

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
8-20-04

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

August 19, 2004

Mr. Chal Sulprizo
Sulprizo Family LP
2730 Peralta
Oakland, CA 94607

Dear Mr. Sulprizo:

Subject: TOXICS Case RO0002489, Custom Alloy & Scrap Sales, 2711 Union St., Oakland,
CA, 94607

Our records indicate that the current balance on the above-referenced TOXICS oversight account is -\$972.20. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$3500.00. Please send your check to the attention of our Finance Department.

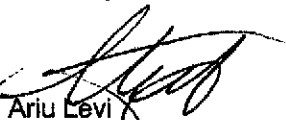
This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$160.00 per hour.

Please write "TOXICS" (the type of project), the site address and the AR# 0306018 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,



Ariu Levi
Division Chief

cc: D. Drogos, B. Chan

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

(UNION)

RO# 2489/RE

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP) 48
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

StID 269

April 20, 1999

Mr. Chal Suprizio
Sulprizio Family LP
2730 Peralta
Oakland, CA 94607

RE: Groundwater Sampling at 2711 Union and 2730 Peralta Streets

Dear Mr. Sulprizio:

I was informed by your attorney Ms. Christine Noma, that you are the current property owner of both 2711 Union and 2730 Peralta Streets. As you recall, there was an ongoing subsurface investigation being conducted at 2711 Union Street, when the site was owned by Gardiner Manufacturing, Inc. The subsurface investigation must continue even though the property has changed hands.

A solvent plume has been identified that originated from 2711 Union Street. It also appears there is an off-site source that may be contributing to the solvent plume. As of today, the source of the upgradient and off-site contamination has not been determined. This office has requested the help of the Oakland Fire Department to identify potential responsible parties contributing to the solvent plume (see attached letter).

In the meantime, you are required to continue with the subsurface investigation and delineate the extent of the plume emanating from 2711 Union Street. This can be accomplished by sampling the on-site groundwater monitoring wells (namely Wells MW4, MW5 and MW6) at 2730 Peralta Street. Groundwater from these wells should be analyzed for chlorinated hydrocarbons, using EPA Method 8010 as well as TPHg, TPHd, MTBE and BTEX constituents.

The on-site groundwater monitoring wells at 2730 Peralta Street (MW4 through MW6) and MW-5 (on Peralta Street and installed for 2711 Union Street) should be sampled within 30 days of the date of this letter, **or by May 24, 1999**. A technical summary report is due 60 days upon completion of field work. Thereafter, these wells and those at 2711 Unions Street should be sampled on a semi-annual basis until further notice.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Leroy Griffin, Oakland Fire Department (w/o)
Chris Noma, 1111 Broadway, 24th Floor, Oakland, CA 94607-4036 w/o
Pat O'Brien, Custom Alloy, 2730 Peralta, Oakland, CA 94607 w/o

gardiner-11

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#2489

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

StID 269

October 26, 1998

Mr. Leroy Griffin
City of Oakland Fire Department
Office of Emergency Services
1605 Martin Luther King Jr Drive
Oakland, CA 94612

RE: Solvent Plume in the Vicinity of 28th Street and Union Street, Oakland, CA

Dear Mr. Griffin:

Enclosed is the relevant portion of Aqua Science Engineers' September 1998 "Report of Upgradient Groundwater Sampling" documenting the area survey conducted in the vicinity of 28th Street and Union Street in Oakland, CA. The purpose of the referenced investigation was to determine if there is an upgradient source of solvents detected in groundwater at 2711 Union Street. Analytical results of groundwater collected from an upgradient site (Linford property at 2850 Peralta Street), which reportedly did not use solvents, identified elevated levels of TCE.

This letter is to request that your office conduct inspections in the vicinity to determine if there are potential sources for the solvents identified in groundwater. If there is evidence suggesting there may have been releases of solvents to the subsurface, you may refer those cases/sites to this office for environmental oversight.

Thank you for your assistance in this matter. If this office can help with the investigation or provide other technical support, please do not hesitate to call. I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

enclosure

c: Ms. Katy Meador, 740A 14th St, #250, San Francisco, CA 94114 (w/o)
Mr. James Cherry, 1849 Bonanza Street, Walnut Creek, CA 94596 (w/o)
Robert Kitay, Aqua Science, 2411 Old Crow Canyon Rd, Suite 4, San Ramon, CA 94583 (w/o)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 2489

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

StID 269

October 8, 1998

Ms. Christine Noma
Wendel Rosen Black & Dean
1111 Broadway, 24th Floor
Oakland, CA 94607-4036

RE: 2711 Union Street, Oakland, CA

Dear Ms. Noma:

I have completed reviewed your July 28, 1998 letter. Since then, we have communicated by telephone regarding the above referenced site. However, I thought it would be more appropriate to respond to your letter after additional groundwater data were collected.

In June 1998 a groundwater monitoring well, MW-5, was installed in Poplar Street, across from the subject property. Groundwater from this well was analyzed for chlorinated solvents. Analytical results exhibited higher concentrations of TCE than expected, suggesting that there may be another source for the contamination. In order to determine if there was a regional solvent plume and its extent and severity, I requested that offsite wells at 2850 Poplar Street (upgradient of subject property), and offsite wells at 2730 Peralta Street (downgradient of subject property) be sampled for chlorinated solvents. On August 24, 1998 groundwater from 2850 Poplar Street was sampled for chlorinated solvents. Your client, Custom Alloy, would not allow groundwater at 2730 Peralta Street to be sampled. Groundwater from 2850 Poplar contained up to 1,100ppb TCE. In addition, a drive-by survey was conducted by Aqua Science Engineers (ASE) to determine if an upgradient source of TCE may be identified. Several potential sources of solvent use and possible release to the subsurface were identified and need to be further investigated.

Your July 1998 letter had several comments on the investigation conducted to date. The following is our response to those comments:

Comment 1

"...in conducting the RBCA site assessment, Aqua Science used average concentrations in the groundwater wells for "representative concentrations." As a result, many of the risk calculations were based on representative concentrations much lower than those actually found on site. For example, the representative concentration of PCE was calculated by Aqua Science in its risk analysis at 310 ppb when in fact, the most recent level of concentration of PCE found in MW-3 was

October 8, 1998
re: 2711 Union St, Oakland, CA
Page 2 of 4

4,400 ppb. Using the actual concentrations of PCE found at site in the risk analysis as opposed to the average concentration, the health risk would be exceeded for PCE groundwater volatilization to indoor air – RBCA $3.1E+0$ (3100ppb) vs. 4,400 ppb in MW-3. This same criticism can be applied to the elevated levels of TCE – RBCA $1.1 E+0$ (1400 ppb) vs. 2,000 ppb in MW-1.”

ACDEH Response

Up to 4,400 ppb PCE was detected in groundwater from well MW-3 in June 1998. However, the RBCA analysis was performed in February 1998, before this data was collected. As you know, contaminant concentrations will vary over time, with changes in depth to groundwater, with various sampler and sampling techniques, with different laboratories, etc. For these reasons, it is acceptable to use average concentrations (from a specific timeframe) when conducting a risk assessment. In addition, a building is not constructed over one well point, therefore, a more accurate method of determining “representative concentrations” in groundwater beneath the property would be to average the groundwater concentrations throughout the property, rather than to select the maximum concentration of only one well point at any given time.

Comment 2

“Aqua Science’s July 3, 1998, Off-Site Groundwater Assessment and Monitoring Report detected levels of TCE in the off-site well at 3,700 ppb which would exceed the health risk for groundwater volatilization to indoor air of $1.4 E+0$. Nevertheless, Aqua Science’s conclusion simply recommends further groundwater monitoring.”

ACDEH Response

Well MW-5 has only been sampled once. In order to determine the validity of the TCE concentration, its value must be reproducible. Therefore, it is appropriate to conduct further groundwater sampling of well MW-5.

Also in your July 1998 letter you requested further guidance as to the following issues:

1. Given the levels of vinyl chloride, TCE, and PCE in the groundwater, can a building be built on the site?

Yes. At this time it appears vinyl chloride is the only compound posing a potential risk for on-site volatilization into an enclosed building using a very conservative risk model. A Tier III risk analysis can be conducted, or soil gas

October 9, 1998
re: 2711 Union St, Oakland, CA
Page 3 of 4

vapors can be collected which may demonstrate that residual vinyl chloride does not pose a risk to human health.

2. If so, what restrictions would be required on use?

Undetermined.

3. Would remediation have to be undertaken prior to construction activities on site?

No.

4. While the average concentration of other VOCs such as TCE and PCE over the entire site are below the risk assessment levels, would building restrictions and construction activities restrictions be placed on the site based upon specific elevated levels of groundwater contamination?

No, but a site health and safety plan will be required for any construction/earth moving activities proposed at the site. Provided that excavation does not exceed 3' bgs, there should be no building or construction restrictions.

5. Will deed restrictions be required on the site not only restricting the use of the property, but also restricting construction activities?

Yes.

6. What would the deed restrictions consist of?

The site should be restricted to industrial or commercial use. Residential, daycare, or other sensitive receptor use will be restricted at the site.

7. Would the construction of an enclosed warehouse and office building be prohibited?

No. But a vapor barrier may mitigate potential vapor intrusion into buildings.

8. Will the use of the site be restricted to outdoor, non-enclosed storage, i.e. similar to the present use?

No.

9. Is groundwater remediation contemplated for the site?

October 8, 1998
re: 2711 Union St, Oakland, CA
Page 4 of 4

Undetermined. If there is evidence there is still a source at the site, additional remediation may be required

10. As you know, generally, banks will not finance loans on properties that are contaminated until "site closure" or a "no further action" status is obtained on the site. What would be required to obtain no further action or site closure?

At this time the RWQCB does not grant site closure for sites containing VOCs in excess of MCLs.

11. Finally, will further remediation or investigation required for the threat of indoor TCE vapors into the adjacent office building?

Additional groundwater data is required to determine if indoor TCE vapors poses a risk to human health. After two additional quarters of groundwater sampling, the data will be reviewed to determine the next course of action.

12. What will that consist of?

If TCE concentrations exceed the established SSTLs, soil vapor gas samples can be collected within the adjacent office building. Or, a Tier III risk analysis can be performed.

I hope this answers your concerns. If you would like to meet and discuss the future use of this site, I can be reached at (510) 567-6762.



eva chu
Hazardous Materials Specialist

c: Ms. Katy Meador, 740A 14th St, #250, San Francisco, CA 94114
Mr. James Cherry, 1849 Bonanza Street, Walnut Creek, CA 94596
Robert Kitay, Aqua Science, 2411 Old Crow Canyon Rd, Suite 4,
San Ramon, CA 94583

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

StID 269

August 4, 1998

Mr. Robert Kitay
Aqua Science Engineers
2411 Old Crow Canyon Rd, Suite 4
San Ramon, CA 94583

RE: Correction to Text of July 31, 1998 Letter

Dear Mr. Kitay:

Thank you for noting the mistake in my letter of July 31, 1998. Enclosed is the letter with the correction, namely, that onsite monitoring wells should be sampled on a semi-annual basis.

eva chu
Hazardous Materials Specialist

C: Mr. Eugene Teasley, c/o Mr. Claude Ames, 3667 Shafter Ave, Oakland, CA 94610
Ms. Christine Noma, 1111 Broadway, 24th Floor, Oakland, CA 94607
Ms. Katy Meador, 740A 14th St, #250, San Francisco, CA 94114
Mr. James Cherry, 1849 Bonanza Street, Walnut Creek, CA 94596

enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 2489

StID 269

August 4, 1998

Mr. Robert Kitay
Aqua Science Engineers
2411 Old Crow Canyon Rd, Suite 4
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

(510) 337-9335 (FAX)

RE: Groundwater Sampling at 2711 Union St, Oakland, CA, and at Adjacent Properties

Dear Mr. Kitay:

I have completed review of Aqua Science's July 1998 "Report of Off-Site Soil and Groundwater Assessment and Groundwater Monitoring Results" prepared for the above referenced site. This report documents the installation of an off-site groundwater monitoring well, (MW-5), and the monitoring/sampling of the new and existing on-site monitoring wells. The off-site well contained up to 3,700ppb TCE, 160ppb 1,1,1-TCA, 87ppb cis-1,2-DCE, and 43ppb 1,1DCE in groundwater. These concentrations were higher than expected, suggesting that there may be yet another source of VOCs in the vicinity.

In order to verify your suspicion that VOCs may be coming from another source, possibly from upgradient of the subject site, groundwater should be collected from wells MW-3 and MW-4 at 2850 Poplar Street. In addition, to delineate the downgradient extent of the VOC plume, groundwater should be collected from wells MW-4 and MW-6 at 2730 Peralta Street. Groundwater should be analyzed for VOCs using Method 8240. Please contact me if you have problems gaining access to these monitoring wells.

Finally, the newly installed well, MW-5, should be sampled quarterly for one year. The remaining on-site wells should be sampled on a semi-annual basis.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

C: Mr. Eugene Teasley, c/o Mr. Claude Ames, 3667 Shafter Ave, Oakland, CA 94610
Ms. Christine Noma, 1111 Broadway, 24th Floor, Oakland, CA 94607
Ms. Katy Meador, 740A 14th St, #250, San Francisco, CA 94114
Mr. James Cherry, 1849 Bonanza Street, Walnut Creek, CA 94596

gardiner-7

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 2489

StID 269

July 31, 1998

Mr. Robert Kitay
Aqua Science Engineers
2411 Old Crow Canyon Rd, Suite 4
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

RE: Groundwater Sampling at 2711 Union St, Oakland, CA, and at Adjacent Properties

Dear Mr. Kitay:

I have completed review of Aqua Science's July 1998 "Report of Off-Site Soil and Groundwater Assessment and Groundwater Monitoring Results" prepared for the above referenced site. This report documents the installation of an off-site groundwater monitoring well, (MW-5), and the monitoring/sampling of the new and existing on-site monitoring wells. The off-site well contained up to 3,700ppb TCE, 160ppb 1,1,1-TCA, 87ppb cis-1,2-DCE, and 43ppb 1,1DCE in groundwater. These concentrations were higher than expected, suggesting that there may be yet another source of VOCs in the vicinity.

In order to verify your suspicion that VOCs may be coming from another source, possibly from upgradient of the subject site, groundwater should be collected from wells MW-3 and MW-4 at 2850 Poplar Street. In addition, to delineate the downgradient extent of the VOC plume, groundwater should be collected from wells MW-4 and MW-6 at 2730 Peralta Street. Groundwater should be analyzed for VOCs using Method 8240. Please contact me if you have problems gaining access to these monitoring wells.

Finally, the newly installed well, MW-5, should be sampled quarterly for one year. The remaining on-site wells should not be sampled on a semi-annual basis.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

C: Mr. Eugene Teasley, c/o Mr. Claude Ames, 3667 Shafter Ave, Oakland, CA 94610
Ms. Christine Noma, 1111 Broadway, 24th Floor, Oakland, CA 94607
Ms. Katy Meador, 740A 14th St, #250, San Francisco, CA 94114
Mr. James Cherry, 1849 Bonanza Street, Walnut Creek, CA 94596

gardiner-7

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 2489

StID 269

July 21, 1998

Mr. James Cherry
1849 Bonanza Street
Walnut Creek, CA 94596

**RE: Project #4418A, Add-on
at 2711 Union Street, Oakland, CA**

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

Dear Mr. Cherry:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$2,000.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$100 per hour.

Please be sure to write the following identifying information on your check:

project #4418A/ Stid #269
type of project (site mitigation, add-on), and
site address (2711 Union St, Oakland)

If you have any questions, please contact me at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Mr. Eugene Teasley, c/o Mr. Claude Ames, 3667 Shafter Ave, Oakland,
CA 94610
Ms. Christine Noma, 1111 Broadway, 21st Floor, Oakland, CA 94607
Ms. Katy Meador, 740A St, #250, San Francisco, CA 94114

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0# 2489

StID 269

March 31, 1998

Mr. Robert Kitay
Aqua Science Engineers, Inc
2411 Old Crow Canyon Rd, Suite 4
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: Offsite Groundwater Monitoring for 2711 Union Street, Oakland, CA

Dear Mr. Kitay:

I have completed review of Aqua Science's February 1998 Risk Based Corrective Action Assessment (RBCA) report for the above referenced site. The assessment evaluated various exposure pathways for chemicals of concern which may pose additional risk to human health. Only the presence of vinyl chloride in groundwater posed potential risk to human health by way of vapor intrusion from groundwater to a potential future on-site industrial building and to a current off-site industrial building.

Currently there is a building across Poplar Street, in the downgradient direction of the referenced site, which may be impacted by the plume. To verify the concentration of vinyl chloride in groundwater off-site, a permanent off-site groundwater monitoring well should be installed. A workplan detailing proposed construction details and the location of the well should be submitted to this office for review within 60 days of the date of this letter, or by **June 1, 1998**. Please include a site plan indicating location of monitoring wells on-site with reference to monitoring wells and permanent structures which are currently located at the off-site property across Poplar Street.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Eugene Teasley, c/o Mr. Claude Ames, 3667 Shafter Ave, Oakland, CA 94610
Ms. Christine Noma, Wendel-Rosen-Black & Dean, 1111 Broadway, 21st Floor, Oakland,
CA 94607
Ms. Katy Meador, 740A 14th Street, #250, San Francisco, CA 94114
Mr. James Cherry, 2030 Franklin, 5th Floor, Oakland, CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 2489

StID 269

May 26, 1998

Mr. Robert Kitay
Aqua Science Engineers, Inc
2411 Old Crow Canyon Rd, Suite 4
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

RE: Workplan Approval for 2711 Union Street, Oakland, CA

Dear Mr. Kitay:

I have completed review of your May 1, 1998 "Workplan for a Downgradient Groundwater Assessment" report for the above referenced site. The proposal to install a groundwater monitoring well across Poplar Street is acceptable. Although not proposed, you should submit the soil sample with the highest OVM reading to the laboratory for VOC analysis. If none of the screened samples indicate the presence of VOCs, then the soil sample collected just above the capillary fringe should be sent for laboratory analysis.

Field work should commence within 45 days of the date of this letter. If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read "eva chu".

eva chu
Hazardous Materials Specialist

c: Mr. Eugene Teasley, c/o Mr. Claude Ames, 3667 Shafter Ave, Oakland,
CA 94610
Ms. Christine Noma, 1111 Broadway, 21st Floor, Oakland, CA 94607
Ms. Katy Meador, 740A St, #250, San Francisco, CA 94114
Mr. James Cherry, 1849 Borranza Street, Walnut Creek, CA 94596

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RO#2489

StID 269

December 8, 1997

Mr. Robert Kitay
Aqua Science Engineers, Inc
2411 Old Crow Canyon Rd, Suite 4
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: Risk Assessment for 2711 Union Street, Oakland, CA

Dear Mr. Kitay:

This letter is to summarize the points brought up in today's meeting with this Agency, Katy Meador and you. It was determined that a risk assessment for the determination of cleanup levels for the above referenced site would be appropriate at this time. The risk assessment should include the following:

1. soil concentrations to be used should be the average of all soil samples collected from above the mean depth to water;
2. groundwater data to be used should be the average concentration from all monitoring wells;
3. exposure pathways should include soil and groundwater volatilization to both indoor and outdoor air for an onsite commercial scenario. An 8 hour exposure rate may be used;
4. risk to construction workers must also be evaluated;
5. site cleanup levels should be for a 10^{-5} risk; and,
6. groundwater data from wells MW-1 and MW-2 should be averaged to determine risk for an offsite commercial scenario.

And, in order to determine if the site has been adequately characterized, please provide the rationale for the location of each soil and groundwater sample collected to date.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Eugene Teasley, c/o Mr. Claude Ames, 3667 Shafter Ave
Oakland, CA 94610
Ms. Christine Noma, Wendel Rosen Black & Dean, 1111 Broadway,
21st Fl, Oakland, CA 94607
Ms. Katy Meador, 740A 14th Street, #250, San Francisco, CA
94114
Mr. James Cherry, 2030 Franklin, 5th Fl, Oakland, CA 94612

gardiner.3

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



202489

STID 269

November 24, 1997

Mr. James Cherry
2030 Franklin St, 5th Fl
Oakland, CA 94612

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: Historic Site Use in the Vicinity of 2711 Union Street,
Oakland, CA

Dear Mr. Cherry:

Thank you for the submittal of additional funds to oversee site remediation of the above referenced site.

Subsurface investigations performed to date have identified elevated TPH (up to 4,500ppm oil and grease and 4,300ppm TPH as diesel) and lead (up to 150ppm) in shallow soil (~3.5'bgs). In addition to TPH, elevated HVOCs (up to 1,800ppb PCE, 2,600ppb TCE, 440ppb 1,2-DCE and 170ppb vinyl chloride) have also been identified in groundwater beneath the site.

At this time a review of historic use (often called a Phase 1, Site Assessment) of the above chemicals of concern at sites within 1,000' of the subject site should be performed to determine if any of the contaminants identified may be coming from offsite; may be migrating offsite; or may be a regional problem.

Information gathered from this review will determine if additional investigations will be required to delineate the extent of the plume. If not, a risk analysis can then be used to determine acceptable cleanup levels for the site.

The Phase 1, Site Assessment Report is due to this office within 45 days of the date of this letter, or by January 14, 1998. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

James Cherry
re: 2711 Union St, Oakland
November 24, 1997
Page 2 of 2

c: Eugene Teasley
c/o Mr. Claude Ames
3667 Shafter Ave
Oakland, CA 94610

Ms. Christine Noma
Wendel Rosen Black & Dean
1111 Broadway, 21st Fl
Oakland, CA 94607

Ms. Katy Meador
740A 14th Street, #250
San Francisco, CA 94114

Mr. Robert Kitay
Aqua Science Engineers
2411 Old Crow Canyon Rd, #4
San Ramon, CA 94583

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 2489

StID 269

October 6, 1997

Mr. James Cherry
2030 Franklin St, 5th Floor
Oakland, CA 94612

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

**Subject: Additional Funds for Oversight at 2711 Union St, Oakland,
CA**

Dear Mr. Cherry:

As you know, this office is overseeing site remediation of petroleum and chlorinated hydrocarbons at the above referenced site. However, the initial deposit of \$450.00 has been depleted. A check made payable to "Alameda County, Treasurer" in the amount of \$2,000.00 should be submitted to reinstate your account and fund this Office's oversight tasks on your project. Any and all monies remaining in your account after the completion of the project will be refunded to you.

Please contact me at (510) 567-6762 with any comments on this matter.

Sincerely,

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#2489

STID 269

November 13, 1996

Mr. Eugene Teasley
c/o Mr. Claude Ames
3667 Shafter Avenue
Oakland, CA 94610

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: CUSTOM ALLOY SCRAP SALES, 2711 UNION STREET, OAKLAND, CA 94607

Dear Mr. Teasley:

This office is in receipt of and has completed review of the case file for this site, up to and including the October 30, 1996 - Aqua Science Engineers (ASE) "Report of Soil and Groundwater Assessment".

As documented in the October 30, 1996 ASE report, laboratory analysis of soil samples, collected at a depth of approximately 6.0 feet bgs from borings MW-2 and MW-4, revealed total petroleum hydrocarbons as diesel (TPHd) at concentrations of 350 mg/kg and 280 mg/kg, respectively. Fluorene was detected at a maximum concentration of 0.048 mg/kg, from the soil sample collected at a depth of approximately 6.0 feet bgs (boring MW-4).

Laboratory analysis of samples collected from the four groundwater monitoring wells revealed vinyl chloride, cis-1,2-DCE, trans-1,2-DCE, TCE, PCE and chlorobenzene at maximum concentrations of 160, 200, 47, 2200, 520 and 32 ug/L (ppb), respectively.

At this time please adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in California Health and Safety Code section 25187.1. Sample analytes shall be total petroleum hydrocarbons as diesel and gasoline (TPHg and TPHd), total oil and grease (TOG), methyl-tert-butyl ether (MTBE), volatile organic compounds (VOCs), polyaromatic hydrocarbons (PAHs), the metals lead, chromium, zinc, nickel and cadmium, and the aromatic hydrocarbons benzene, toluene, ethyl benzene and total xylene isomers (BTEX).

Sampling of monitoring wells MW-1, MW-2, MW-3 and MW-4 should continue until four consecutive sampling events have documented levels of chemicals in groundwater samples analyzed from the four wells. This office will re-evaluate the case file after review of the first quarter 1997 groundwater sampling report, to determine if any further investigations are warranted for this site.

This letter constitutes a formal request for technical reports pursuant to Health and Safety Code Sections 25185.6 and 25187.1.

Please feel free to call me directly at 510/567-6880 should you have any questions.

Mr. Gene Teasley
RE: 2711 Union Street, Oakland
November 13, 1996
Page 2 of 2

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Dale Klettke--files
James J. Cherry, 2030 Franklin Street, Fifth Floor, Oakland, CA 94612
Robert Kitay, Aqua Science Engineers

0269wpok.swi

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02489

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

October 29, 1996

Law Offices of James J Cherry
2030 Franklin St., 5th Floor
Oakland CA 94612

RE: Project # 4418A - Type M
at 2711 Union St in Oakland 94607

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$750.00, payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 3-140.5 of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Dale Klettke at (510) 567-6880.

Sincerely,

Tom Peacock, Area Manager
Environmental Protection

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



202489

STID 269

September 23, 1996

Mr. Eugene Teasley
c/o Mr. Claude Ames
3667 Shafter Avenue
Oakland, CA 94610

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: CUSTOM ALLOY SCRAP SALES, 2711 UNION STREET, OAKLAND, CA 94607

Dear Mr. Teasley:

This office is in receipt of and has completed review of the case file for this site, up to and including the September 23, 1996 - Aqua Science Engineers (ASE) "Work Plan for a Soil and Groundwater Assessment".

This work plan details the advancement of three soil borings with subsequent conversion to groundwater monitoring wells installed to depths of approximately 20 feet below ground surface (bgs). Undisturbed soil samples will be collected at least every 5-foot intervals, at lithographic changes, and from just above the water table. A minimum of one soil sample collected from each boring is to be analyzed for TPHg, TPHd, BTEX, MTBE, VOCs and PAHs.

This offices requests that one well be installed on the eastern edge of the property along Union Street, in close proximity to boring location BH-E. This well would be used to monitor groundwater conditions in the "inferred" up-gradient direction from the site, and would allow for a better determination of groundwater gradient over a much larger area of the site.

This SWI work plan is approved with the stipulation that one well be installed up-gradient of the site. This letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.

In addition, our records indicate that the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$500.00, payable to Alameda County.

Please write your project number and site address on the check. At the completion of this project, any unused monies will be refunded to you or your designee.

For your information, I have just recently taken over management of this site from Susan Hugo of this office. It is my understanding that field operations will commence on Thursday, September 26, 1996. Please feel free to call me directly at 510/567-6880 should you have any questions.

Mr. Gene Teasley
RE: 2711 Union Street, Oakland
September 23, 1996
Page 2 of 2

Sincerely,

A handwritten signature in cursive script that reads "Dale Klettke". A horizontal line is drawn through the end of the signature.

Dale Klettke, CHMM
Hazardous Materials Specialist

Be c: Thomas Peacock, LOP Manager--files
James J. Cherry, 2030 Franklin Street, Fifth Floor, Oakland, CA 94612
0269wpok.swi

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#2489

June 17, 1996

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

Mr. Eugene Teasley
c/o Mr. Claude Ames
3667 Shafter Avenue
Oakland, California 94610

RE: Custom Alloy Scrap Sales
2711 Union Street, Oakland, CA 94607

Dear Mr. Teasley:

The Alameda County Department of Environmental Health, Environmental Protection Division has completed review of the Soil and Groundwater Assessment Report, dated April 23, 1996 and prepared by Aqua Science Engineers Inc. for the above referenced site.

The site was previously used by Gardiner Manufacturing as a machining and press operation. Custom Alloy Scrap, a metal scrap recycler is the current tenant.

A total of ten soil borings were drilled at the site. Five soil borings were drilled to five feet bgs with a hand auger and five soil borings were drilled to groundwater (approximately 10 feet bgs). Contamination was detected in soil as high as 7.6 ppm TPH gasoline, 4300 ppm TPH diesel, 4500 ppm TOG, 0.01 ppm toluene, 9.2 ppb ethylbenzene, 16 ppb xylene, 55 ppb cis-1,2 DCE, 18 ppb trans-1,2-DCE, 52 ppb TCE, 1.1 ppm cadmium, 46 ppm chromium, 150 ppm lead, 24 ppm nickel and 120 ppm zinc. Groundwater contamination was also detected at the following concentration: 95 ppb TPH gasoline, 7100 ppb TPH diesel, 8000 ppb TOG, 0.9 ppb ethylbenzene, 1.3 ppb xylenes, 43 ppb vinyl chloride, 2.1 ppb 1,1 DCE, 22 ppb 1,1 DCA, 78 ppb cis 1,2, DCE, 15 ppb trans 1,2 DCE, 100 ppb TCE, 1 ppb PCE, 21 ppb chlorobenzene, 39 ppb 1,2 dichlorobenzene, 2.3 ppb cadmium and 1000 ppb nickel.

Based on this review, the following items must be addressed regarding the contamination found at the site:

- 1) The lateral and vertical extent of the soil and groundwater contamination must be characterized.
- 2) The threat or impact to public health, safety and the environment including water quality must be determined.
- 3) Monitoring wells must be installed and groundwater flow direction must be established at the site.

Mr. Eugene Teasley
RE: 2711 Union Street, Oakland, CA 94607
June 17, 1996
Page 2 of 2

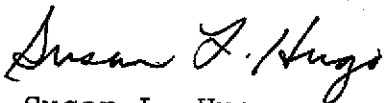
- 4) The source of the contamination must be identified.
- 5) Soil and groundwater samples must be analyzed for TPH gasoline, TPH diesel, TOG, BTEX, chlorinated solvents, polynuclear aromatic hydrocarbons (PAHs), lead, chromium, zinc, nickel and cadmium.
- 6) A health and safety plan must be submitted for the site.

A work plan which addresses the issues listed above should be submitted to this office **no later than August 5, 1996.**

All reports and proposals must be submitted under seal of a California Registered Geologists or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon, Coleman. Acting Chief, Environmental Protection / file
Sum Arigala, San Francisco Bay RWQCB
Mr. James Cherry, 2030 Franklin Street, Fifth Floor,
Oakland, CA 94612