GeoSolv, LLC

Environmental and Hydrogeological Consulting 643 Oregon Street, Sonoma, CA 95476 Phone: (707) 996-4227 Fax: (707) 996-7882



We Don't Just Work on Your Environmental Problems. We Solve Them!

March 11, 1998

Scott Seary
Alameda County Health Care Agency
Environmental Protection Division, Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor, Room 250
Alameda, CA 94502
(510) 567-6774 Phone, (510) 337-9335 Fax

SUBJECT:

Response to Alameda County Health Care Services Correspondence, dated to February 9, 1998, regarding the Subsurface Investigation Report on Hydrocarbons at the Former Glovatorium/The Leather Cleaners Site Located at: 3815 BROADWAY, OAKLAND, CA 94611

Dear Mr. Seary,

This correspondence is a response to your letter dated February 9, 1998 requesting supplemental information regarding the subsurface investigation report dated January 16, 1998.

1) "Well" Survey Information

You have requested that we provide you with "well" survey information. For clarification, we note that no groundwater monitoring "wells" have yet been installed on the Property. The final workplan, as approved by you, called for the installation of boreholes in order to establish a guide for the placement of subsequent wells.

During the field investigation, recharge of groundwater into the open boreholes appeared to be very slow and therefore raised uncertainty as to whether or not the water table had stabilized to the static water level, making a an estimate of the groundwater gradient difficult. The slotted PVC casings which were placed in the open boreholes to obtain groundwater "grab" samples, were left in-place so that representative water levels could be obtained, on August 26, 1997, from the data points which we would then designate as piezometers. Therefore, locations "A, B, C, D, E, F, and G" are not "well" locations, but rather piezometer locations from which water levels and groundwater grab samples were obtained. Subsequent re-evaluation of sampling event data sheets and water level measurements have demonstrated that the grab samples obtained are representative enough to identify the direction from which the contaminants identified in groundwater emanated (e.g. implicating potential point sources of contamination). In addition, since the workplan did not call for installation of wells, it did not require a survey of well, piezometer, or borehole locations.

In any event, enclosed is a survey of seven piezometer locations (See Exhibit A for October 1, 1997 land survey). The survey shows the location of survey the benchmarks, the locations of the piezometers and the standard reference elevation mark to which the wells were surveyed.

2) Relationship Between "wells" "A" through "G" and Borings B1 through B13 and BSD

The seven data points labeled as A, B, C, D, E, F, and G on the survey correspond with boreholes/piezometers 13, 3, 2, 8, 10, 7, and 9.

3) Field Notes Documenting Depth to Water Level Measurements etc.

(See Exhibit B for sampling event data sheets and groundwater level measurements obtained from piezometers on 10-26-97 and 02-18-98)

4) Shallow Soil Samples from Each Boring

Soil samples could not be collected from the three foot depth interval because application of Precision Sampling, Inc.'s conductor casing was not compatible with the shallow soil conditions encountered. The shallow soils in the upper three feet were unconsolidated fill soils which were readily compressed by the conductor casing, making it impossible to obtain an undisturbed sample which would not release the subject hydrocarbon volatiles into the atmosphere. In addition, most of the boreholes had to be pre-drilled with a hand auger between one (1) and three (3) feet bgs to avoid subsurface piping obstructions which further disturbed shallow subsurface soils.

5) Map Labels

The revised map figures were produced according the certified land survey of piezometer locations (See Exhibit C for Revised Figures). One additional water level survey performed on 2-28-98 has been included as Figure 1A.

6) Earl Thompson Property

The analytical results of environmental samples collected from the Earl Thompson site were provided with our January 16, 1998 report. Another copy of this report is provided as (See Exhibit D for Chromlab Lab Reports). This report confirms that the underground storage tanks at the Earl Thompson property contained 9500 ppb diesel, 3500 ppb stoddard solvent, 180 ppb 1,2-dichloroethane, 4700 ppb MIBK, 210 ppb toluene, 110 ppb TCE, 2200 ppb total xylenes, 170,000 ppb acetone, 18 ppb MEK, 2 ppb 1,1-dichloroethane, 2 ppb styrene, and 6 ppb PCE. In addition, enclosed is a letter to Medhulla Logan confirming that the tanks were used to hold stoddard solvent for use in a past dry cleaning operation at the property (See Exhibit D for December 22, 1995 letter to Medhulla Logan from "The Sutton Group"). The results reported in the January 16, 1998 report indicate that benzene and stoddard solvent may be migrating from the Earl Thompson property to the Depper property. Since the owners and operators of the Earl Thompson have not

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conducted an onsite investigation, it is not possible at this time to determine the full extent to which this site has contributed to contamination of the Depper site. The owners of that property should be required to conduct such an investigation so that this can be fully evaluated.

7) Storm Drain Cracks etc.

A videotape has been conducted of the inside of the storm drain which is located at, and about, the Depper property. I have reviewed this videotape and it confirms that the drain is riddled with holes, cracks, and gaps. A copy of this videotape can be made available upon request (See Exhibit E for trace of Storm Drain).

I believe that this information adequately responds to your request. Please feel free to call if you need any additional information.

Finally, I want to re-iterate several recommendations set out in the January 16, 1998 report.

- 1) The existing piezometers should be converted into wells.
- Additional groundwater monitoring of these seven wells should be conducted to evaluate chemical trends in groundwater before any additional investigation is undertaken.
- 3) A risk-based corrective action (RBCA) evaluation and report should be initiated to determine if the site contamination poses any significant risk to human health.
- 4) The owners of the Earl Thompson property should be required to conduct a comprehensive subsurface investigation to determine the nature and extent of contamination and the extent to which that property is contributing to contamination on the Depper property.
- 5) The owner of the storm drain conduit must conduct a detailed investigation to determine the structural integrity of the storm drain in the vicinity of the Depper property and the extent to which it is contributing to spread of environmental contamination.

CERTIFIED

HYDROGEDI DGIST

Again, please do not hesitate to call if you have any questions or require any additional information.

Sincerely,

Franklin J. Goldman CEO/GeoSolv, LLC

Registered Geologist No. 5557 Certified Hydrogeologist No. 466

Exhibit - A

Virgil Chavez Land Surveying 312 Georgia Street, Suite 200 Vallejo, California 94590 (707) 553-2476

> October 1, 1997 Project No. 1420-05

Frank Goldman Geosolv, Inc. 643 Oregon Street Sonoma, Ca. 94576

Subject: Monitoring Well Survey

3815 Broadway Oakland, Ca.

Dear Frank:

This is to confirm that we have proceeded at your request with the monitoring well survey at the above referenced site. The survey was performed on September 29, 1997. Measurements were taken as per your directions. Elevations are shown in the table below. The benchmark for the survey was a USGS bronze disk located near the north end of the curb return at the northwest corner of 38th Street and Broadway. Benchmark Elev. = 85.41' USGS Datum (NAVD 29).

STATION No.

RIM Elevation *(concrete at grade)

MW	- A	85.12'
MW	→ B	82.60′
MW	- C	82.201
MW	- D	82.06′
MW	- E	81.65′
MW	- F	77.33′
MW	- G	77.57′

Sincerely,

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rgil D. Chavez, PI

MONITORING WELL PLAT

BROADWAY

3815 BROADWAY OAKLAND, CALIFORNIA

VIRGIL CHAVEZ LAND SURVEYING

312 GEORGIA STREET, SUITE 200 VALLEJO, CALIFORNIA

FEBRUARY 1998 SCALE: 1"=20' SHEET 1 OF 1 DRAWING NO. 142005 Exhibit - B

piezometer water levels (24 Round) Depper/Glovatorium

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B13	85.12	6.61	78.51	930
B3	82.60	4,53	78.07	1030
B2	82.20	4.04	78.16	1050
В8	82.06	S.42	76.64	1120
β10	81.65	6.52	75.13	1150
B7	77.33	5.76	71.57	12 =
B9	77.57	6.13	71.44	1230

Water levelmeasurements

Depper 3815 Broadway, Oakland

10/25/97

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B	B3	82.60	8.93	73.67	10 50
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	B8	82.06	10.95	71.11	1200
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+	B7	77.33	9.24	68.09	12.55
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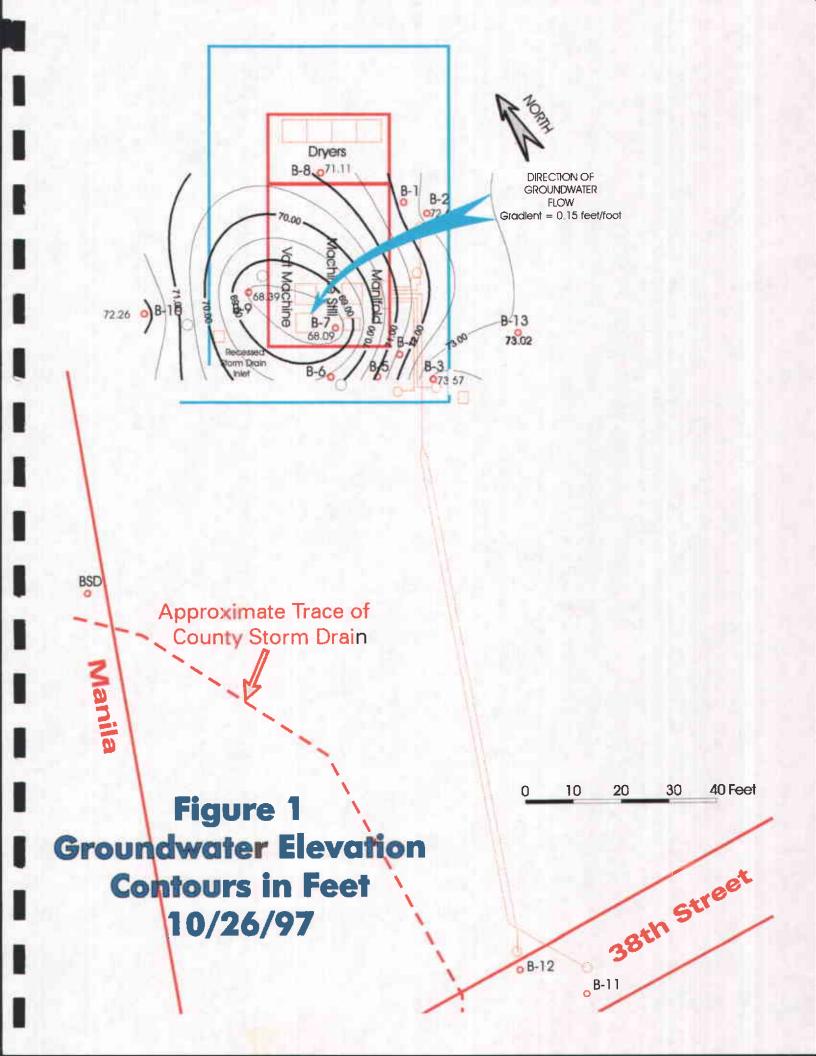
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Gallons pu	ırged	TEMP C/F	EC	PH	7	URBIDITY		HEAD (FT)	TIME
1.		(Circle One)	(us/cm)	- 	 	(NTU)			200
2.									
3.	.								
4.									
5.									
Take mea approxim- casing vo	ately eac	h W.	L. drop volumes	during one sing pump re	itting	volun	to purge nes by re or next d	turning	/inimal recharge unable to purge 3 volumes.

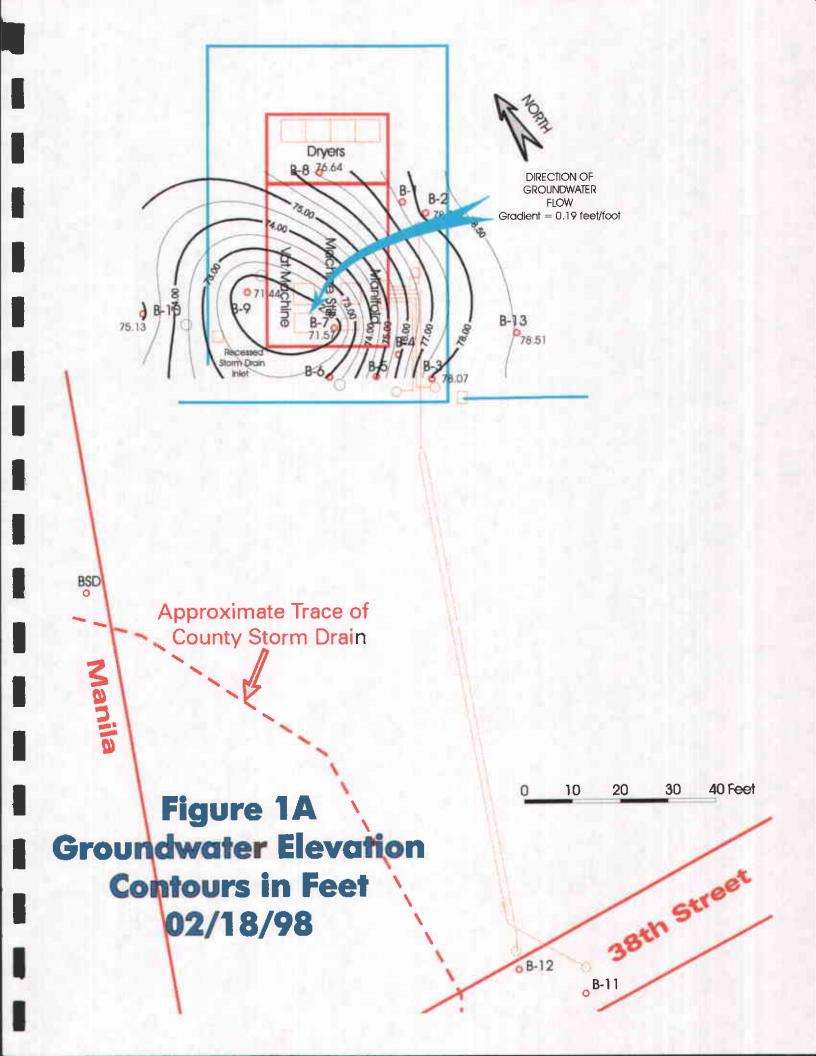
OJECT: EVENT: WELL/HYDROLOGIC STATISTICS	Action	Time		/WL /
		11110	Pump Rate	(low yield)
SWL (1.78				
	Stop			
acker take	Sampled			
epth	(Final WL)			
	gal/ft.		<u>alculator</u> gals, X 3	= gals
	SWL	to BOP or	\sim	purge volume
			culation (Airlift C	
212	gal	$\overline{\sim}$	ft	gals
		packer to		
quipment Used/Sampling method/Description of Event:			Purged;	
4.3 1	Act	tual Volumes	: Purged:	
Hydac Builer Waterlevel Sounder		ell Yield: ee Below)	•	
Shiler			<u> </u>	
Water level Sounder)C #:		l aufa
	Sc	mple I.D.	Andivsis	<u>Lab</u>
dditional Comments:				
	ļ			
	ļ			
callons purged TEMP C/F EC (Circle One) (us/cm)	PH TURB	IDITY	HEAD (FT)	TIME
		Turbia		235
		tubid		2 40
		turbid		2 45
ake measurement at \bigcirc HY-Minimal MY - WL drop - able approximately each W.L. drop volumes during		able to purge volumes by re		/linimal recharg .inable to purge

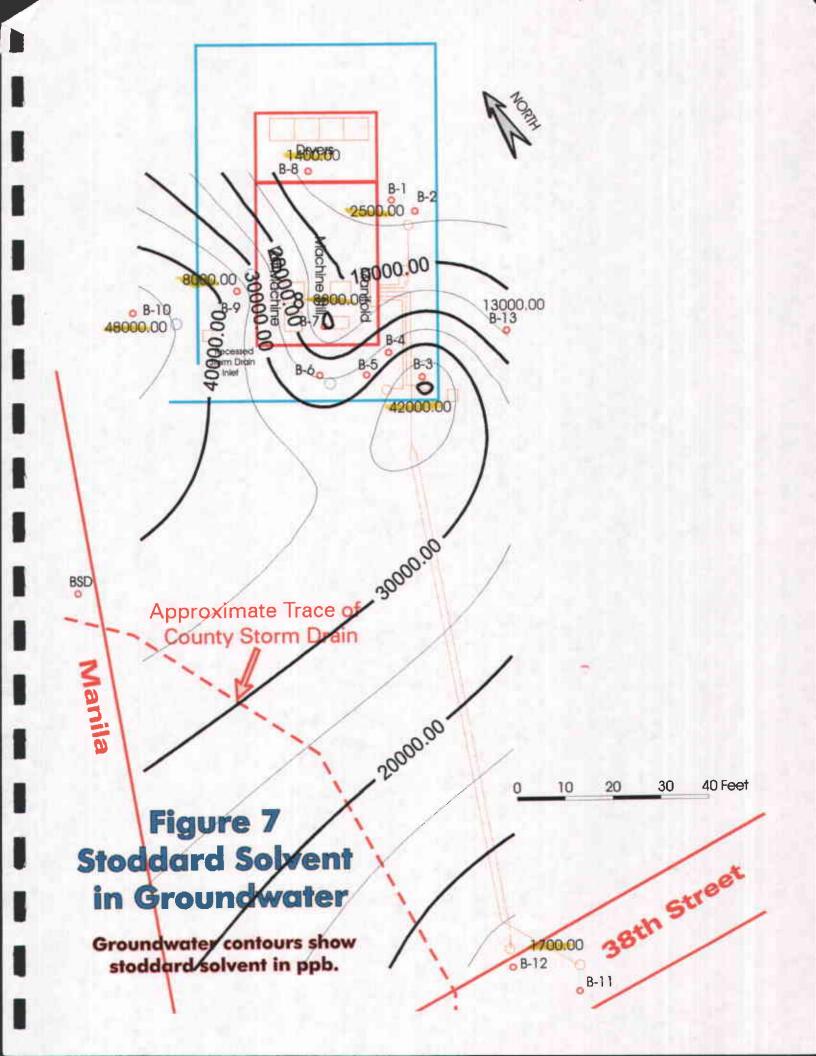
ROJECT: Deppe	<u>e√</u> EVE	NT:	SAMPI	er: <u>F</u> (بر	Date:	8/21/97
WELL/HYDF	ROLOGIC STATISTIC	³ 133	Acti	on	Time	Pump Rate	(low yield)
	_						
SWL 11,06							
			Stop				
packer intake			Sampl	ed			
bailer depth			(Final l				<u></u>
						<u>alculator</u> gals. X 3	= gals
				SWL to BC	Por	one r	ourge volume
		der viville		packer to Head Pure		volume culation (Airlift C	3 casings Only)
	1	8_		gal/ft.		ff	gals
					cacker to		
Equipment Used/Sam	npling method/De	escription of Event		ŀ			
	Hydac			1		Purged:	
	Builer	nic sounder		Well Yiel (See Bel		6	
	electro	nic sounder		COC #	:		
				Sample	I.D.	<u>Analysis</u>	<u>Lab</u>
Additional Comment	ho:						
Additional Commen	10. 1011	والمعالمة والمعادم	led				
	م مراب	sing install) i				
	ballera	nd in VOA	તેની.				
Gallons purged	TEMP C/F	ĒC	PH	TURBIDITY		HEAD (FT)	TIME
1. ty	(Circle One)	(us/cm) 0.49	7.71	clear			245
2. 4	57.3	0.51	7.69	() 69~			250
3. 4	56.2	0.50	7.80	clegr			255
4.							
5.				0 1V -1-1 4		- 2 VIV N	/linimal rechar
Take measurement o	at B HY-Minima	al <u>MY</u> -WL drop- op volumes o	able to purge	3 <u>LY</u> -ablet	o puige		unable to purg

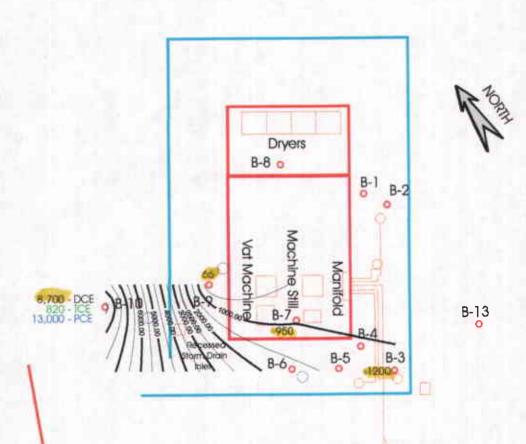
PROJECT: PP))₹✓EVE	NT:	SAM	PLER:		DATE:	8/22/97
WELL/H	YDROLOGIC STATISTI	cs BB	Ac	ction	Time	Pump Rate	(low yield)
swl_ 3. 9							
packer			Stop				
intake bailer depth	-		Samı (Final			-	
Серт			UNIC	144.63	Purae C	Calculator	
				SWL to I	BOP or	one	=gals purge volume-
					_	volume culation (Airlift	3 casings
		22		<u>neda r</u> gal/ft.	packer to	ft	gals
Equipment Used/Sc	ampling method/De	escription of Event:		Actual	Gallons	Purged:	
•				Actual	Volumes	Purged:	
	lyduckit electronic mut	er [eve] Sour	dev	Well Yi (See B		⊕	
1	Suiler			coc	#.		
				i		Analysis	Lab
Additional Comme	ents:						
Tem	povavy PVC c	iasing left in	n place, 3	."			
Gallons purged	TEMP C/ F (Circle One)	EC (us/cm)	PH	TURBIDIT (NTU)	7	HEAD (FT)	TIME
1. 4	59.4	0.41	7.86	mad cl	ear		410
2. 4	58.9	0.39	7-80	mad cl	e4×		420
3. 4	58.8	0.38	7.77	mælch			430
4.							
5.							
Take measurement approximately each casing volume pur	ch W.L. dro	op volumes di	uring one sitti g pump rate	ng volu	to purge mes by re or next d	eturning (/inimal recharge unable to purge 3 volumes.

Exhibit - C









Approximate Trace of County Storm Drain

BSD

Concentrations of PCE and TCE in soil are shown in PPM @ B-3, B-6, B-9, and B-10

Borehole #	PCE	TCE	Depth bgs (fi
B3	ND	ND	2.5-3.0
B3	ND	ND	8.0-8.5
B6	ND	ND	9.5-10.0
B9	ND	ND	15-15.5
B9	ND	ND	15.5-16
B10	1,300	81	15-15.5
B10	5,500	270	15.5-16

10

20

Figure 8 Chlorinated Solvents in Groundwater 38th Street

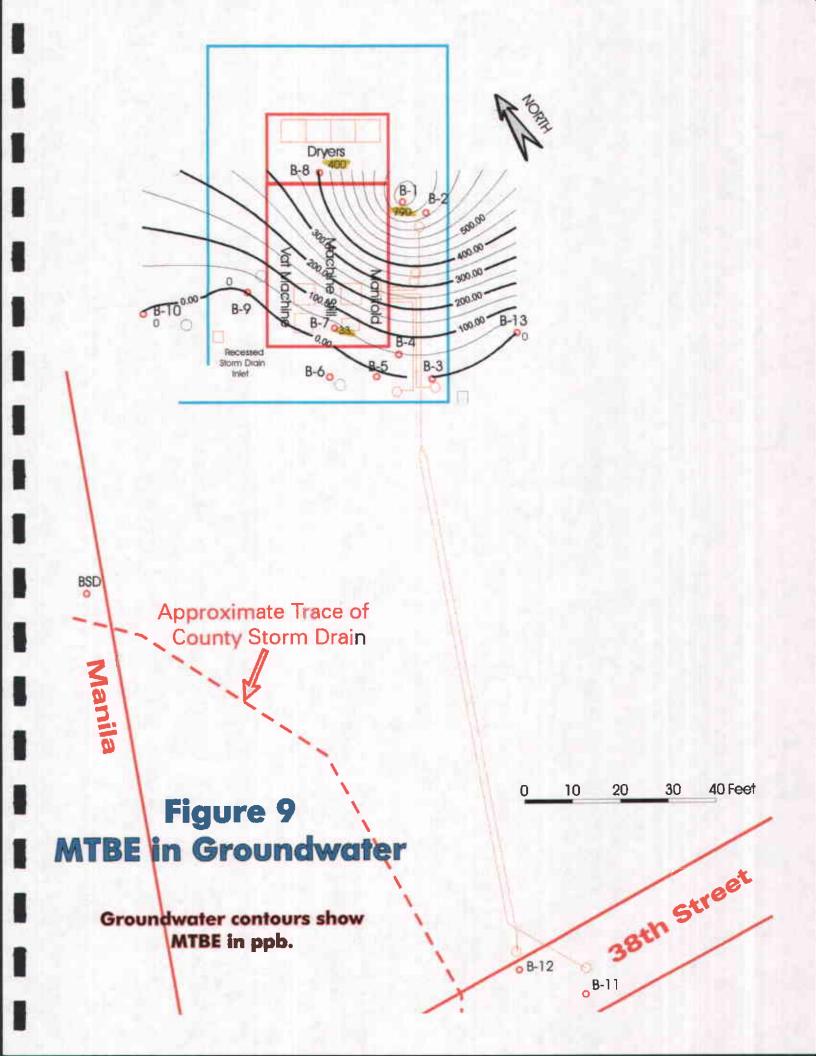
Groundwater contours show its 1,2-DCE in ppb. PCE and TCE are shown @ B-10

o B-12

o B-11

30

40 Feet



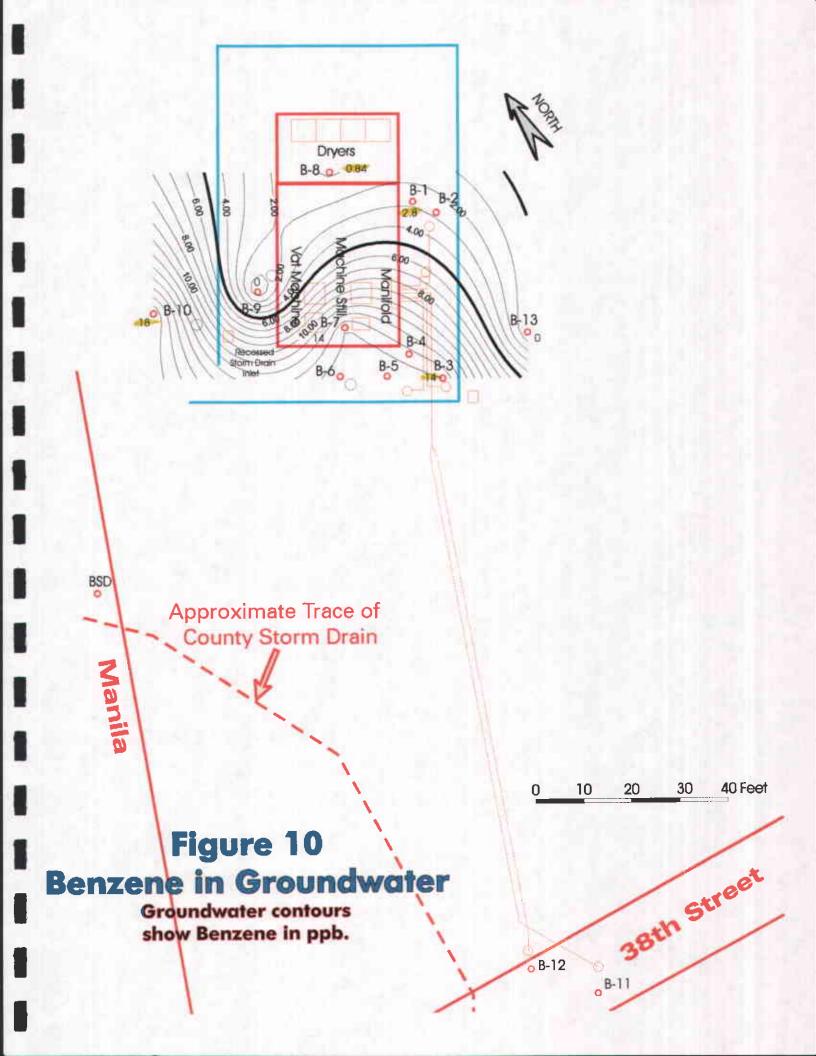


Exhibit - D

DATE:

Local Oversight Program TO :

FROM:

MADHULLA LOGIAN

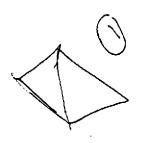
SUBJ:

Transfer of Eligible Local Oversight Case

EARL
site name: Strank Thompson's Property.
Address: 316 3eth Sweet city OAKAND Zip 94609
TO BE ELLIGIBLE FOR LOP A CASE MUST MEET 3 QUALIFICATIONS: We removed 1. Number of Tanks:removed? Y N Date of removal
1. Number of Tanks: removed? Y N Date of removal /
Inom and type of test of high and type
Contamination should be over 100 ppm TPH to qualify for LOP
3. Petroleum Y N Types: Avgas Jet leaded solvents fuel oil waste oil kerosene solvents
DepRef remaining \$ \(\sqrt{0} \) Closed with Candace/Leslie? \(\frac{\psi}{4} / 1 \) N (If no explain why?)
· · · · · · · · · · · · · · · · · · ·

IF YOUR SITE MEETS ALL OF THE ABOVE QUALIFICATIONS YOU SHOULD DO THE FOLLOWING TO TRANSFER THE SITE:

- YOU MUST ACCOUNT YOU MUST CLOSE THE DEPOSIT REFUND CASE AT THIS TIME. FOR ALL TIME YOU HAVE SPENT ON THE CASE AND TURN IN THE ACCOUNT SHEET TO IF THERE ARE FUNDS STILL REMAINING IT IS STILL BETTER TO TRANSFER THE CASE TO LOP AS THE RATE FOR LOP ALLOWS THE ADDITION OF MANAGEMENT AND CLERICAL TIME. DO NOT ATTEMPT TO CONTINUE TO OVERSEE THE SITE SIMPLY BECAUSE THERE ARE FUNDS REMAINING!
- COMPLETE THE A AND B PERMIT APPLICATION FORMS AND GIVE TO CONNIE/ELAINE
- 3. GIVE THE ENTIRE CASE TO THE PROPER LOP STAFF UPSTAIRS FOR THEM TO DO THE REST OF THE TRANSFER AND YOU ARE DONE!



Environmental Services (SDB)

August 11, 1995

Submission #: 9508075

SUTTON GROUP

Atten: John Sutton Project: 316-38th St

Received: August 4, 1995

Project#: SG 3030

re: 2 samples for Total Extractable Petroleum Hydrocarbons (TEPH)

analysis.

Method: EPA 3510/8015M

Sampled: August 4, 1995

Matrix: WATER

Extractéd: August 8, 1995

Run: 7948-D Kerosene

Analyzed: August 9, 1995

(ug/L)

Motor Oil

Spl # <u>Sample ID</u>

8/4-1A,B,2A,B For above sample: <u>(ug/L)</u> (uq/L) N.D.95000

Diesel

8/4-4A,B,5A,B 98237

For above sample:

REPORTING LIMITS RAISED 100X DUE TO DILUTION. 3500

N.D.

Sample profile is similar to that of stoddard solvent. Reporting limits raised 10% due to dilution.

Reporting Limits

Blank Result Blank Spike Result (%)

50 N.D.

50 N.D. 500

96

N.D.

Dennis Mayugba

Chemist

Ali Kharrázi

Organic Manager

Environmental Services (SDB)

August 11, 1995

Submission #: 9508075

SUTTON GROUP

Atten: John Sutton Project: 316-38th St

Project#: SG 3030

Received: August 4, 1995

re: One sample for Volatile Organic Compounds analysis.

Method: EPA 8240/8260 SampleID: 8/4-1A,B,2A,B

Sample #: 98236

Matrix: WATER

Sampled: August 4, 1995

Run: 8016-0

Analyzed: August 11, 1995

	Man: 6010-0 Analyzed: August 11, 19			isc 11, 1995
		REPORTING	BLANK	BLANK SPIKE
	RESULT	LIMIT	RESULT	RESULT
<u>Analyte</u>	(ug/L)	(ug/L)	(nd/r)	
ACETONE	4700	200	N.D.	(%)
BENZENE	N.D.	50		
BROMODICHLOROMETHANE	N.D.	50	N.D.	102
BROMOFORM	N.D.	50 50	N.D. N.D.	
BROMOMETHANE	N.D.	50		
METHYL ETHYL KETONE	N.D.	50 50	N.D.	
CARBON TETRACHLORIDE	N.D.	50	N.D.	
CHLOROBENZENE	N.D.	50	N.D.	
CHLOROETHANE	N.D.	50	N.D. N.D.	105
2-CHLOROETHYLVINYL ETHER	N.D.	50	N.D.	
CHLOROFORM	N.D.	50	N.D.	→
CHLOROMETHANE	N.D.	50		
DIBROMOCHLOROMETHANE	N.D.	50	N.D. N.D.	
1,1-DICHLOROETHANE	N.D.	50	N.D.	
1,2-DICHLOROETHANE	180	50	N.D.	
1,1-DICHLOROETHENE	Ñ.D.	50	N.D.	104
CIS-1,2-DICHLOROETHENE	N.D.	50	N.D.	104
TRANS-1,2-DICHLOROETHENE	N.D.	50 50	N.D.	~-
1,2-DICHLOROPROPANE	N.D.	50	N.D.	
CIS-1,3-DICHLOROPROPENE	N.D.	50	N.D.	
TRANS-1.3-DICHLOROPROPENE	N.D.	50	N.D.	
ETHYLBENZENE	180	50	N.D.	<u></u>
2-HEXANONE	N.D.	50	N.D.	
METHYLENE CHLORIDE	N.D.	50	N.D.	
METHYL ISOBUTYL KETONE	4700	50 <u>.</u>	N.D.	
STYRENE	N.D.	50	N.D.	
1,1,2,2-TETRACHLOROETHANE	N.D.	50	N.D.	
TETRACHLOROETHENE	N.D.	50	N.D.	
TOLUENE	210	50	N.D.	92
1,1,1-TRICHLOROETHANE	N.D.	50	Ñ.D.	
1,1,2-TRICHLOROETHANE	N.D.	50	N.D.	
TRICHLOROETHENE	110	50	N.D.	103
TRICHLOROFLUOROMETHANE	N.D.	50	N.D.	
VINYL ACETATE	N.D.	50	N.D.	
VINYL CHLORIDE	N.D.	50	N.D.	
TOTAL XYLENES	2200	50 .	N.D.	
· 00 1/2 /		10	1 1	
Vela Plusso		Al. K		
		-	//	

Oleg Nemtsov

Chemist

Ali Kharrazi Organic Manager

Environmental Services (SDB)

August 11, 1995

Submission #: 9508075

SUTTON GROUP

Atten: John Sutton Project: 316-38th St

Project#: SG 3030

Received: August 4, 1995

re: One sample for Volatile Organic Compounds analysis.

Method: EPA 8240/8260 SampleID: 8/4-4A,B,5A,B

Sample #: 98237 Sampled: August 4, 1995

Matrix: WATER

Run: 8016-0

Analyzed: August 11, 1995

	REPORTING BLANK BLANK SPIKE			
	RESULT	LIMIT	RESULT	BLANK SPIKE
Analyte	(ug/L)	(ug/L)	. –	RESULT
ACETONE	170000	4000	<u>(ña\T)</u>	(%)
BENZENE	N.D.	200	N.D.	
BROMODICHLOROMETHANE	N.D.	200	N.D. N.D.	102
BROMOFORM	N.D.	200	N.D.	
BROMOMETHANE	N.D.	200	N.D.	
METHYL ETHYL KETONE	N.D.	200	N.D.	
CARBON TETRACHLORIDE	N.D.	200	N.D.	
CHLOROBENZENE	N.D.	200	N.D.	105
CHLOROETHANE	N.D.	200	N.D.	105
2-CHLOROETHYLVINYL ETHER CHLOROFORM	N.D.	200	N.D.	
CHLOROFORM CHLOROMETHANE	N.D.	200	N.D.	
DIBLOMOGUI OROM	N.D.	200	N.D.	
DIBROMOCHLOROMETHANE 1,1-DICHLOROETHANE	N.D.	200	N.D.	
1,2-DICHLOROETHANE	N.D.	200	N.D.	
1,1-DICHLOROETHENE	N.D.	200	N.D.	
CIS-1,2-DICHLOROETHENE	N.D.	200	N.D.	104
TRANS-1,2-DICHLOROETHENE	N.D.	200	N.D.	
1,2-DICHLOROPROPANE	N.D.	200	N.D.	
CIS-1,3-DICHLOROPROPENE	N.D.	200	N.D.	
TRANS-1,3-DICHLOROPROPENE	N.D.	200	N.D.	
ETHYLBENZENE	N.D.	200	N.D.	
2-HEXANONE	Ŋ.D.	200	N.D.	
METHYLENE CHLORIDE	N.D. N.D.	200	N.D.	
METHYL ISOBUTYT, KETOME	N.D.	200	N.D.	
STYRENE	N.D.	200	N.D.	- -
1,1,2,2-TETRACHLOROETHANE	N.D.	200	N.D.	
TETRACHLOROETHENE	N.D.	200	N.D.	
TOLUENE	N.D.	200	N.D.	
1,1,1-TRICHLOROETHANE	N.D.	200 200	Ŋ.D.	92
1,1,2-TRICHLOROETHAND	N.D.	200	Ŋ.D.	
TRICHLOROETHENE	N.D.	200	N.D.	
TRICHLOROFLUOROMETHANE	N.D.	200	N.D.	103
VINYL ACETATE	N.D.	200	N.D. N.D.	
VINYL CHLORIDE	N.D.	200	N.D. N.D.	
TOTAL XYLENES	N.D.	200 .	N.D.	
$\blacksquare m \cup l \cup l$	-	•	, N.D.	

Oleg Nemtsov

Key New Sol

Chemist ·

Ali Kharrazi Organic Manager

Environmental Services (SDB)

August 15, 1995

SUTTON GROUP

Submission #: 9508110

Atten: John Sutton

Project: SG3030

Received: August 8, 1995

re: One sample for Volatile Organic Compounds analysis.

Method: EPA 8240/8260 SampleID: 8/8-3A,3B,3C

Sample #: 98476

Matrix: LIQUID

Sampled: August 8, 1995

Run: 8050-0

Analyzed: August 14, 1995

Mar. 5050 5 Mar.			yzed. Adgust 14, 1995		
	REPORTING	BLANK	BLANK SPIKE		
RESULT					
(ug/L)					
80					
N.D.	2.0	N.D.	86		
N.D.	2.0	N.D.			
N.D.	2.0	N.D.			
N.D.	2.0	מ א			
, 1 8	2.0	N.D.			
	2.0	N.D.			
N.D.	2.0	N.D.	92		
N.D.	2.0	N.D.			
N.D.	2.0	N.D.			
N.D.	2.0	N.D.	~ -		
N.D.	20	N.D.			
N.D.	2.0	N.D.			
2.0	2.0	N.D.			
14_	2.0	N.D.			
N.D.	2.0	N.D.	77		
N.D.	2.0				
N.D.	2.0				
N.D.	2.0	N.D.			
N.D.	2.0				
N.D.	2.0.				
N.D.	2.0				
N D	2.0				
13.	2.0				
2.0	2.0	N.D.			
N.D.	2 4	N.D.			
6.0	2.0	N.D.			
N.D.	2.0	N.D.	87		
N.D.	2.0	N.D.			
N.D.	2.0	N.D.			
N.D.	2.0	N.D.	96		
N.D.	2.0	N.D.			
N.D.	2.0	N.D.			
N.D.	2.0	N.D.			
4.0	2.0 /	N.D.	~ -		
	IAI.	Klass			
		RESULT (Uq/L) 80	RESULT (ug/L) (ug/L) (ug/L) 80		

Oleg Nemtsov

Chemist

Ali Kharrazi Organic Manager apry to M. Logan SCEH

CHROMALAB, INC.

Environmental Services (SDB)

August 15, 1995

Submission #: 9508110

SUTTON GROUP

Atten: John Sutton

Project: SG3030

Received: August 8, 1995

re: 1 sample for Total Extractable Petroleum Hydrocarbons (TEPH)

Method: EPA 3510/8015M

Sampled: August 8, 1995

Matrix: LIQUID

Extracted: August 11, 1995

Run: 8030-D

Analyzed: August 11, 1995

ב<u>ס</u>ב Sample ID 98476

Kerosene (uq/L)

(ug/L)

1

Motor Oil

8/8-3A,3B,3C For above sample: REPORTING LIMITS RAISED 10X DUE TO DILUTION.

2900

(ug/L)

N.D.

Reporting Limits

Blank Result

Blank Spike Result (%)

500

N.D.

500

Diesel

5000

86.00

N.D.

Dennis Mayugba

Chemist

Ali Kharrazi

Organic Manager

04:1 Mg 81 8AM 38

1220 Quarry Lane • Pleasanton, California 94566-4756 (510) 484-1919 • Facsimile (510) 484-1096 Federal ID #68-0140157

THE SUTTON GROUP

Engineering and Environmental Services
51 Shuey Drive
Moraga, California 94556-2620
PHONE (510) 631-1688, FAX (510) 631-1371

December 22, 1995

Ms. Medula Logan Alameda County Health Agency Division of Environmental Protection 1131 Harbor Bay Parkway, 2nd Floor Alameda, CA 94502

Subject:

UST's outside 316 38th Street Oakland, CA

Dear Ms Logan:

This letter is to update you on the status of the subject case. As we have discussed by phone, the property owner, Mr. Earl W. Thompson, Sr. has retained The Sutton Group to support his efforts to bring this case to closure.

Five tanks were understood to be beneath-the sidewalk coutside the property at 316 38th Street. Oakland. These tanks would be relies of a dry cleaning business that operated in the subject two story brick building up till the late 1970's. Another former dry cleaning business bounds the subject address to the north and to the east (left and behind, when viewed from 38th Street). That business, variously known as "Glovatorium", and the Depper property, operated until the 1990's. That business closed following enforcement action by your agency.

<u>History</u>

The subject property has been owned by Earl W. Thompson since 1974. He purchased it from Felix and Jeanette Koenig, who operated the dry cleaning business on the site. All the cleaning equipment had been removed prior to the transfer. Further, Mr. Koenig, now deceased adviseds Mr. Thompson that all the solvent had been salvaged and all the tanks were then filled with water. The largest tank had been identified by Mr. Koenig as a 5,000 gallon size.

Mr. Thompson has occupied part of the building since the purchase, but has leased the majority of the two floors to residential and commercial tenant's. Mr. Thompson had no use for the tanks, and has stated to me that he has not-so-much as lifted the cap on any of the underground tanks since he purchased the building. None of the tenants are, nor have been involved in dry cleaning, or similar chemical-using industries. This information was previously presented to Alameda County Environmental Health LOP (ACEH) in a letter from Mr. Thompson dated and Environmental Health LOP (ACEH) in a letter from Mr. Thompson dated and Environmental Health LOP (ACEH) in a letter from Mr. Thompson and Mr. John Sutton on July 13, 1995.

de

Ms. Medula Logan Alameda County Environmental Health December 20, 1995 Page 4 of 4



Proposed Closure Program

It is Mr. Thompson's intent to close this site in as expeditious a manner as it is feasible for him to do so. This will entail removal of tanks in close proximity to a (presently) unreinforced masonry building., and satisfaction of ACEH in regard to any leakage-related issues.

Removal of these tanks will be significantly hindered by the presence of high voltage (over 1,000 volts) overhead power lines. In particular, one major pole located on the sidewalk adjacent to tank 5, near the property line. The next pole to the east, which is near the east property boundary, holds three transformers. These lines, at approximately the roof level, serve the adjacent businesses and those across East 38th street. Removal of the east-most tank, #1, which extends to 24 feet depth will be extremely difficult and dangerous due to the presence of these power lines. Based on the fact that Tank #1 appears not to have leaked, I request that ACEH approve closurein place for this tank.

Mr. Thompson has extremely limited financial resources available to him at this time. In order to continue with the project and to minimize costs, the Department's assistance is requested in obtaining technical data about contamination which may originate on the nearby and neighboring properties. As an example, there is evidence of two, small (11/2") diameter investigation probe borings in the 38th Street sidewalk near the west boundary of the property. Drilling logs and reports would be valuable. Please call John Sutton at the above phone number to coordinate a search of files.

Mr. Thompson intends to proceed with bringing the property into compliance, however his lirst requirement is to seek out funding to perform this work. He is presently in contact with the Bay Area Small Business Development Corporation who are processing loans for the "Repair Underground Storage Tanks" (RUST) Program regarding a loan to cover removal of the tanks, and the State Fund for any necessary clean-up. He is also investigating source for financing professional engineering services, which are currently not being funded by the State Fund.

We will keep you informed as to progress, results, and schedule, especially at times when agency inspection or document review are required. Please feel free to call John Sutton at The Sutton Group should you have any questions or need further information.

Yours truly

THE SUTTON GROUP

1) V9's were used

John R. Sutton, PE, GE Principal Engineer

THE SUTTON GROUP

Engineering and Environmental Services

51 Shuey Drive Moraga, California 94556-2620

FAX	Date: 03/15/96 Number of pages including 1 cover sheet:
To: Ms. Juliett Blake ACEH, Dept.Envir.Prot.	From: John R. Sutton
Phone: Fax phone: 339-9335 CC: Earl Thompson, Sr.	Phone: (510) 631-1688 Fax phone: (510) 631-1371

I request your assistance in reviewing files on contaminated properties adjacent to 316 38th Street, Oakland, 94609. Properties of greatest interest are "Deper/Glovatorium" site, 3815 Broadway, State ID 439, and Broadway Unocal at 3943 Broadway, State ID 1119. Mr. Ariu Levi recently advised me that the Glovatorium file should be available since the District Attorney's action against the property was complete.

Please call me at the above number (earlier mornings are best) so that we can set a time. You can also page me at 1-800-501-1570.

Ms. Medula Logan Alameda County Environmental Health December 20, 1995 Page 4 of 4



Proposed Closure Program

It is Mr. Thompson's intent to close this site in as expeditious a manner as it is feasible for him to do so. This will entail removal of tanks in close proximity to a (presently) unreinforced masonry building., and satisfaction of ACEH in regard to any leakage-related issues.

Removal of these tanks will be significantly hindered by the presence of high voltage (over 1,000 volts) overhead power lines. In particular, one major pole located on the sidewalk adjacent to tank 5, near the property line. The next pole to the east, which is near the east property boundary, holds three transformers. These lines, at approximately the roof level, serve the adjacent businesses and those across East 38th street. Removal of the east-most tank, #1, which extends to 24 feet depth will be extremely difficult and dangerous due to the presence of these power lines. Based on the fact that Tank #1 appears not to have leaked, I request that ACEH approve closure-in place for this tank.

Mr. Thompson has extremely limited financial resources available to him at this time. In order to continue with the project and to minimize costs, the Department's assistance is requested in obtaining technical data about contamination which may originate on the nearby and neighboring properties. As an example, there is evidence of two, small (1½") diameter investigation probe borings in the 38th Street sidewalk near the west boundary of the property. Drilling logs and reports would be valuable. Please call John Sutton at the above phone number to coordinate a search of files.

Mr. Thompson intends to proceed with bringing the property into compliance, however his first requirement is to seek out funding to perform this work. He is presently in contact with the Bay Area Small Business Development Corporation who are processing loans for the "Repair Underground Storage Tanks" (RUST) Program regarding a loan to cover removal of the tanks, and the State Fund for any necessary clean-up. He is also investigating source for financing professional engineering services, which are currently not being funded by the State Fund.

We will keep you informed as to progress, results, and schedule, especially at times when agency inspection or document review are required. Please feel free to call John Sutton at The Sutton Group should you have any questions or need further information.

Yours truly

THE SUTTON GROUP

John R. Sutton, PE, GE Principal Engineer 1) Vg's were used

Exhibit - E

