

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



12-29-00

R0277

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

StID 3066

December 26, 2000

Mr. Mike Gilmore
Carolyn E McElhinney Trust
123 Scenic Drive
Orinda, CA 94563

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED
OR ISSUE A CLOSURE LETTER FOR 5865 BROADWAY TERRACE, OAKLAND, CA**

Dear Mr. Gilmore:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

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

Sincerely,

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



10-31-00

RO# 277

StID 3066

October 31, 2000

Mr. Gilmore
123 Scenic Drive
Orinda, CA 94563

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

RE: Sensitive Receptor Survey for 5865 Broadway Terrace, Oakland, CA

Dear Mr. Gilmore:

I have completed review of AEI Consultants' October 2000 *Over-Excavation of Contaminated Soil and Tank Installation* report prepared for the above referenced site. That report summarized the overexcavation of approximately 788 tons of hydrocarbon-impacted soil from the underground storage tank pit. A soil sample collected at approximately 14 feet below grade contained 310 parts per million total petroleum hydrocarbon as gasoline (ppm TPHg), 2.8ppm MTBE, 0.13ppm TAME, and 0.70ppm benzene. A grab groundwater sample was also collected. The water sample contained 2,200ppb TPHg, 160ppb MTBE and 7.3ppb benzene.

I also reviewed your case file to determine if closure can be recommended at this time. Upon review, closure is possible provided that residual hydrocarbons in groundwater will not impact any sensitive receptors. At this time, you should have your consultant conduct a sensitive receptor and conduit survey to determine if there are potentially sensitive receptors and if there are preferential pathways for the off-site migration of contaminants.

The survey is due within 60 days of the date of this letter, or by **January 2, 2001**. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: John Ormerod (jormerod@aeiconsultants.com)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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StID 3066

March 6, 2000

Mr. Mike Gilmore
123 Scenic Drive
Orinda, CA 94563

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

RE: Workplan Approval for 5865 Broadway Terrace, Oakland, CA

Dear Mr. Gilmore:

I have completed review of AEI's March 2, 2000 work plan prepared for the above referenced site. AEI proposed to re-excavate the former excavation and remove additional soil on the north and south sidewalls of the excavation to accommodate the new, larger tank. The newly generated stockpiled soil will be sampled at a rate of one composite sample for every 50 cubic yards of soil. AEI will also collect soil samples from the sidewalls of the excavation at a frequency of one sample every 20 linear feet. Soil samples will be analyzed for TPHg, BTEX, MTBE, and total lead.

The proposed work plan is acceptable with the following additions/changes:

- The former stockpiled soil was previously sampled. The four into one composite sample contained 1,100ppm TPHg, 2ppm MTBE, and 47ppm xylenes. If it is anticipated that the stockpile will be re-used, discrete, rather than composite, soil samples should be collected at a rate of one per 20 cubic yards. It is recommended that stockpiled soil be hauled offsite for proper disposal.
- A grab groundwater sample should be collected, if groundwater is encountered.
- Lead analysis is not necessary.

The approved work plan should be implemented within 90 days of the date of this letter. Please provide 72 hours notice prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Peter McIntyre (pmcintyre@aeiconsultants.com)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 277

StID 3066

February 19, 1999

Mr. Mike Gilmore
123 Scenic Drive
Orinda, CA 94563

ENVIRONMENTAL HEALTH SERVICES

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

RE: Workplan Approval for 5865 Broadway Terrace, Oakland, CA

Dear Mr. Gilmore:

I have completed review of Subsurface Consultants' February 1999 *Soil and Groundwater Investigation* workplan prepared for the above referenced site. The proposal to advance five soil borings at the site is acceptable with the following changes:

- Soil samples should be collected approximately 2' to 3' below grade beneath each former dispenser. If the soil is obviously contaminated, then the boring should be advanced another 5' or so in depth so the vertical extent of soil contamination can be delineated.
- Each boring which will be drilled 20' to 30' bgs should be continuously logged.
- Only the soil sample exhibiting the most significant levels of hydrocarbons should be analyzed, using Method 8260, for MTBE, 1,2 DCA and other oxygenates.
- Groundwater at the site may flow in the westerly direction. Therefore, the proposed boring immediately west of the former tank pit should probably be the one which is extended to groundwater or 50' bgs, whichever is encountered first. The groundwater sample should be analyzed for TPHg, and VOCs using Method 8260.

Please be reminded that the excavation was backfilled with soil containing elevated hydrocarbon levels. These soils may need to be remediated in the future. In the meantime, the approved workplan should be implemented within 90 days of the date of this letter.

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

eva chu
Hazardous Materials Specialist

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES

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

StID 3066

December 16, 1998

Mr. Mike Gilmore
123 Scenic Drive
Orinda, CA 94563

RE: **PSA for 5865 Broadway Terrace, Oakland, CA**

Dear Mr. Gilmore:

I have completed review of HK2, Inc.'s December 1998 *Tank Removal Report* prepared for the above referenced site. When three underground storage tanks (1-250 gallon waste oil, 1-3K and 1-7.5K gallon gasoline USTs) were removed, soil samples collected beneath the USTs contained up to 3,800 parts per million total petroleum hydrocarbons as gasoline (TPHg), 2ppm benzene and 11ppm MTBE. Clearly, an unauthorized release of fuel products have occurred at the site.

At this time, additional investigations are required to determine the lateral and vertical extent of soil contamination. In addition, it must be determined if groundwater quality has been impacted by the fuel release. Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

In order to proceed with this site investigation, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a proposal outlining planned activities for the required subsurface investigation. The workplan is due with 60 days of the date of this letter, or **by February 19, 1999**.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

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

eva chu
Hazardous Materials Specialist

attachment

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