



**CONESTOGA-ROVERS
& ASSOCIATES**

5900 Hollis Street, Suite A, Emeryville, California 94608
Telephone: 510-420-0700 Facsimile: 510-420-9170
www.CRAworld.com

July 23, 2007

Ms. Donna Drogos
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Re: **Status Report and Recommendations**
Allright Parking
1432 Harrison St., Oakland, California
Fuel Leak Case No. RO0000266
CRA Project No. 540188

Dear Ms. Drogos:

On behalf of Sydney & Barbara Borsuk Trust, and Sheila Siegel Trust (Trust), Conestoga-Rovers & Associates, Inc. (CRA) provides this correspondence as a status report and recommendations to Alameda County Environmental Health (ACEH) on the subject site, as follows:

- In February 2007 Don Hwang, ACEH project manager, ceased managing this project for the agency. ACEH has yet to assign another manager for this project.
- August 8, 2006 submitted *Risk Assessment*. ACEH has not formally reviewed this document or submitted a letter to the Trust.
 - Mr. Borsuk, the representative for the Trust, talked with Ms. Drogos on June 26, 2007. Ms. Drogos's cursory review identified the following issues of potential concern: 1/ elevated concentrations in groundwater from monitoring wells MW-4 and MW-5, and 2/ elevated concentrations of benzene in groundwater. Mr. Borsuk presented our concern associated with a potential offsite source associated with two closed-in-place underground storage tanks (USTs) associated with the adjacent 1424 Harrison Street property.
- February 15, 2007 submitted *Notification of Upcoming Work Plan for Soil Gas Characterization*. As a result of preliminary findings from the *Risk Assessment* we considered it prudent to collect soil gas samples. The 60-day rule was implemented. On March 9, 2007 a *Soil Gas Characterization Work Plan* was submitted to ACEH. Ms. Drogos asked that we not proceed with soil gas characterization at this site. As a result, soil gas sampling was not preformed.
- Since 1995, consultants have stated that a potential source of contamination is from USTs closed-in-place, associated with the adjacent 1424 Harrison Street property. The closed-in-place tanks associated with the 1424 Harrison Street property, was identified as a potential hydrocarbons source in Cambria's August 10, 1995 *Results of Subsurface Investigation*. Our understanding is that ACEH has not actively pursued the 1424 Harrison Street property as a source of soil and groundwater contamination. Attached is documentation associated with the closed-in-place USTs. We strongly recommend that the agency evaluate these closed-in-place tanks and adjacent soil and groundwater results, have the responsible party remove these USTs, and remediate any soil and possible groundwater contamination associated with these tanks. We also recommend that the agency evaluate other potential sources in the area resulting in elevated concentrations in groundwater.

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& ASSOCIATES**

Status Report and Recommendations

Fuel Leak Case No. RO0000266

July 23, 2007

- Soil samples were collected from 1990 to 1999, while soil vapor extraction/ air sparge (SVE/AS) remediation at the subject site occurred in 2001 to 2005. During operation of the SVE/AS system, approximately 9,939 pounds of hydrocarbons were removed from the site. Our recommendation is to characterize post-remediation concentrations in soil. But, the owners of the adjacent property also need to characterize their potential contamination associated with their closed-in-place USTs.

Please assign this project to an ACEH project manager and have the agency response to our correspondence and documents in a timely manner (30 to 45 days after submittal).

Thank you for your time and consideration. We can meet with you and/or your staff to discuss these various issues. You are welcome to call me at 510/420-3307 or Mark Borsuk at 415/922-4740.

Sincerely,

Conestoga-Rovers & Associates, Inc.

Mark Jonas, P.G.
Senior Project Manager

Attachment: Documentation 1424 Harrison Street USTs.

cc: Mr. Mark Borsuk, 1626 Vallejo Street, San Francisco, California 94123-5116

Excavation Permit Granted _____ No. _____

CITY OF OAKLAND

Tank Permit 8561

Permit to Excavate and Install, Repair, or Remove Inflammable Liquid Tanks. No. _____

Oakland, California, April 21, 1982 19__

PERMISSION IS HEREBY GRANTED TO ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ^{fill} Gasoline tank and excavate commencing _____ feet inside property line

on the _____ side of _____ Street Avenue _____ feet _____ of _____ Street Avenue

House No. 1424 Harrison Street Street Avenue _____ Present Storage 1 - 1000 1 - 550 gallon tank

Owner Bill & Chip Sparks Address 2424 Webster Street Phone 893-5855

Applicant same Address _____ Phone _____

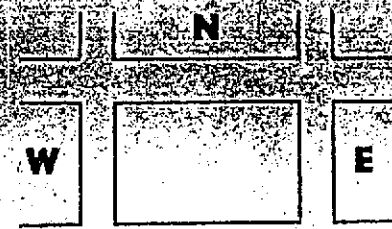
Dimensions of street (sidewalk) surface to be disturbed _____ X _____ Number of Tanks _____ Capacity _____ Gallons, each.

Remarks: _____

This Permit is granted in accordance with existing City Ordinances.
Owner hereby agrees to remove tanks on discontinuance of use or when notified by the City Authorities.
When installing, removing or repairing tanks, no open flame to be on or near premises.

Approved _____ Fire Marshal

Approved _____ Drainage Division Engineering Dept.



EXCAVATING PERMIT

Issued in accordance with Ord. No. 278 CMS, Sec. 6-2.04

_____ square feet of digging or removal granted.

The receipt of \$ _____ special deposit is hereby acknowledged.

GENERAL DEPOSIT.

BUREAU OF PERMITS AND LICENSES.

CERTIFICATE OF TANK AND EQUIPMENT INSPECTION

Inspected and passed on 4-30-82 19__

By [Signature] # 6 Fire Marshal

Inspection Fee Paid 20.00 ck#0308 rec#107298

Received by [Signature]
FIRE PREVENTION BUREAU

NOTICE

Before Covering Tanks, Above Certificate Must Be Signed.

When ready for inspection notify Fire Prevention Bureau, 273-3851

THIS PERMIT MUST BE LEFT ON THE WORK AS AUTHORITY THEREFOR.

Inst. 1-
273-3851

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

II, III

- II.A BUSINESS PLANS (Title 19)**
- ___ 1. Immediate Reporting 2703
 - ___ 2. Bus. Plan Stds. 25503(b)
 - ___ 3. RR Cars > 30 days 25503.7
 - ___ 4. Inventory Information 25504(a)
 - ___ 5. Inventory Complete 2730
 - ___ 6. Emergency Response 25504(b)
 - ___ 7. Training 25504(c)
 - ___ 8. Deficiency 25505(a)
 - ___ 9. Modification 25505(b)

- II.B ACUTELY HAZ MATLS**
- ___ 10. Registration Form Filed 25533(a)
 - ___ 11. Form Complete 25533(b)
 - ___ 12. RMPP Contents 25534(c)
 - ___ 13. Implement Sch. Req'd? (Y/N)
 - ___ 14. OffSite Conseq. Assess. 25524(c)
 - ___ 15. Probable Risk Assessment 25534(d)
 - ___ 16. Persons Responsible 25534(p)
 - ___ 17. Certification 25534(f)
 - ___ 18. Exemption Request? (Y/N) 25536(b)
 - ___ 19. Trade Secret Requested? 25538

- III. UNDERGROUND TANKS (Title 23)**
- General**
- ___ 1. Permit Application 25284 (H&S)
 - ___ 2. Pipeline Leak Detection 25292 (H&S)
 - ___ 3. Records Maintenance 2712
 - ___ 4. Release Report 2651
 - ___ 5. Closure Plans 2670
- Monitoring for Existing Tanks**
- ___ 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose
Semi-annual groundwater
One time soil
 - 3) Daily Vadose
One time soil
Annual tank test
 - 4) Monthly Groundwater
One time soil
 - 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/groundwater mon.
 - 6) Daily Inventory
Annual tank testing
Cont pipe leak det
 - 7) Weekly Tank Gauge
Annual tank testing
 - 8) Annual Tank Testing
Daily Inventory
 - 9) Other _____
 - ___ 7. Precls Tank Test 2643
Date: _____
 - ___ 8. Inventory Rec. 2644
 - ___ 9. Soil Testing 2646
 - ___ 10. Ground Water 2647
- New Tanks**
- ___ 11. Monitor Plan 2632
 - ___ 12. Access, Secure 2634
 - ___ 13. Plans Submit 2711
Date: _____
 - ___ 14. As Built 2635
Date: _____

Site ID # _____ Site Name Bill Sparks Today's Date 9/29/91

Site Address 1424 Harrison St

City Oakland Zip 94612 Phone 843-5855

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

- Inspection Categories:**
- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 - ___ II. Business Plans, Acute Hazardous Materials
 - III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments: Inq w/ regard to underground tanks or unknown volume
 1979
 12 yrs ago IUST was filed as per
 Oakland Fire protocol

Mr Sparks doesn't have any paperwork on the premises but he will look for any in the building purchase paperwork

Mr Sparks is the current owner of the above facility. During building remodeling permits were taken for reconstruction & for in place closure

Mr Sparks states that a fire dept representative was present during Slurry Fill in tank.

The tank was emptied prior to filling w/ cement slurry

I will check back next Monday 9/30/91 to inquire as to the paperwork

Rev 6/88
 copy of permit to
 excavate / P-1
 11/1982

Contact: Mr Bill Sparks
 Title: OWNER
 Signature: Bill Sparks

Inspector: Paul Smith
 Signature: Paul M. Smith

II, III

Paul Smith
 11/2/91

Excerpt from 1998 UST Fund appeal submitted by Mark Borsuk.

b. 1424 Harrison Street.

The property at 1424 Harrison Street is next door to the Claimant's site. See **Selective Site Enforcement Map**. In 1982, the two petroleum USTs were abandoned. Prior law allowed filling the tanks and closing them in place even though they represented a potential source of contamination. The property is up gradient from the Claimant's site.

In April, 1991, Mr. Paul Smith investigated the situation. Despite his great concern over leaking tanks at the Claimant's site, he evidenced no interest in the tanks three meters away as a possible source of contamination. In 1996, the FUND allowed the Claimant to test for upgradient contamination. Soil borings confirmed contamination as high as 1,900 ppm (TPH-g) and 0.95 ppm benzene.

Apparently, safeguarding the environment was only an afterthought for Mr. Smith and DDA Thomson. Why else would they ignore the potential source next door unless they were more interested in punishing the Claimant than in protecting the environment.

Paul Smith's handwritten notes from Hazardous Materials Inspection Form dated April 29, 1991. Transcription by Mark Borsuk. Please compare with original.

"Site Name: Bill Sparks
Date: April 29, 1991
Site Address: 1424 Harrison St.
City: Oakland
ZIP: 94612
Phone: 893-5855

Comments:

Insp w/ regard to underground tanks of unknown volume.

12 years ago 1 UST was filed as per Oakland Fire protocol.

Mr. Sparks doesn't have any paperwork on the premises but he will look for any in the building purchase paper work.

Mr. Sparks is the current owner of the above facility. During building remodeling permits were taken for reconstruction & for in place closure.

Mr. Sparks states that a fire dept. representative was present during slurry fill in tank.

The tank not emptied prior to filling w/cement slurry.

I will check back next Monday 5/6/91 to inquire as to the paperwork."

CAMBRIA

✓ Soil results sampled adjacent to USTs closed
in place associated w/ 1424 Harrison St. property.

Table 2. Petroleum Hydrocarbon Soil Analytical Data - Allright Parking, 1432 Harrison Street, Oakland, California

Boring / Sample ID	Sample Depth (ft)	Sample Date	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Notes
Hoist 2-9EH	9	11/29/93	<0.2	<0.005	<0.005	<0.005	<0.005	--	
E. Vault-6.5H	6.5	11/29/93	<0.2	<0.005	<0.005	<0.005	<0.005	--	
N. Vault-7H (4)	7	11/29/93	4.1	<0.005	<0.005	<0.005	23	--	
Vault-Base-9.5H (5)	9.5	11/29/93	380	0.05	0.69	0.22	2	--	
S. Tank-8FG	8	12/06/93	1,500	0.87	43	34	240	--	
S. Tank-8G	8	12/06/93	43	0.006	0.088	0.25	1.8	--	
N. Tank-7.5G	7.5	12/06/93	3,100	11	190	64	400	--	
N. Tank-8.5FG	8.5	12/06/93	<0.2	<0.005	<0.005	<0.005	<0.005	--	
PJ-2G	2	12/07/93	<0.2	<0.005	<0.005	<0.005	<0.005	--	
DSP-2G	2	12/07/93	<0.2	<0.005	<0.005	<0.005	<0.005	--	
E. Wall-3G	3	12/15/93	<0.2	<0.005	<0.005	<0.005	<0.005	--	
S. Wall-3G	3	12/15/93	<0.2	<0.005	<0.005	<0.005	<0.005	--	
N. Wall-3G	3	12/16/93	<0.2	<0.005	<0.005	<0.005	<0.005	--	
W. Wall-3-N	3	12/29/93	<0.2	<0.005	<0.005	<0.005	<0.005	--	
W. Wall-3-S	3	12/29/93	0.5	<0.005	<0.005	<0.005	<0.005	--	
MW-2 / MW-2-5'	5	07/30/94	<0.2	<0.005	<0.005	<0.005	<0.005	--	
MW-2 / MW-2-9.5'	9.5	07/30/94	<0.2	<0.005	<0.005	<0.005	<0.005	--	
MW-2 / MW-2-15'	15	07/30/94	<0.2	0.024	0.007	<0.005	<0.005	--	
GW-1 / GW-1-10'	10	07/30/94	<0.2	<0.005	<0.005	<0.005	<0.005	--	
GW-1 / GW-1-15'	15	07/30/94	<0.2	<0.005	<0.005	<0.005	<0.005	--	
SB-F / SB-F 20'	20.0	07/07/95	160	1.9	10	2.5	11	--	a
SB-H / SB-H 20'	20.0	07/07/95	350	4.0	16	5.3	25	--	a
✓SB-L / SB-L 20'	20.0	07/07/95	220	1.6	4.1	4.8	24	--	b,d
(MW-4) / SB-M 20.0'	20.0	10/02/96	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
(MW-5) / SB-N 20.0'	20.0	10/02/96	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
(MW-6) / SB-O 20.5'	20.5	10/03/96	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
✓SB-P / SB-P 3.75'	3.75	10/03/96	3.8	<0.005	0.016	0.017	0.084	<0.05	
✓SB-P / SB-P 12.7'	12.7	10/03/96	1,500	0.55	14	25	100	2.0	b,d
✓SB-Q / SB-Q 3.75'	3.75	10/03/96	4.3	0.006	0.024	0.027	0.11	<0.02	g
✓SB-Q / SB-Q 9.6'	9.6	10/03/96	1,900	0.95	15	43	200	<1.4	b,d

CAMBRIA

Table 2. Petroleum Hydrocarbon Soil Analytical Data - Allright Parking, 1432 Harrison Street, Oakland, California

Boring / Sample ID	Sample Depth (ft)	Sample Date	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Notes
VES-1 / VES-1-16.5'	16.5	07/22/99	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
VES-1 / VES-1-21.5'	21.5	07/22/99	5,600	59	400	75	370	<10	a
VES-1 / VES-1-30.5'	30.5	07/22/99	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
✓VES-2 / VES-2-16.5'	16.5	07/22/99	2.2	<0.005	0.018	<0.005	0.050	<0.05	g
✓VES-2 / VES-2-26.5'	26.5	07/22/99	4,300	35	260	74	310	<10	a
✓VES-2 / VES-2-30.0'	30.0	07/22/99	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
VES-3 / VES-3-15.5'	15.5	07/23/99	1.3	0.011	<0.005	<0.005	0.010	<0.05	a
VES-3 / VES-3-20.5'	20.5	07/23/99	2,100	<0.50	66	56	280	<10	b,j
VES-3 / VES-3-30.5'	30.5	07/23/99	1.4	0.062	0.25	0.039	0.16	<0.05	a
VES-4 / VES-4-16.5'	16.5	07/23/99	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
VES-4 / VES-4-25.0'	25.0	07/23/99	7,600	150	490	170	640	32*	a
VES-4 / VES-4-30.0'	30.0	07/23/99	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
✓CB-1 / CB-1-10.0'	10.0	07/23/99	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
✓CB-1 / CB-1-16.0'	16.0	07/23/99	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
✓CB-1 / CB-1-20.0'	20.0	07/23/99	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
✓CB-1 / CB-1-24.0'	24.0	07/23/99	1,500	2.3	6.8	12	58	<2	a
✓CB-2 / CB-2-12.0'	12.0	07/23/99	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
✓CB-2 / CB-2-15.0'	15.0	07/23/99	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	
✓CB-2 / CB-2-20.5'	20.5	07/23/99	4.2	<0.005	0.010	0.007	0.025	<0.05	j
✓CB-2 / CB-2-24.0'	24.0	07/23/99	4.8	0.006	<0.005	0.026	0.030	<0.05	j

Notes:

TPHg = Total purgeable petroleum hydrocarbons as gasoline by EPA method Modified 8015.

Benzene, toluene, ethylbenzene, xylenes (BTEX) by EPA method 8020.

MTBE = Methyl tert-butyl ether by modified EPA method 8020.

<n = not detected above n parts per million

a = unmodified or weakly modified gasoline is significant

b = heavier gasoline range compounds significant

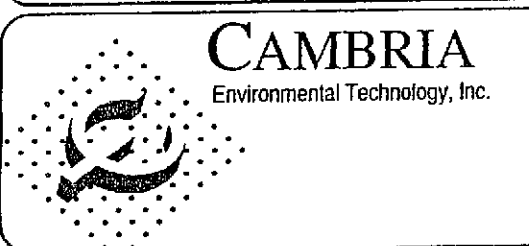
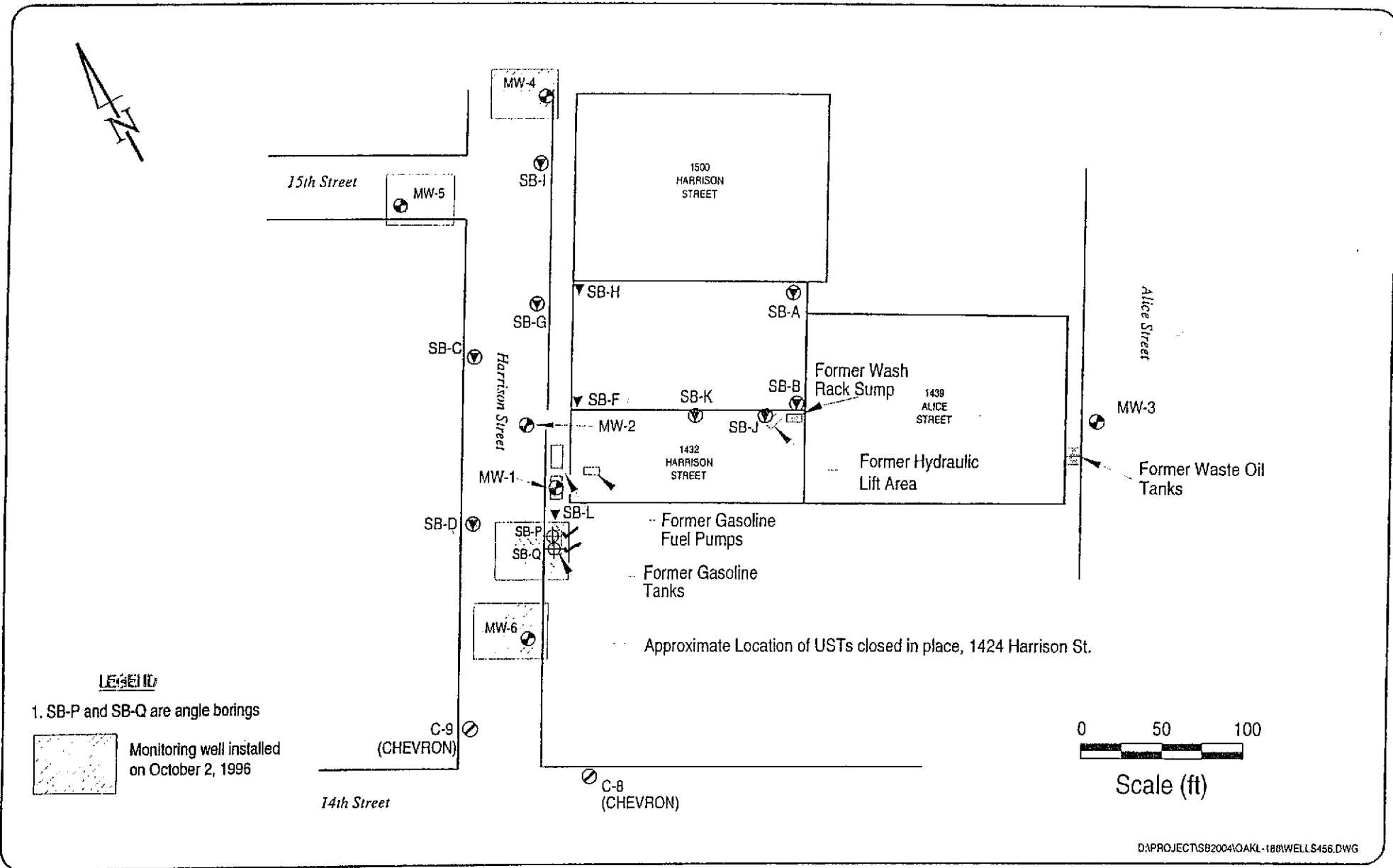
d = gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline

g = strongly aged gasoline or diesel range compounds are significant

j = no recognizable pattern

* = MTBE result not confirmed by EPA Method 8260 analysis.

1990 through 1994 data tabulated from Table 1 in Levine Fricke's September 1, 1994, *Soil and Groundwater Investigation Report*, Harrison Street Garage, 1432-1434 Harrison Street, Oakland, California.



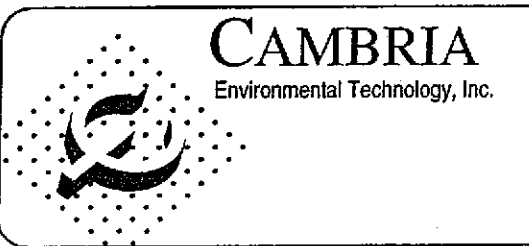
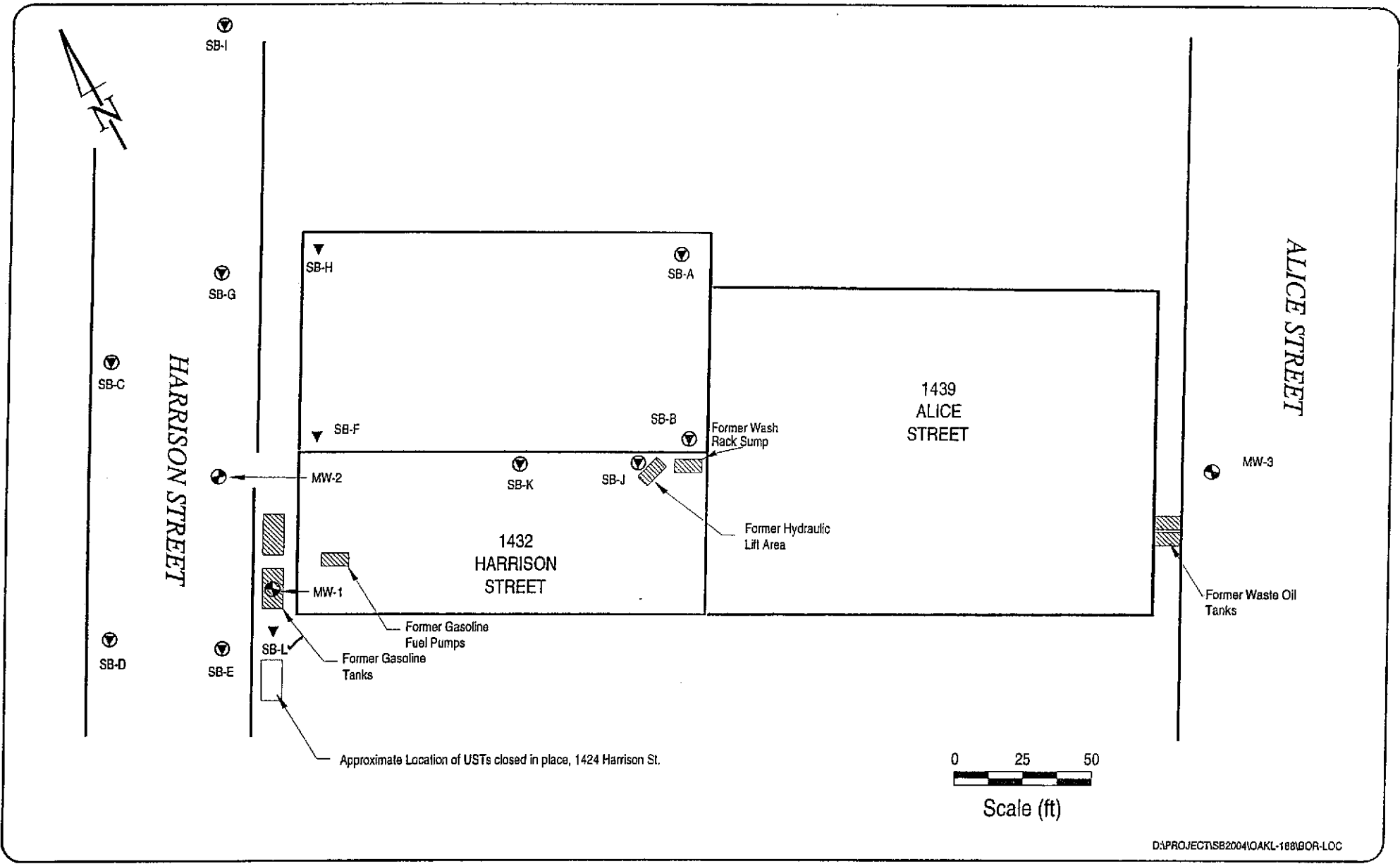
EXPLANATION	
	Ground Water Monitoring Well
	Chevron Ground Water Monitoring Well
	Soil Sample Location (7/95)
	Grab Ground Water Sample Location (7/95)
	Soil Boring Location (10/96)

Soil Boring and Monitoring Well Locations

1432 Harrison Street
Oakland, California

FIGURE

1



EXPLANATION	
	Previously Installed Ground Water Monitoring Well
	Soil Sample Location
	Grab Ground Water Sample Location

Soil Boring and
Monitoring Well Locations
1432 Harrison Street
Oakland, California

FIGURE
2



McCAMPBELL ANALYTICAL INC.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
 Telephone : 925-798-1620 Fax : 925-798-1622
<http://www.mccampbell.com> E-mail: main@mccampbell.com

Cambria Environmental Technology 1144 65 th Street, Suite C Oakland, CA 94608	Client Project ID: #540-0188; Borsuk	Date Sampled: 07/22/99
	Client Contact: Bob Schultz	Date Received: 07/26/99
	Client P.O:	Date Extracted: 07/26-07/30/99
		Date Analyzed: 07/26-07/30/99

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with Methyl tert-Butyl Ether* & BTEX*
 EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g) ⁺	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	% Recovery Surrogate
15999	VES-1-16.5'	S	ND	ND	ND	ND	ND	ND	110
16000	VES-1-21.5'	S	5600,a	ND<10	59	400	75	370	---#
16002	VES-1-30.5'	S	ND	ND	ND	ND	ND	ND	100
✓ 16005	VES-2-16.5'	S	2.2,g	ND	ND	0.018	ND	0.050	98
✓ 16007	VES-2-26.5'	S	4300,a	ND<10	35	260	74	310	116
✓ 16008	VES-2-30.0'	S	ND	ND	ND	ND	ND	ND	97
16011	VES-3-15.5'	S	1.3,a	ND	0.011	ND	ND	0.010	106
16012	VES-3-20.5'	S	2100,b,j	ND<10	ND<0.50	66	56	280	105
16014	VES-3-30.5'	S	1.4,a	ND	0.062	0.25	0.039	0.16	95
16017	VES-4-16.5'	S	ND	ND	ND	ND	ND	ND	109
16019	VES-4-25'	S	7600,a	32	150	490	170	640	118
16020	VES-4-30'	S	ND	ND	ND	ND	ND	ND	103
✓ 16023	CB-1-10.0'	S	ND	ND	ND	ND	ND	ND	98
✓ 16025	CB-1-16.0'	S	ND	ND	ND	ND	ND	ND	109
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	5.0	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.05	0.005	0.005	0.005	0.005	

* water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP and SPLP extracts in ug/L

* cluttered chromatogram; sample peak coelutes with surrogate peak

*The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment; j) no recognizable pattern.

Jonas, Mark

From: Jonas, Mark
Sent: Monday, July 23, 2007 5:23 PM
To: Ben Heningburg (bheningburg@waterboards.ca.gov)
Cc: 'Mark Borsuk'
Subject: July 23, 2007 Letter to ACEH - Borsuk, Oakland
Attachments: Letter 7-23-2007 CRA to ACEH - Borsuk, Oakland 540188.pdf

Dear Ben:
Attached is the letter we sent to ACEH. Thank you for your support and counsel. We'll keep you informed.

Sincerely,

Mark Jonas

Mark Jonas, P.G.

Conestoga-Rovers & Associates, Inc.

5900 Hollis Street, Suite A
Emeryville, California 94608
510/420-3307 direct
510/420-9170 fax

Conestoga-Rovers & Associates, Inc. has acquired the former Cambria Environmental Technology, Inc.
Visit us a www.CRAworld.com

7/23/2007