RO-412

Versar INC.

January 30, 2001

AUG 02 2002

Mr. Francis Meynard
Pacific American Management Company
104 Caledonia Street
Sausalito, CA 94965

Subject: Findings of Data Review - Property Located at 9757 San Leandro Street, Oakland, California
Performed for the Pacific American Management Company
Versar Project No. 3577-001

Dear Mr. Meynard:

As requested, Versar, Inc. (Versar) has reviewed available information provided for the property at 9757 San Leandro Boulevard, Oakland, California (Site). Versar's review included visiting the Alameda County Department of Environmental Health Services (ACDEH). Versar briefly reviewed the case file and discussed the Site with Ms. Eva Chu, the ACDEH case worker assigned to the Site.

Documents provided to us by Pacific American Management Company (PAMCO) comprised the following:

1. Blaine Tech Services. 1996. *Second Quarterly 1996 Groundwater Monitoring at Former Chevron Service Station Number 9-1723.* Performed for Phil Briggs, Chevron U.S.A. Products Company. June 19, 1996.

2. Blaine Tech Services. 1997. *Fourth Quarterly 1997 Groundwater Monitoring at Former Chevron Service Station Number 9-1723.* Performed for Phil Briggs, Chevron U.S.A. Products Company. December 11. 1997.

3. Blaine Tech Services. 1998. *First Quarterly 1998 Groundwater Monitoring at Former Chevron Service Station Number 9-1723.* Performed for Phil Briggs, Chevron U.S.A. Products Company. March 16, 1998.

4. Cambria. 1997. *Investigation Workplan.* Prepared for Mr. Phil Brigg of Chevron Products Company. August 6, 1997.

5. Fluor Daniel GTI. 1996. *Environmental Assessment Report, Chevron Service Station No. 9-1723.* Prepared for Mr. Phillip Briggs, Chevron U.S.A. Products Company. May 15, 1996.

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Information provided by the ACDEH included the following document:

> Delta Environmental Consultants, Inc. 2000. *Risk Management Plan, Former Chevron Service Station #0-1723*. Prepared for Mr. Thomas Bauhs, Chevron Products Company. December 20, 2000.

Ms. Chu of the ACDEH, indicated that conditional case closure is being considered for the Site. However, to obtain the conditional closure, numerous property use restrictions are required, per the Risk Management Plan prepared by Delta. A note included in the ACDEH files suggests that the alternative to conditional case closure "is to remove shallow soil contamination."

FINDINGS

The following information is based our review of the documents provided by PAMCO, and our discussion of the case with the ACDEH representative.

- No remediation of soil or groundwater has been performed at the Site.

- Plume boundary wells MW-1, MW-7, MW-10, and MW-4 have not been tested for total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene, and xylenes (BTEX) since 1994, well MW-9 has not been monitored since 1997, and no monitoring record of well MW-11 was found. Therefore, current plume boundary conditions are not known. Evidence of plume stability is required for regulatory case closure of petroleum release sites.

- 1,1-dichloroethylene (DCE) was detected at MW-1 (61 parts per billion [ppb]) and at MW-7 (39 ppb) in 1990. These levels are above the drinking water standard of 5 ppb. While apparently limited in extent, the source of these chlorinated compounds has not been located or removed. The stability of this solvent plume has not been monitored.

- Plume boundary well MW-2 contained 6.7 ppb benzene in May 1997, and was last monitored in July 1997. This well was never consistently below 5 ppb benzene from 1993 to 1997 for more than three monitoring events.

- Free product was noted on a boring log (SP-8) 30 feet upgradient from MW-8, the most contaminated well on Site. Free product presents a continuing source of contamination. No remediation has been performed on the Site to remove this continuing source of contamination. Wells MW-1, MW-7 and MW-9 are downgradient from well MW-8 and have not been monitored since 1994, 1994 and 1997, respectively. Therefore, the plume

has not been shown to be stable.

- Based on boring logs the greatest area of impact is described as the depth below ground surface (bgs) of 6 to 8 feet. Soil sampling activities have focused on depths of 5 and 10 feet bgs, thereby likely under estimating the magnitude of soil impact.

- Declining contaminant concentrations at well MW-8 may suggest the migration of contaminants past the well, rather than plume degradation. No monitoring has been performed down gradient of MW-8 since 1994 (wells MW-7 and MW-1) and 1997 (well MW-9).

- The screens for wells MW-1, MW-2 and MW-4 are submerged, resulting in likely inaccurate characterization of contaminant concentrations at these wells.

- 940,000 parts per million (ppm) oil was identified in soil near a former waste oil tank in 1996. No metals or other data related to a waste oil release was collected. No remediation was performed.

- The December 2000 Risk Management Plan (RMP), prepared by Delta Environmental Consultants, Inc., suggests that the plume is stable and decreasing. The data does not support this finding, as a source of free product has been identified, and plume boundary wells have not been adequately monitored.

- The RMP identifies many restrictions on Site use that require ACDEH's oversight and management. Based on this document, there will be continuing liabilities for costs associated with ACDEH oversight and other Site restriction management requirements. In addition, the ACDEH may require the deed restrictions to travel with the property, resulting in potential liabilities during and after property transfer.

RECOMMENDATIONS

Based on the information obtained and reviewed, Versar recommends the following activities to help ensure that the subject property has been adequately characterized and does not present a liability to PAMCO. The following activities are designed to verify that residual contamination proposed to be left untreated at the Site have been fully characterized, and that decisions made by PAMCO, Chevron and the ACDEH are based on accurate information.

- Sample all the Site monitoring wells for volatile organic compounds (VOCs) and TPH as

gasoline and diesel fuel.

- Sample the two Site groundwater production wells, P1 and P2, for the same contaminants.

- Pothole to groundwater (8 to 10 feet in depth) using a backhoe, the areas of soil borings SB-4, SB-22, SB-8, SB-10, and the three former pump islands. Collect soil and groundwater samples from the excavations to verify residual contaminant conditions. Test the soil and groundwater samples for TPH as gasoline, diesel, soluble lead, ethylene dibromide (EDB - a potential carcinogen and former gasoline additive), and BTEX.

We recommend presenting the findings of this letter to Ms. Eva Chu of the ACDEH for her consideration in deciding the County's position in this matter. Versar also recommends that the potholing and sampling be performed by PAMCO and their consultant.

Versar appreciates your trust and confidence in our services. If you have any questions or comments regarding this letter, please contact Tim Berger at (916) 863-9323.

Sincerely,

Tim Berger
Supervising Geologist
Versar - Pacific Region