



3330 Cameron Park Drive, Ste 550
Cameron Park, California 95682
(530) 676-6004 ~ Fax: (530) 676-6005

March 27, 2002

Eva Chu
Hazardous Materials Specialist
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

APR 02 2002

RE: Interstate Brands Corporation Facility, 945 53rd Street, Oakland, California

Dear Ms. Chu:

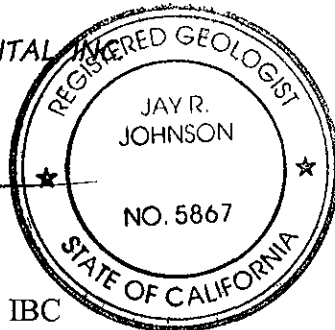
The attached figure presents the approximate location of the Temescal Creek, the IBC facility property boundaries, and the former underground storage tank (UST) excavation area. Based on site data collected to date, and information gathered from the City of Oakland Department of Public Works, it is highly unlikely that Temescal Creek would be threatened by petroleum hydrocarbons originating from the former USTs. Therefore, I concur with recommendations for site closure presented in the attached e-mail.

If you have any questions, please call me at (530) 676-6000.

Sincerely,

STRATUS ENVIRONMENTAL

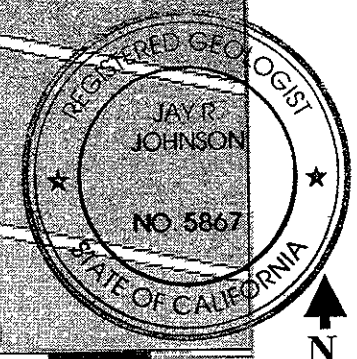
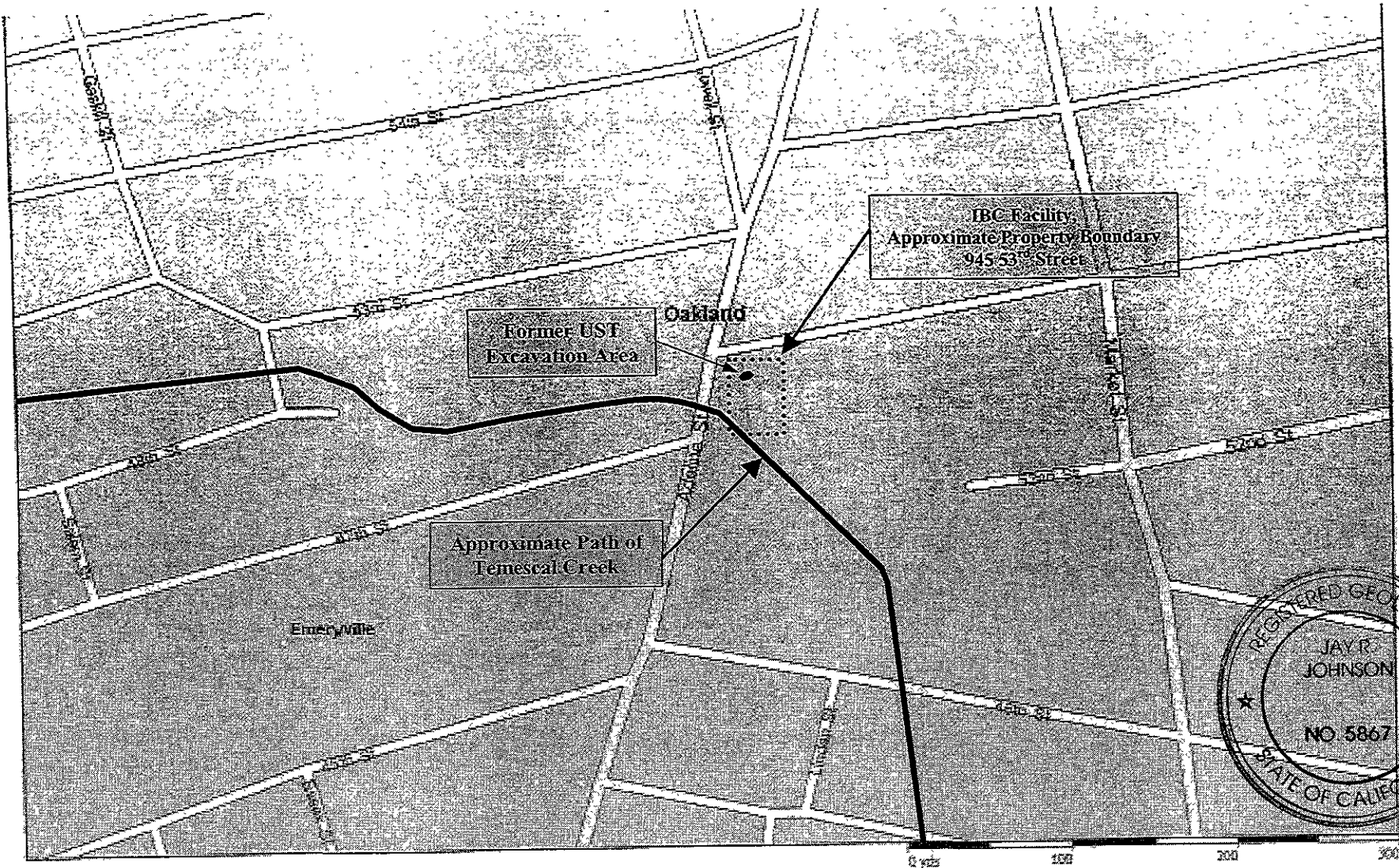

Jay R. Johnson, R.G.
Project Manager



cc: Mr. Larry Brown, IBC
Michael Blankinship, Blankinship & Associates, Inc.

Attachments:

- Figure 1 Approximate Underground Path of Temescal Creek in the Vicinity of the IBC Facility at 945 53rd Street, Oakland
- E-Mail Copy From Mike Blankinship, to Jay Johnson, dated March 26, 2002



Blankinship & Associates, Inc.
 Agricultural & Environmental
 Engineers & Scientists
 2940 Spafford Street
 Suite 130
 Davis, California 95616
 Ph. (530) 757-0941 Fax. (530) 757-0940

**Approximate Underground Path of Temescal Creek in the
 Vicinity of the IBC Facility at 945 53rd Street, Oakland**

Project	Figure
IBC Oakland	1
Date 3/20/02	
Scale As Shown	

Jay Johnson

From: Mike Blankinship [blankinship@envtox.com]
Sent: Tuesday, March 26, 2002 11:40 AM
To: Jay Johnson
Cc: Ed McCarthy
Subject: FW: IBC at 945 53rd Street, Oakland, CA

Importance: High



Area map and Temescal cr.pdf (...)

Jay:

Eva now wants this info signed/stamped by an RG.

Pls print the attached email and .pdf, add a cover letter with your name and stamp indicating your concurrence with the email, and send to:

Eva Chu
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Send a CC to us for the file.

Thanks,

Mike Blankinship

Blankinship & Associates, Inc.
Agricultural & Environmental Scientists & Engineers
2940 Spafford Rd. Suite 130
Davis, CA 95616
(530) 757-0941
(530) 757-0940 fax
blankinship@envtox.com
www.envtox.com

-----Original Message-----

From: Ed McCarthy [mailto:mccarthy@envtox.com]
Sent: Tuesday, March 26, 2002 9:23 AM
To: Mike Blankinship
Subject: FW: IBC at 945 53rd Street, Oakland, CA

-----Original Message-----

From: Ed McCarthy [mailto:mccarthy@envtox.com]
Sent: Monday, March 25, 2002 1:23 PM
To: Chu, Eva, Env. Health
Subject: RE: IBC at 945 53rd Street, Oakland, CA

Eva,

Please find attached a map that depicts the IBC facility, the former UST excavation area, and the IBC facility property boundary. The sources used for the map were an "As Built"

schematic provided by Alameda County public works, and a detailed site map provided by Woodward Clyde Consultants. I hope this map will be helpful to you in completing the closure of the site. As discussed in my previous email, any impact of the former UST excavation on Temescal creek is highly unlikely. If you have any more questions please let me know. If you could also let me know what else, if anything, needs to be done in order to complete the closure procedure at the earliest possible time, I would appreciate it. Thank you.

Ed McCarthy

-----Original Message-----

From: Chu, Eva, Env. Health [mailto:EChu@co.alameda.ca.us]
Sent: Tuesday, March 19, 2002 9:38 AM
To: 'Ed McCarthy'
Subject: RE: IBC at 945 53rd Street, Oakland, CA

Ed, Can you get a map depicting Temescal Creek in relation to IBC. Maybe from public works. Thanks. eva

> -----

> From: Ed McCarthy [SMTP:mccarthy@envtox.com]
> Sent: March 18, 2002 5:32 PM
> To: Chu, Eva, Env. Health
> Subject: RE: IBC at 945 53rd Street, Oakland, CA

> Dear Eva

> As per your request, we have evaluated the potential impacts that the IBC facility may have to water quality in Temescal Creek.

> As you may know the IBC facility is located near the SE corner of Adeline and 53rd in Oakland. Groundwater at the site generally flows to the SW. According to Leslie Estes of the City of Oakland Dept of Public Works (510 238-7431), Temescal Creek briefly runs from the south to the north on the east side of Adeline St. near 53rd St. According to Ms. Estes, the creek flows underground, most likely in a concrete-lined conduit.

> MW-3 is the down gradient well on the IBC site and is closest to the Temescal creek. Since 1996, and with only two exceptions, (TPH of 75 ug/L and xylenes 0.64 ug/L in 1998), groundwater in MW-3 has been void of contaminants. Given that the creek is enclosed in concrete in the vicinity of the IBC facility, and that no known groundwater contamination exists in this area, impacts to Temescal Creek are not expected.

> Although not known, it is possible that the concrete conduit carrying Temescal Creek is underlain by aggregate that may provide a path of least resistance to ground water flowing near it. This groundwater is likely representative of that near MW-3. As mentioned above, only very minimal concentrations of contaminants were detected in MW-3 in 1998. No contaminants were detected in 1999. Due to continued natural attenuation, it is anticipated that there is still no contaminants currently present at MW-3. As a result, it is not anticipated that a contaminant plume exists on the IBC site and is passing by or near MW-3. As such, it is not anticipated that a contaminant plume is in contact with aggregate beneath the creek. Therefore, if the creek daylights downstream and mixes with water carried with the aggregate, it is highly unlikely that contaminants are present and will be introduced into the creek. In conclusion, conditions at the IBC facility do not impact Temescal Creek water quality.

> Please proceed with your site closure activities and do not hesitate to call me if you require further information or clarification.

>
> Can you give me an idea of the schedule for your office's review and
> when we can expect our closure letter?

>
> Thank you,
> Ed McCarthy

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>
>
> -----Original Message-----

> From: Chu, Eva, Env. Health [mailto:EChu@co.alameda.ca.us]
> Sent: Friday, March 15, 2002 10:04 AM
> To: 'mccarthy@envtox.com'
> Subject: IBC at 945 53rd Street, Oakland, CA

>
>
> Hi Ed,

>
> Donna, my supervisor looked over the closure and thought closure may
> be warranted. I was inputting the closure into the new format when I
> had to answer a question regarding impact to surface water.
> Investigations conducted to date have not addressed potential impact
> the plume may have to surface water or may migrate via subsurface
> conduits (natural or man-made).
> Further investigation reveals that Temescal Creek is very near if not
> under
> the site. I need an evaluation that the creek will not be impacted by the
> plume. Can you or your firm do that?

>
>
> evachu

>
> Alameda County Environmental Health
> 1131 Harbor Bay Parkway
> Alameda, CA 94502
> (510) 567-6762
> (510) 337-9335 fax