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Alameda County
Environmental Health

September 9, 2007

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Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Attention: Mr. Jerry Wickham

Response to ACEH Comments in Letter Dated February 27, 2007

**Sparkle Cleaners
Eastmont Town Center
7000 Bancroft Avenue
Oakland, California
SLIC Case RO0002942**

Dear Mr. Wickham:

On behalf of SKB-Eastmont Oakland Associates, LLC, current owner of the subject site, PES Environmental, Inc. (PES) has prepared this response to comments presented in the Alameda County Environmental Health (ACEH) letter dated February 27, 2007. The ACEH provided approval for the recently completed remedial action at the Sparkle Cleaners dry-cleaning facility located at the subject property. In particular, this letter responds to ACEH Technical Comments 5 and 6. The remaining comments in this letter were either addressed during: (1) the recent soil remediation activities and monitoring well installation/sampling activities at Sparkle Cleaners (the site); or (2) are not of concern based on the results of the remedial activities. The results of the remedial activities are present in the PES' Post-Remediation Report (PES, 2007)¹. Details of the monitoring well installation and sampling activities will be presented under separate cover in the quarterly report that is due to the ACHCS by the end of October 2007. The location of Sparkle Cleaners within the Eastmont Town Center is shown on Plate 1.

¹ PES, 2007. *Post-Remediation Report, Voluntary Soil Remediation, Sparkle Cleaners, Eastmont Town Center, 7000 Bancroft Avenue, Oakland, California.* September 9.

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RESPONSES TO COMMENTS

Comment 5: On-site Industrial Well. *A Site Map labeled Figure 2, which appears to be from a report by Artesian Environmental Consultants dated August 27, 1993 and is attached to the work plan, identified an industrial water well southeast of Sparkle Cleaners. A review of a Water Well Driller's report in ACEH files, indicates that an industrial well was installed at the site in 1951. The well, which was perforated from 90 to 393 feet bgs, was 12 inches in diameter. A notation on the Well Driller's Report indicates that the well was located 250 feet east of Bancroft Avenue and 650 feet north of 73rd Avenue, which would place the well south of Sparkle Cleaners. Please indicate whether this well was decommissioned and discuss the potential for this well to be a receptor for groundwater contamination from the site.*

Response to Comment 5: Based on review of available information for the historical "industrial well", it appears that the well was abandoned approximately 45 years ago. No details of the abandonment process were identified. The information reviewed is summarized below:

- A water well drillers report dated September 1962 indicates that the "industrial well" was not in use because "it sanded in 1953-54". The well use category on the report is identified as "abandoned"; no further details are provided. In addition, the drillers report identifies the well location as 450 feet north of 73rd Avenue and 550 feet east of Bancroft. Because the well completion date (March 9, 1951) matches the 1951 drillers report, this appears to be a different mapped location of the same well. The 1951 water well drillers report for the installation of the "industrial well" and the 1962 drillers report are included as Appendix A.
- The "Industrial well" is labeled as abandoned on the Artesian Environmental Consultants Site Map reference above by the ACEH (see Appendix B). This map shows the well beneath the former IGA Market, which is the current location of Gazzali's Market.
- A phase I Environmental Site Assessment (ESA) Report prepared by EBI Consulting (EBI, 2004)² indicated that the property representative, Mr. Bridwell, informed EBI that a search for the suspected "industrial well" was unsuccessful.
- Mr. Paul Bernard, representative for Eastmont Town Center, was interviewed regarding knowledge of the "industrial well". Mr. Bernard has been associated with the subject property for approximately 2 years. Mr. Bernard stated that he has no

² EBI Consulting, 2004. *Phase I Environmental Site Assessment Report, Eastmont Town Center, 7200 Bancroft Avenue, Oakland, California.* October 31.

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knowledge of the existence of an industrial well at the site. In addition he noted that recent and prior property owners had searched for historical site development and construction plans. It was his understanding that such plans maintained at the site were previously destroyed in a sprinkler flood, and files maintained by the City of Oakland were destroyed in a fire.

With regard to the potential for the "industrial well" to be a receptor for groundwater contamination at the site, PES has reviewed recent groundwater level data. Based on the August 7, 2007 depth-to-water measurements the four newly installed wells MW-1 through MW-4 (i.e., installed in July 2007), shallow groundwater at the site flows toward the west. Groundwater elevation data and contours are presented on Plate 2. In addition, analytical results for samples collected from these wells on August 7, 2007 also support a westward flow direction. As noted above, the results for this sampling event will be present under separate cover in a quarterly monitoring report that is due to the ACEH by the end of October 2007.

Based on the reported abandonment of the historical "industrial well", the location of the well at the subject property with regard to the Sparkle Cleaners facility, and the groundwater flow data, the "industrial well" is not a potential receptor for groundwater contamination associated with the site.

Comment 6: Assembly Plant USTs. *A Phase II Limited Subsurface Investigation Report, dated December 22, 2004 and prepared by EBI Consulting, indicates that a Chevrolet Fisher Body Plant occupied the site from 1916 to 1965 and that five USTs were in use at the site. Please describe the locations of the former assembly plant USTs in relation to the Sparkle Cleaners.*

Response to Comment 6: The approximate locations of the former underground storage tanks (USTs) at the Chevrolet Fisher Body Plant are shown on Sanborn Fire Insurance maps for 1917, 1925, 1950, 1952, 1959, and 1960. Copies of the Sanborn maps are provided in Appendix C. Notations regarding the tank size and contents (where available) have been added to the Sanborn maps to facilitate interpretation. The approximate locations of the former USTs in relation to Sparkle Cleaners are shown on Plate 1.

No files documenting the removal of the USTs were identified. However, it is likely that the USTs were removed prior to the construction of the mall buildings in the late 1960s and early 1970s so they would not interfere with subsurface construction activities such as grading, utility construction, and the installation of foundation footings.

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We trust that this is the information that you require at this time. Please contact us with any further questions.

Yours very truly,

PES ENVIRONMENTAL, INC.



Gary Thomas
Senior Geologist

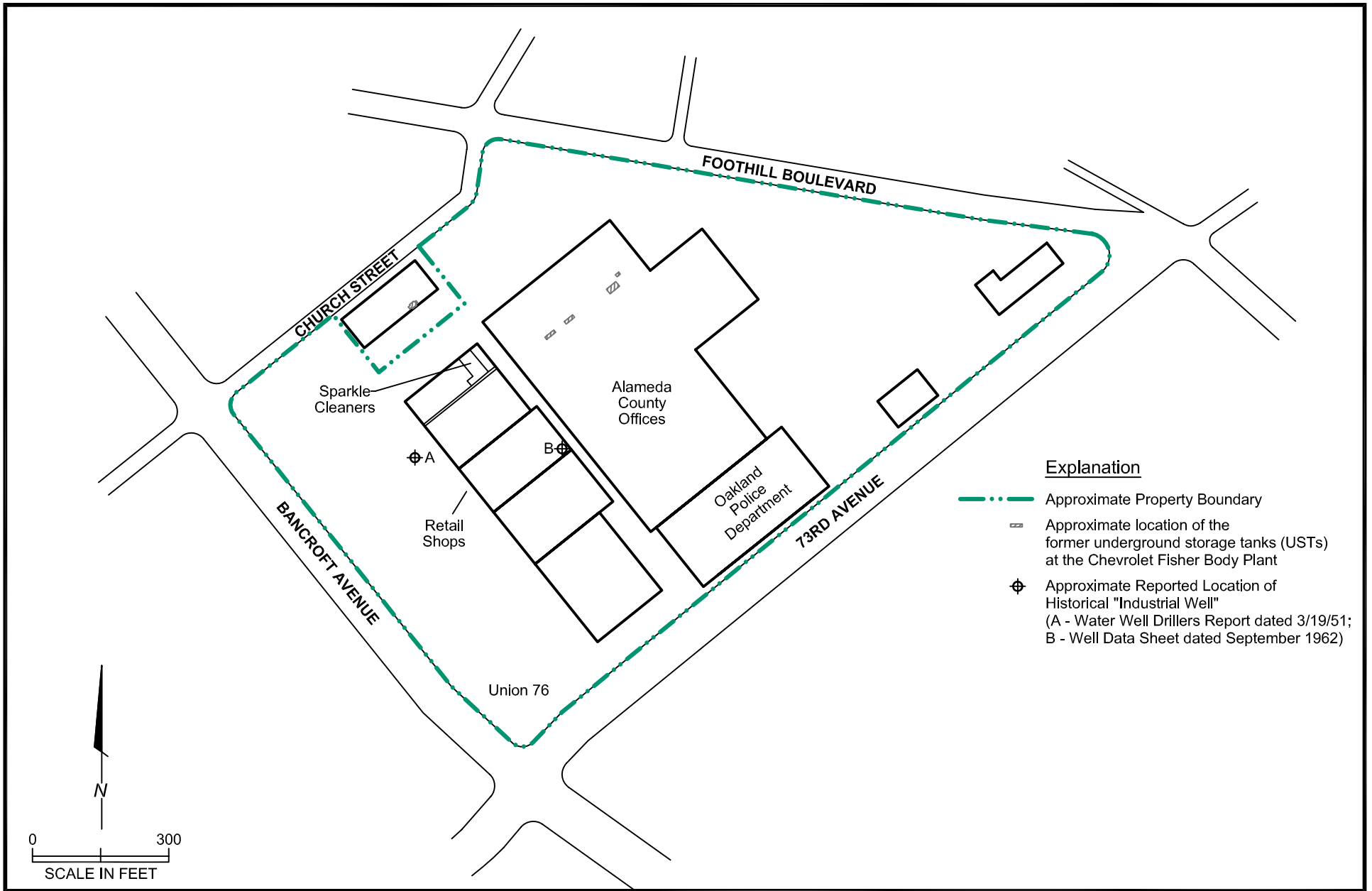


William W. Mast, P.G.
Associate Engineer

cc: Ms. Kathleen Schulz - SKB - Eastmont Oakland Associates, LLC

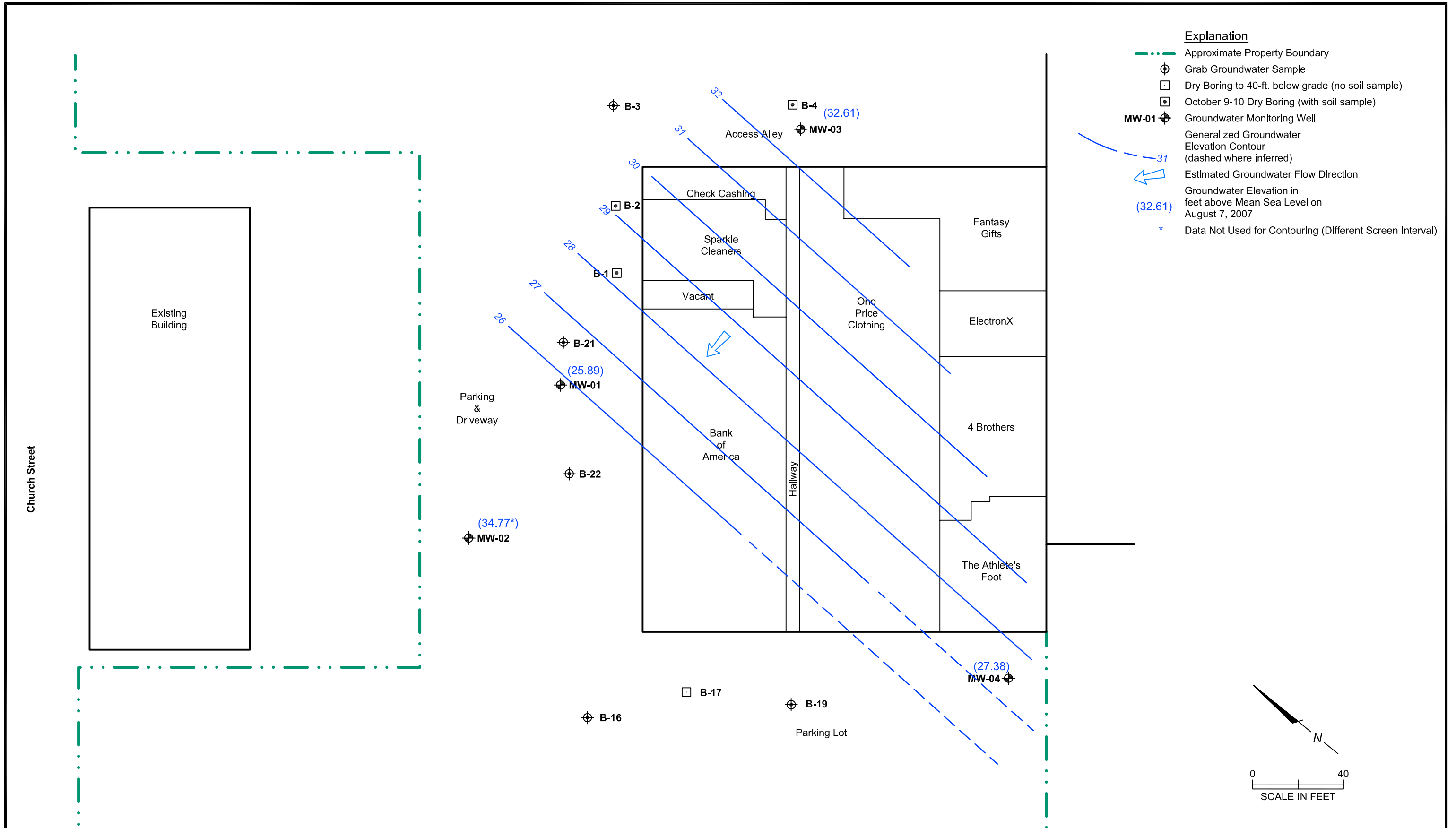
Attachments: Plate 1 - Site Vicinity Map and Historical Site Features
Plate 2 - Groundwater Potentiometric Surface Map - August 7, 2007
Appendix A - 1951 and 1962 Water Well Drillers Reports for "Industrial Well"
Appendix B - Artesian Environmental Site Map
Appendix C - Sanborn Fire Insurance Maps

PLATES



Explanation

- · - · - Approximate Property Boundary
- Approximate location of the former underground storage tanks (USTs) at the Chevrolet Fisher Body Plant
- ⊕ Approximate Reported Location of Historical "Industrial Well"
(A - Water Well Drillers Report dated 3/19/51;
B - Well Data Sheet dated September 1962)



APPENDIX A

**1951 AND 1962 WATER WELL DRILLERS REPORTS
FOR "INDUSTRIAL WELL"**

4-12 W - ~~1021~~ 1021

QUINTuplicate
Retain This Copy
DIVISION OF WATER RESOURCES
P. O. BOX 1079
SACRAMENTO 8, CALIFORNIA

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF WATER RESOURCES

Sheet 1

Do Not Fill In

WATER WELL DRILLERS REPORT

(Sections 7074, 7077, 7078, Water Code)

State Well No. _____
Other Well No. _____
Region _____

(1) Driller:
Name J. N. Pletcher Co.
Address 7103 Mission St.
Daly City, California
License No. 52055 Classification C-57

(2) Proposed use or uses (check):
Domestic Irrigation Domestic and Irrigation Other _____
(3) Equipment used (check):
Municipal Industrial Test well Other _____
Rotary Cable Dug well Other _____

Owner:
Name Chevrolet-Cadillac Div. of General Motors
Address Foothill Blvd. and 69th Ave.
Oakland, California

(4) Type of work (check):
New well Deepening existing well
Reconditioning of well

(5) Well log:
Total depth of well 100 ft.

Give details of formations penetrated, such as silt, peat, muck, sand, gravel, clay, shale, sandstone, hardpan, rock. Include size of gravel (diameter) and sand (fine, medium, coarse), color of material, structure (loose, packed, cemented, soft, hard, brittle).

Depth From Ground Surface	0 ft. to	1 ft. to	Description
	0	1	Concrete
	1	1 1/2	Fill
	1 1/2	1 5/8	Fine sand and gravel, some clay
	1 5/8	1 7/8	Sand and gravel
	1 7/8	2	Clay, yellow, some gravel
	2	2 1/8	Yellow clay
	2 1/8	2 1/4	Sand and gravel w/ little clay - gravel to 2"
	2 1/4	2 3/8	Clay w/ some gravel and rock fragments
	2 3/8	2 1/2	Gravel w/ clay streaks
	2 1/2	2 5/8	Yellow and grey clay
	2 5/8	2 3/4	Yellow and grey clay, some
	2 3/4	2 7/8	Clay and gravel
	2 7/8	3	Yellow clay, some
	3	3 1/8	sand, gravel w/ some clay (water)
	3 1/8	3 1/4	Clay w/ streaks of gravel
	3 1/4	3 3/8	Grey clay
	3 3/8	3 1/2	Grey clay, fine
	3 1/2	3 5/8	Grey clay w/ streaks of brown clay & gravel
	3 5/8	3 3/4	Sand and fine gravel very little clay (water)
	3 3/4	3 7/8	Clay w/ brown clay w/ some gravel to 1/4"
	3 7/8	4	Unconsolidated gravel, hard
	4	4 1/8	Yellow clay
	4 1/8	4 1/4	Yellow clay, very little gravel, fine
	4 1/4	4 3/8	Unconsolidated gravel, hard
	4 3/8	4 1/2	Yellow clay w/ streaks of gravel (fine) fine

If additional space is required, continue on DWR Form No. 246—Supplement, and attach to respective report copies.

(6) Casing left in wells

LENGTH FT.	DIAMETER INCHES	SINGLE, DOUBLE, WELDER, OTHER	LB. PER FOOT OR GAGE OF CASING	SEATING BELOW GROUND SURFACE FT.
100	12	Double	10.125	370

Type and size of shoe or well ring 1 1/2" Welded joints Yes No

DUPLICATE
DIVISION OF WATER RESOURCES
P.O. BOX 1072
SACRAMENTO 2, CALIFORNIA

SHEET 2

WATER WELL DRILLERS REPORT

(Sections 7074, 7077, 7078, Water Code)

Do Not Fill In

State Well No. _____
Other Well No. _____
Region _____

(7) Perforations:

Type of perforator used	ft.	ft.	Hole size	No. of holes
Perforated	90	99	1 1/8" x 3/8"	6 around per ft.
"	"	"	"	"
"	"	"	"	"
"	"	"	"	"
"	"	"	"	"
"	"	"	"	"
"	"	"	"	"
"	"	"	"	"
"	"	"	"	"
"	"	"	"	"

(8) Water levels:

Depth at which water first encountered 89 ft.
 Depth to water before perforating 96 ft.
 Depth to water after perforating 96 ft.
 Note any change in water level while drilling _____

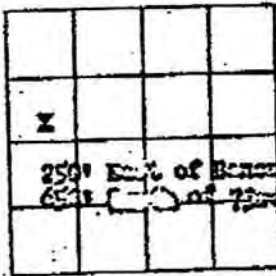
(9) Well pumping tests

Date of test 3/9/51 By whom J. H. PITCHER CO.
 Depth to water when test started 150 ft.
 G.P.M. at beginning of test 09
 Drawdown from standing level 21 1/2 ft.
 G.P.M. at completion of test 96
 Drawdown at completion of test 30 hrs. ft.
 Length of time tested _____
 Temperature of water unknown
 Was gas present in water? Yes No

(10) General:

Was well gravel packed? NO Size of rock _____ Thickness of pack _____
 Was a surface sanitary seal provided? NO
 Were any struts sealed against pollution? Yes No. If yes, attach detailed description.
 Struts sealed NO
 Was analysis made of water? Yes No. If yes, attach copy.
 Was electric log made of well? Yes No. If yes, attach copy.
 If well abandoned, was it plugged and sealed?
 Method of plugging and sealing _____

(11) Location: Chevrolet Plant
Foothill Blvd, and 69th Ave.
Oakland, Calif.



Section No. _____
 Township _____
 Range _____
 Base & Meridian _____
 Show location of well in Section, thus (X)
 Distance to section line from _____ ft.
 Show location of nearest known well, thus (O)
 Distance to nearest known well 1.512 ft. west

(12) Time of work:

Work started date 1/22/51 Completed date 3/9/51
 Date of this report 3/9/51

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

[Signature] J. H. PITCHER CO.
Well Driller

By _____
 License No. 69055 Classification C-57
 Dated _____ 19__

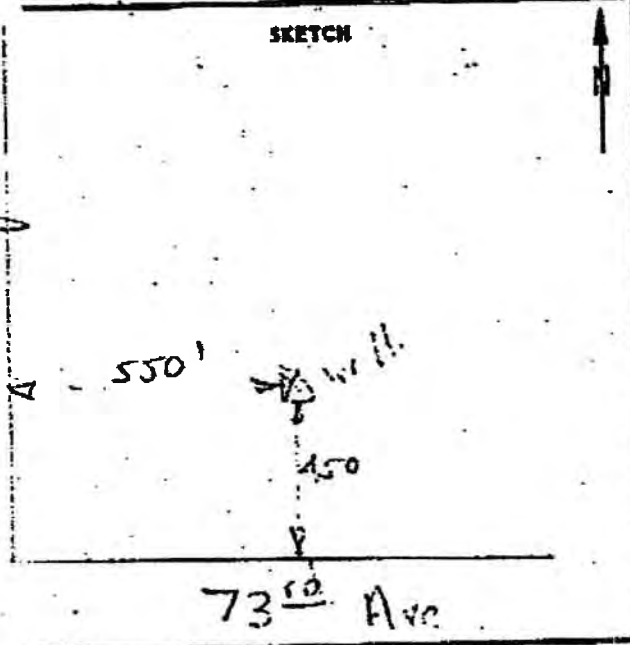
Form DWR 429

State No. _____

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES

WELL DATA

Owner Chevrolet Div. Of General Motors State No. 2S/3W-1001
 Address 69th & Foothill Other No. _____
 Tenant Plant No. 1
 Address Bancroft and 73rd Ave. - Oakland
 Type of Well: Hydrograph Key Index Semiannual
 Location: County Alameda Basin _____ No. _____
 U.S.G.S. Quad. Oakland East Quad. No. 275C
 SW 4 SE 4 Section 7, Twp. 2S, Rge. 3W Base & Meridian _____
 Description 550' E/O Bancroft
450' N/O 73rd Avenue
 Reference Point description none
 which is _____ ft. above land surface. Ground Elevation 60 ft.
 Reference Point Elev. _____ ft. Determined from U.S.G.S. Contour Depth 100 ft.
 Well: Use Abandoned Condition _____
 Casing size 12 in., perforations 40-5/8
 Measurements By: DWR USGS USBR County Ir. Dist. Water Dist. Cons. Dist.
 Chief Aquifer: None Depth to Top Aq. _____ Depth to Bot. Aq. _____
 Type of Material _____ Perm. Rating _____ Thickness _____
 Gravel Packed? Yes No Depth to Top Gr. _____ Depth to Bot. Gr. _____
 Supp. Aquifer _____ Depth to Top Aq. _____ Depth to Bot. Aq. _____
 Driller Pitcher
 Date drilled 3-9-51 Log. filed D.W.R. open (1) _____ confidential (2) _____
 Equipment: Pump type D.W.T. make _____
 Serial No. _____ Size of discharge pipe _____ in.
 Power, Kind Elec. Make U.S.
 H. P. 25 Motor Serial No. 892809
 Elec. Meter No. _____ Transformer No. _____
 Yield _____ G.P.M. Pumping level _____ ft.
 Water Analysis: Min. (1) _____ Sen. (2) _____ H.M. (3) _____
 Water Levels available: Yes (1) _____ No _____
 Period of Record: Begin _____ End _____
 Collecting Agency: _____
 Prod. Rec. (1) _____ Pump Test (2) _____ Yield (3) _____



REMARKS

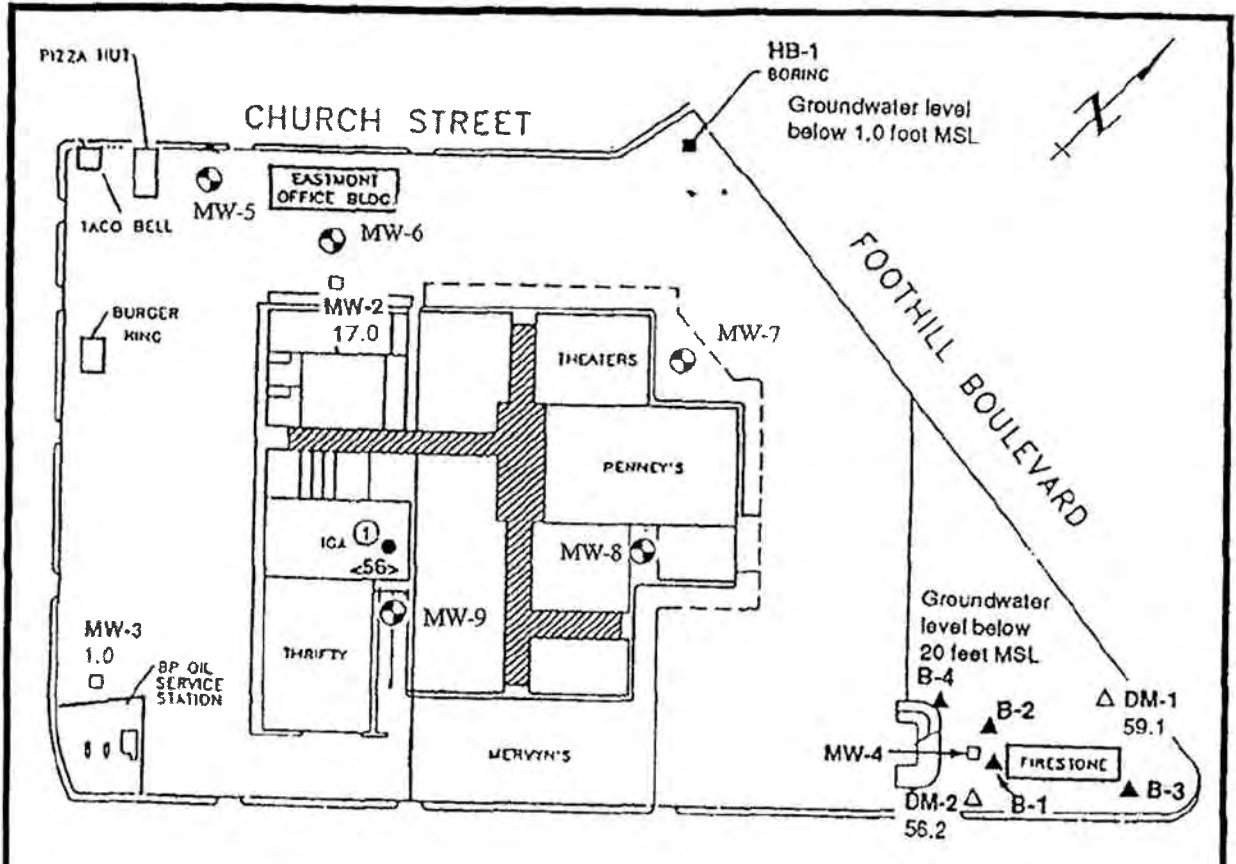
Not in use because it sanded in 1953-54.

Recorded by H. Sperbar
 Date September 1962

Bancroft

APPENDIX B

ARTESIAN ENVIRONMENTAL SITE MAP



NOTE:

73rd AVENUE ...

① Groundwater measured in industrial well at 96 feet below ground surface (bgs) or 56 feet below mean sea level. Perforated in lower aquifer from 90 to 393 feet bgs.



Installed Monitor Wells
Artesian Environmental



KEY

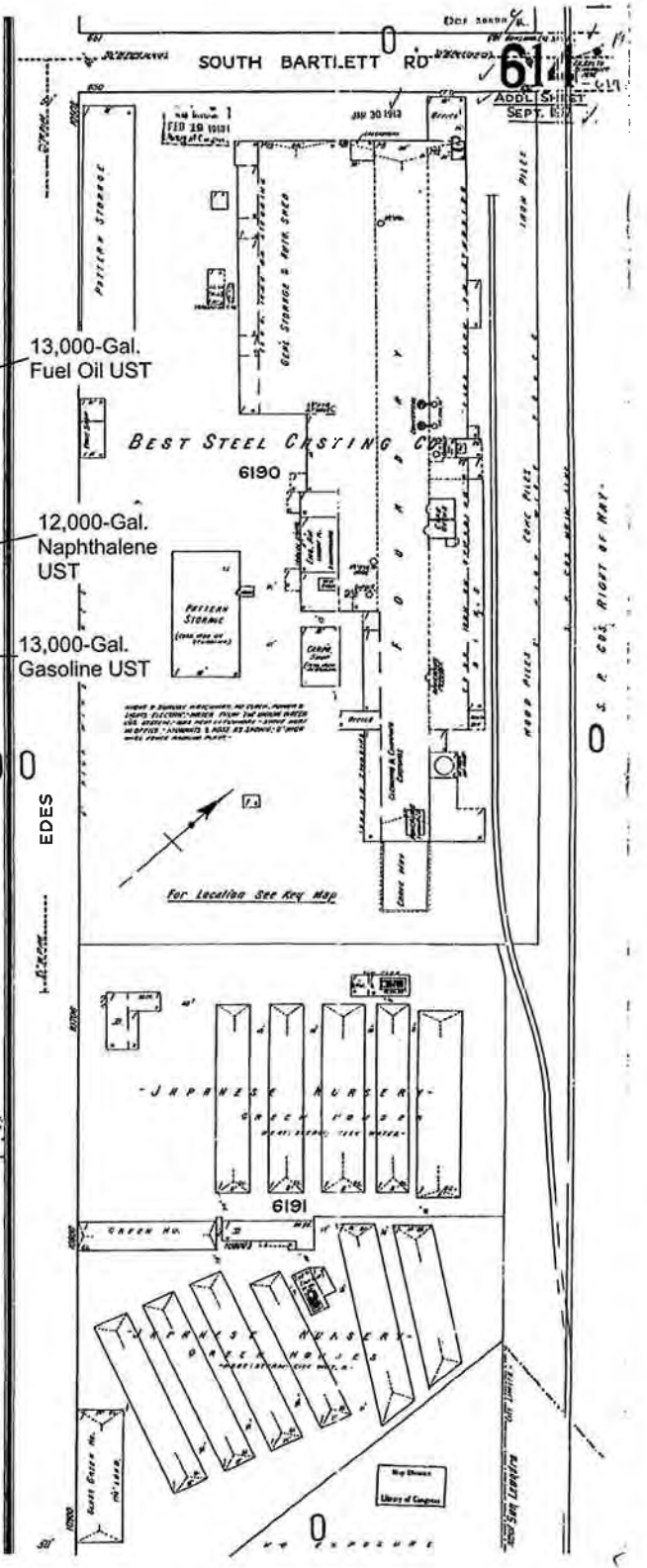
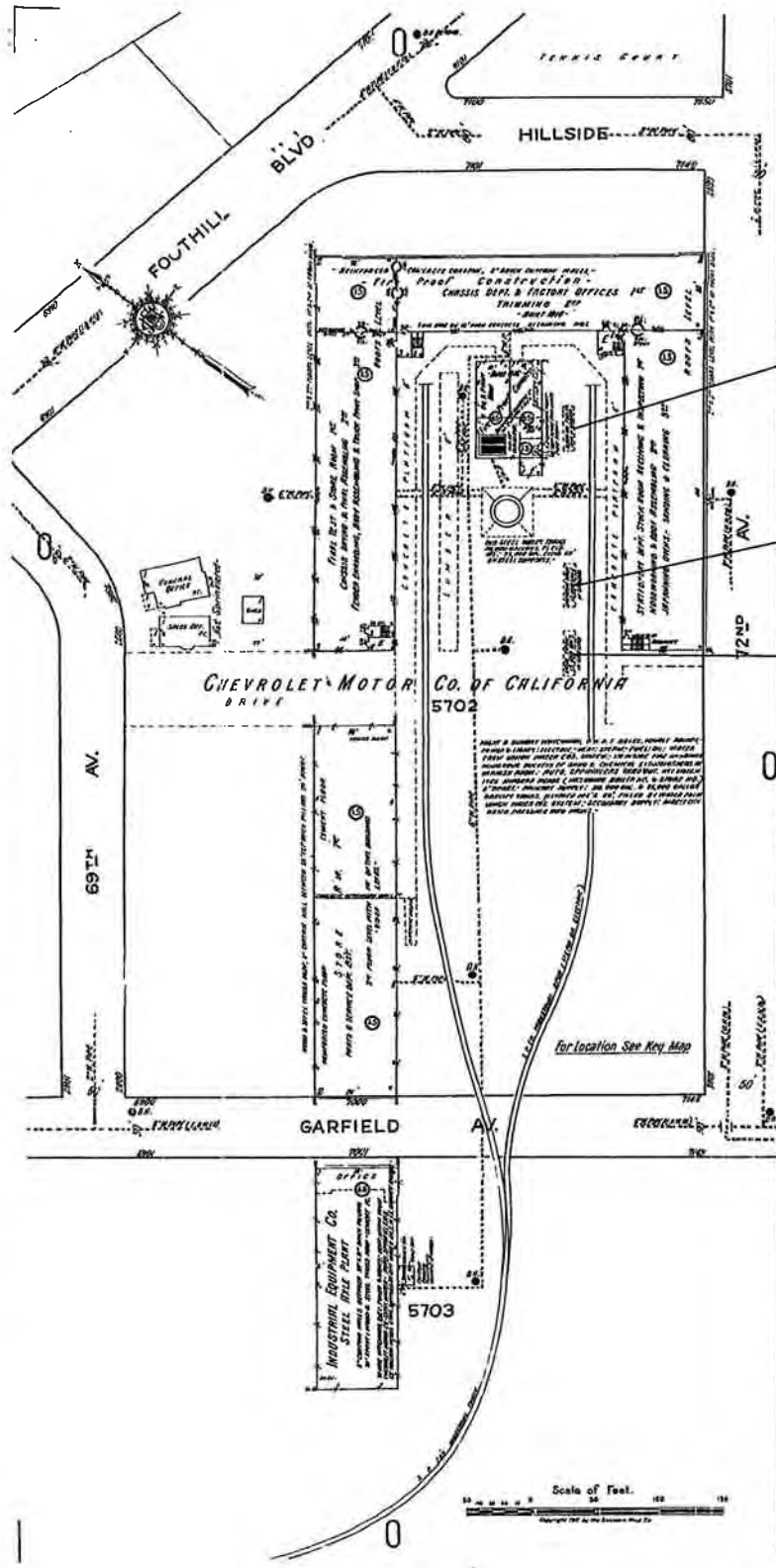
- Abandoned Industrial Well (1951)
- △ Dames & Moore Monitoring Well (4/91)
- ▲ Dames & Moore Soil Boring (4/91)
- Hunter Environ. Monitoring Well (12/89)
- Hunter Environ. Soil Boring (12/89)
- 17.0 Groundwater elevation in feet above mean sea level (MSL)

After Dames & Moore, 1991

<p>Artesian Environmental Consultants 3175 Kerner Blvd., Suite E San Rafael, California 94901 415-257-4801 Fax 257-4805</p>		<p>SITE MAP One Eastmont Mall Oakland, California 94605</p>	
<p>Project No: 93-001-01</p>	<p>Date: 8/27/93</p>	<p>Drawn by: BIM</p>	<p>Figure 2</p>

APPENDIX C

SANBORN FIRE INSURANCE MAPS



617
 ADDL SHEET
 SEPT. 1917



OKLAND, CAL VOL 6 (1925)

626

HILLSIDE

627

627

FOOTHILL BLVD. (Private)



634

73RD AV.

CHEVROLET MOTOR CO. OF CALIFORNIA

11,000-Gal. Oil UST

12,000-Gal. Motor Oil UST

13,000-Gal. Gasoline UST

FISHER BODY ST. LOUIS CO. OAKLAND PLANT.
ASSEMBLING CLOSED CAR BODIES FOR CHEVROLET AUTOS.

625

GARFIELD AV. (Private)

GARFIELD AV. (Private)

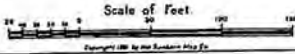
CHEVROLET MOTOR CO OF CALIFORNIA.
100x100 ft. 2 story structure. No. 201 Bldg. containing Fisher Body plant. Includes storage for parts, tools, etc. Also contains a large machine shop. Also contains a large machine shop. Also contains a large machine shop.

5703

633

BECK ST.

627





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627

FOOTHILL BLVD.

625

GARFIELD AV.

NOT CORRECTED SINCE 1949.

CHEVROLET MOTOR CO. OF CALIFORNIA.
SINCE 1949, THE ORIGINAL 1949 SANBORN MAPS OF THIS AREA HAVE BEEN REPRODUCED FROM THE 1949 ORIGINALS. THESE REPRODUCTIONS ARE IDENTICAL TO THE ORIGINALS. THERE IS NO CORRECTION OF THE ORIGINALS. THE ORIGINALS ARE THE ONLY SOURCE OF INFORMATION FOR THIS AREA. THE ORIGINALS ARE THE ONLY SOURCE OF INFORMATION FOR THIS AREA. THE ORIGINALS ARE THE ONLY SOURCE OF INFORMATION FOR THIS AREA.

HILLSIDE

627

OAKLAND, CAL. R.L.C. 1933
626
CAL. 1965

USTs (Unknown Contents)

12,000-Gal. Motor Oil UST

13,000-Gal. Gasoline UST

11,000-Gal. Oil UST

CHEVROLET MOTOR CO. OF CALIFORNIA

FISHER BODY ST. LOUIS MO. OAKLAND PLANT. ASSEMBLING CLOSED CAR BODIES FOR CHEVROLET AUTOS.

634

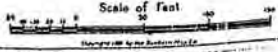
73RD AV.

633

BECK

5700

627



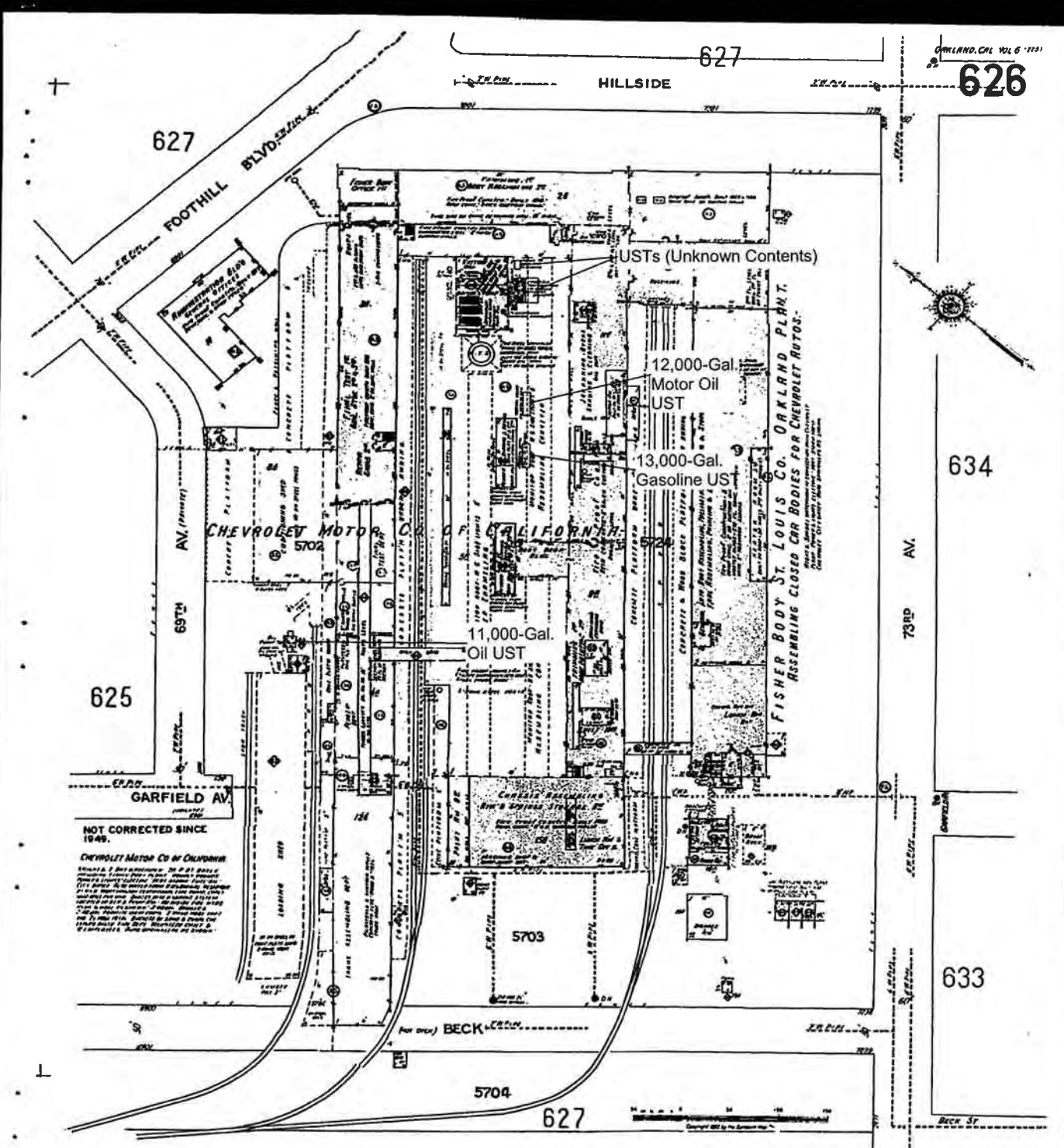
Beck St



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625

627

627

OAKLAND, CAL. VOL. 6 - 1101
626

634

633

5704

627

NOT CORRECTED SINCE 1949.

CHEVROLET MOTOR CO OF CALIFORNIA

Established in 1917. Plant located on 5702 Hillside. Building 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. Building 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



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