of 2440 East Eleventh Street

**2440 East Eleventh Street
Oakland CA**