

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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August 14, 2002

Ms. Jo Ann Stewart  
Good Chevrolet  
1630 Park Street  
Alameda, CA 94501

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
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**RE: 1630 Park Street, Alameda, CA**

Dear Ms. Stewart:


I have completed review of GeoPlexus' July 2002 *June 2002 Ground Water Monitoring Report* prepared for the above referenced site. Groundwater from wells MW-1, MW-2, MW-3, and MW-5 was sampled and analyzed for TPHg, BTEX and MtBE. Groundwater from well MW-2 contained the highest concentration of petroleum hydrocarbons (39,000ug/l TPHg, and 7,000ug/l benzene). It remains GeoPlexus' opinion that the site should be considered for closure as a "low risk" site.

It is my opinion that the site does not qualify as a "low risk" case for the following reasons:

- The site has not been adequately characterized. A conduit survey was not completed to evaluate if preferential pathways exist for the offsite migration of the plume.
- It has not been demonstrated that the plume is stable or decreasing. Well MW-5 is the only point available for collection of groundwater offsite and downgradient of the former UST location. Groundwater beneath the site has flowed from north to northeast. No offsite water data is available northeast of the SB4 and P2, at the Winner Ford site.
- A risk assessment was prepared for the site using a 10E-04 risk. At a minimum, this office requires an analysis assuming a 10E-05 risk for a commercial scenario. A residential scenario evaluation (assuming a 10E-06 risk) is required if this case will be closed in the future without a deed restriction.

At this time, please provide a workplan to delineate the extent of the contaminant plume northeast of the site. Besides advancing boreholes at the Winner Ford site, you should consider the collection of soil vapor samples from the vicinity of the former UST excavation where soil benzene concentrations ranging from 3 to 32ppm was previously identified. Samples can also be collected to evaluate if microbial organisms reside in the subsurface that will biodegrade petroleum hydrocarbons. A conduit study should also be conducted. Geologic cross sections depicting, at a minimum, lithology, soil and groundwater concentration, former UST, groundwater elevation, and utility lines are required. Lastly, please continue with quarterly groundwater sampling for another three quarters.

The workplan is due within 60 days of the date of this letter, **or by October 18, 2002**. If you have any questions, I can be reached at (510) 567-6762.

  
Eva chu  
Hazardous Materials Specialist

email: Cathrene Glick (GeoPlexus)

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