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**DATE:** December 5, 1996

**To:**

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**MESSAGE:**

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December 5, 1996

Mr. Sumadhu Arigala  
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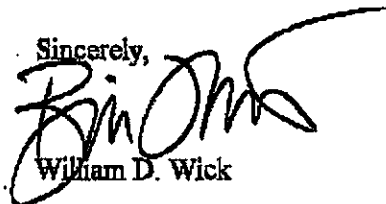
Re: PES Environmental, Inc. Pipeline Investigation  
Former ANCC/Kmart Facility, Oakland, CA

Dear Sum:

As you know, Erler & Kalinowski, Inc. (EKI) has sought to determine the source of the groundwater mound beneath the Kmart and 4200 Alameda properties ever since all possible sources were removed at 4200 Alameda Avenue. EKI identified a pipeline on maps of the Kmart property as an apparent source of the mound. Kmart and ANCC originally claimed that the pipeline had been removed, but their own recent limited investigation (the PES letter report of November 8, 1996) confirmed that the pipeline *does* still exist (in the one spot they checked) -- *and* that it contained water.

Despite finding the pipeline with water in the one location checked, PES asserted in its letter report that the pipeline wasn't a source of the mound. We asked EKI to review the PES report -- particularly PES' sweeping conclusion based on its single excavation. EKI's attached review concludes that the pipeline remains the likely source of the mound, because the PES one-spot excavation certainly does not demonstrate that the pipeline is not a source of the mound.

Sincerely,



William D. Wick

cc: Barney Chan  
Dr. Ravi Arulanantham  
Steve Morse  
David Bruegel, Esq.  
Patrick J. Cafferty, Jr., Esq.

**Erler &  
Kalinowski, Inc.**

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4 December 1996

Mr. William Wick, Esq.  
Crosby, Heafey, Roach & May  
1999 Harrison Street  
Oakland, California 94604-2084

Subject: Transmittal of Comments Regarding  
PES Investigation of Subsurface Pipeline  
Former American National Can Company  
3801 East 8<sup>th</sup> Street, Oakland, California  
(EKI 930040.07)

Dear Mr. Wick:

This letter transmits Erler & Kalinowski, Inc. ("EKI") comments on the investigation performed by PES Environmental, Inc. ("PES") of the subsurface 10-inch diameter fire service pipeline ("pipeline") located at the former American National Can Company ("ANCC") site. ANCC occupied the site located at 3801 East 8<sup>th</sup> Street in Oakland, California before construction of a retail store by Kmart Corporation ("Kmart") at the property.

**BACKGROUND**

Groundwater elevation surveys have shown the effects of a subsurface groundwater mound on both the former ANCC site and the adjacent property located at 4200 Alameda Avenue, Oakland, California. ANCC and Kmart have speculated that this mound was caused by water leaking from pipelines, tanks, and sumps that were formerly located at 4200 Alameda Avenue. Although there were no indications that these structures were leaking water to the ground, they were eliminated as possible sources when they were demolished and removed between March and July 1996. After the structures were removed, the 4200 Alameda Avenue property was graded and covered with approximately 2 inches of asphalt pavement. The asphalt pavement is sloped to drain to gutters located along Alameda Avenue and East 8<sup>th</sup> Street. The effects of the groundwater mound have persisted despite the actions taken at 4200 Alameda Avenue.

In your letter, dated 30 August 1996, you requested that PES provide information that might assist EKI in evaluating other potential causes for the groundwater mound. PES

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responded to this request with its letter, dated 13 September 1996. Review of information provided by PES with its 13 September 1996 letter revealed that a 10-inch diameter fire service pipeline may exist on the former ANCC site along its southern boundary with the 4200 Alameda Avenue property. PES subsequently conducted an investigation to determine whether the pipeline was present. The results of this investigation are summarized in a PES letter, dated 8 November 1996.

### COMMENTS ON PES INVESTIGATION FINDINGS

Although PES established the existence of the pipeline through its investigation, the letter concludes that the pipeline is not connected to the East Bay Municipal Utility District ("EBMUD") service and that the pipeline has not leaked water to the ground. These conclusions are based on observations made during the investigation. It is our belief that the observations made by PES are ~~not inconsistent~~ <sup>consistent</sup> with the conclusion that the pipeline is leaking. The reasons for this belief are discussed in the sections below. Also discussed are further actions that ANCC and Kmart could take to confirm that the pipeline is isolated and intact, as contended by PES.

#### Uncertainty of Geophysical Technique Used in Attempt to Locate Pipeline

PES relied upon electromagnetic field induction to verify the presence of the pipeline. The findings of this geophysical technique were largely inconclusive because the presence or absence of the pipe along much of its alignment could not be verified. PES states that these inconclusive findings are "...due to interferences or other limitations of the utility locating equipment and methods." Because the geophysical technique used by PES may not be well suited to subsurface conditions encountered at the former ANCC site, it is difficult to accept with confidence those sections of the pipeline identified by PES to be "apparently absent" or "apparently present" on Plate 2 included with the 8 November 1996 letter.

What is known is that at the one spot excavated by PES, the pipeline was found to exist at the location shown on the underground piping plot plan for the former ANCC site. The contractor who demolished the former ANCC plant also reports that he did not remove the pipeline. Therefore, it is possible that the pipeline exists along the entire alignment as shown on the underground piping plot plan for the former ANCC site. If ANCC and Kmart wish to confirm that the pipeline is not leaking, it is our opinion that the connection of the pipeline to the EBMUD service be more thoroughly investigated.

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Investigation of this connection could ascertain if water is still being supplied to the pipeline.

PES shows on Plate 2 that the EBMUD service connection to the pipeline no longer exists. However, our review of EBMUD maps and discussions with EBMUD representatives indicate that this service connection is still active. The EBMUD service connection to the pipeline is apparently identified as No. 155493. EKI has circled this service connection on the EBMUD map included as Attachment A. Our discussions with EBMUD representatives indicate that this service connection was active and that the meter was being read by EBMUD as of 27 August 1996. EKI recommends that the pipeline on the former ANCC site be exposed at EBMUD service connection No. 155493 to confirm that no connection exists. If a connection is discovered, EKI recommends severing and capping the pipeline at this connection to ensure that water flow to the pipeline is cut off.

#### Pipeline Contained Water

PES reported that the pipeline contained water. PES believes this water to be what remained in the pipeline when the line was presumably abandoned. As evidence for this finding, PES opines that the seven inch stream which emanated from the hole drilled in the pipeline was due to flow from portions of the pipe located at higher elevations. PES does not indicate how long the seven inch stream lasted or how much water was pumped from the pipeline when the drilled hole was widened to 5/8 inches in diameter. PES also does not describe how it determined the pipeline was inclined at an elevation of 7 inches.

If this information were made available, it might provide some additional insight into the condition of the pipeline. The observations that have been reported by PES would also be made if the pipeline is actually level or if water is being supplied to the pipeline through a partially closed valve. If this is the case, then the relatively low water pressure could result from leaks in the pipeline, with the line only slowly recharged by leakage past the valve.

#### Presence of Saturated Soil in Vicinity of Exposed Pipeline

Review of photographs (i.e., photos 3 and 4) included with the PES 8 November 1996 letter show the soil to be very wet. According to PES, the exposed pipeline depicted in the photographs is approximately 4.5 feet below ground surface ("bgs"). The pipeline is

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considerably above the top of the groundwater table. RUST Environment & Infrastructure report that depths to groundwater measured in monitoring wells on both the former ANCC site and 4200 Alameda Avenue were greater than 8 feet, bgs during October and November 1996. PES does not comment on the condition of the soil before and after the hole in the pipeline was drilled. The presence of saturated soil before the hole was drilled in the pipeline area is consistent with prolonged leakage from the pipeline or may mean there is another source of water such as that used to maintain the planter strips that are currently constructed at the former ANCC site.

#### **SUMMARY**

The information contained in the PES 8 November 1996 letter is not inconsistent with the finding that the pipeline is leaking. In summary, we recommend that ANCC and Kmart take the following actions and provide the following information to assess the condition of the pipeline:

- Expose the pipeline on the former ANCC site at EBMUD service connection No. 135493 to confirm that no connection exists. If a connection is discovered, ANCC or Kmart should sever and cap the pipeline at this connection to ensure that no water is supplied to the pipeline.
- Provide additional information regarding the flow of water from the pipeline observed by PES during its investigation. Specifically, information should be provided on: (1) how long the seven inch stream lasted, (2) how much water was pumped from the pipeline when the drilled hole was widened to 5/8 inches in diameter, and (3) how it was determined that the pipeline was inclined at an elevation of 7 inches.
- Provide additional information regarding soil and water exposed during the investigation of the pipeline performed by PES. Specifically, information should be provided on: (1) moisture content of the soil before and after the hole in the pipeline was drilled and (2) the extent of petroleum hydrocarbons observed in soil and water.

**Erlor &  
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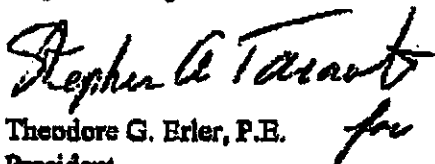
Please call if you have questions.

Very truly yours,

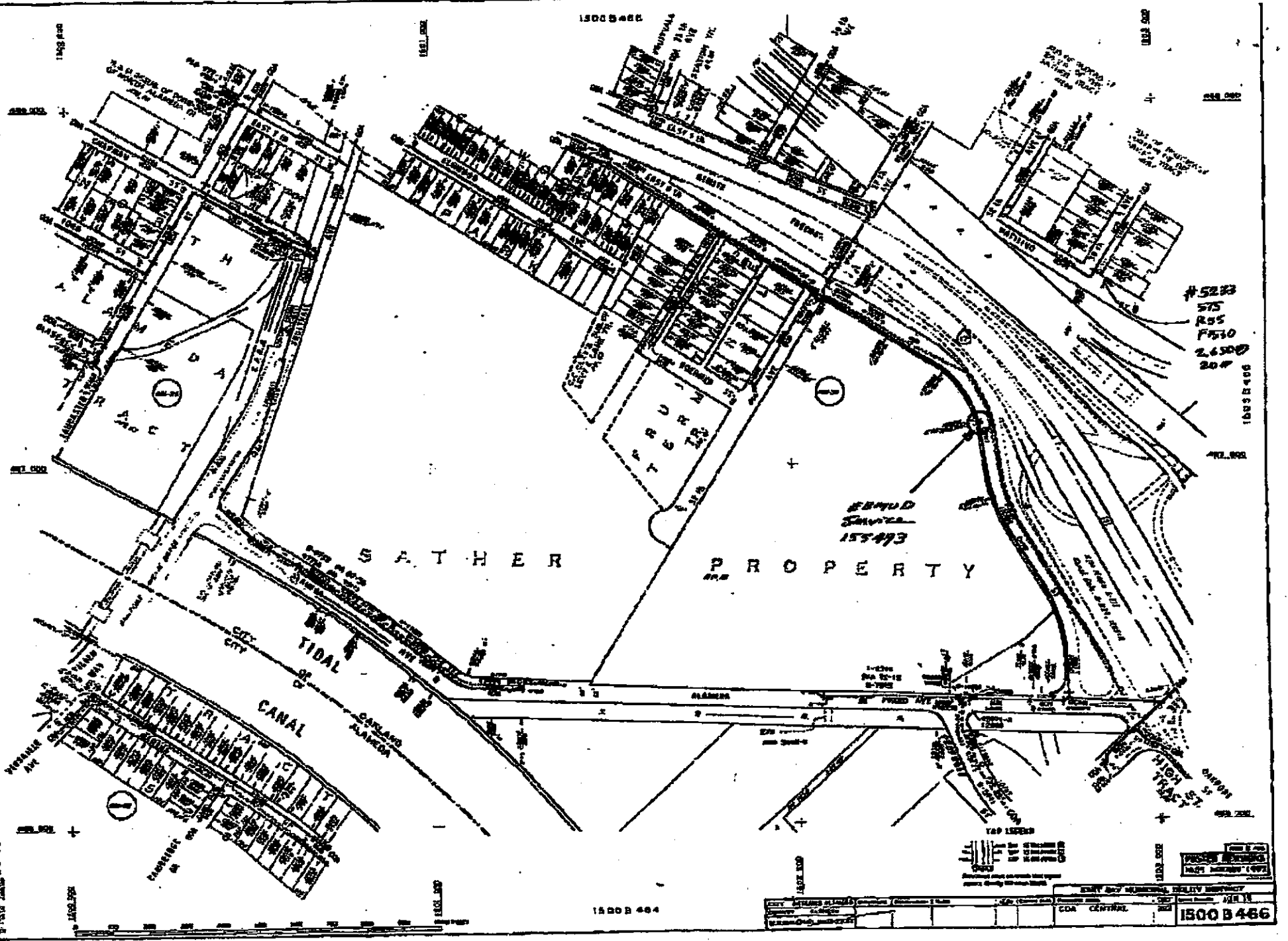
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