

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



LESLY
R0#816

January 19, 1999
StID # 6609

Champlin Family Trust c/o
Mr. Tom Vinson
1819 Oakland Ave.
Piedmont, CA 94611

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

Re: Status of County Oversight for 485 Ellita Ave., Oakland CA 94610

Dear Mr. Vinson:

This letter serves to inform you of the status of the County's oversight of the underground storage tank release at the above referenced site. Our office has received and reviewed the January 11, 1999 Report of Underground Storage Tank Closure prepared by Mr. Jim Gribi of Gribi Associates. This report describes the tank removals, over-excavation and investigative borings at this site. His recommendation is that there is no risk to human health or the environment. I agree with this recommendation and have prepared a site and case closure summary. Prior to issuing a formal site closure letter (Remedial Action Completion Certificate), my summary and recommendation for closure must get internal review and concurrence from two colleges. Additionally, the closure recommendation must get final concurrence from the Regional Water Quality Control Board (RWQCB). Although I do not foresee any difficulties in receiving closure concurrence, the site is not officially closed until all these actions occur.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#816

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ENVIRONMENTAL PROTECTION (LOP)
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Alameda, CA 94502-6577
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November 17, 1998
StID # 6609

Champlin Family Trust
C/o Mr. Tom Vinson
1819 Oakland Ave.
Piedmont CA 94611

Re: November 10, 1998 Work Plan for Soil Borings at 485 Ellita Ave., Oakland CA 94610

Dear Mr. Vinson:

Our office has received and reviewed the above referenced work plan submitted by Mr. Jim Gribi of Gribi Associates. This work plan was generated due the results of the initial over-excavation and sampling of the former heating oil tanks at this site. Due to the presence of elevated diesel fuel in soil and groundwater, it is necessary to determine the extent of such contamination to protect the nearby ecology of Lake Merritt.

The work plan proposes the advancement of two additional borings, one each approximately 40 feet (assumed) down-gradient of the former tanks. A soil and a grab groundwater sample will be collected and analyzed from each boring for the analytes; Total petroleum hydrocarbons as diesel, as gasoline and BTEX (benzene, toluene, ethyl benzene and xylenes). It is hopeful that the results of these samples will indicate that there is no risk to Lake Merritt.

Please include a hard copy of the initial over-excavation soil and groundwater results along with the results from this investigation. Our office will also require the receipts for any soil and groundwater removed and disposed from this site.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan/files
Mr. Jim Gribi, Gribi Associates, 884 Vintage Ave., Suisun CA 94585

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#816

September 4, 1998
StID # 6609

Champlin Family Trust
c/o Mr. Tom Vinson
1819 Oakland Avenue
Piedmont, CA 94611

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

Re: Soil and Groundwater Remediation Work Plan for 485 Ellita Ave., Oakland CA 94610

Dear Mr. Vinson:

I have received and reviewed the faxed September 4, 1998 work plan for additional soil and groundwater removal and characterization as provided by Mr. Jim Gribi of Gribi and Associates. This work plan was provided to determine the extent of the heating fuel tank release from the two former tanks and the risk to ecological inhabitants of nearby Lake Merritt.

The work plan calls for the over-excavation of both the front and backyard heating oil tank pits at the above referenced site. The front tank pit will be expanded to a dimension no larger than 18'x8'x13' depth. Eight soil samples will be taken from this pit; six sidewall and two floor samples. The backyard tank pit will be extended only vertically due to physical constraints. The pit will be extended up to a depth of 13' after appropriate shoring. Four sidewall soil and two floor samples will be collected.

In addition, groundwater from each pit will be removed and properly disposed prior to collecting a sample for chemical analysis.

This work plan is acceptable with the following conditions:

- All samples should be analyzed for TPH as diesel, TPH as gasoline and BTEX. Our office recommends using a silica gel cleanup prior to analyzing for TPH as diesel.
- Because of the potential threat to public health, a trench plate(s) should be used to cover the front yard excavation prior to backfilling the pit. In addition, it is also recommended that any groundwater removed be transported off-site immediately.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan /files
Jim Gribi; Gribi Associates; 884 Vintage Ave., Suisun CA 94585

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO # 816

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

August 28, 1998
StID # 6609

Mr. Tom Vinson
1819 Oakland Ave.
Piedmont, CA 94611

Re: Underground Storage Tank Removals at 481 and 485 Ellita Ave., Oakland CA 94610

Dear Mr. Vinson:

Our office has been made aware of analytical results of soil and groundwater samples taken after the removal of one 250 gallon and one 500 heating oil tank from the above referenced properties. Typically, our office does not get involved with the removal of these types of heating fuel tanks, however, because of the significant release and the potential impact of this release to nearby Lake Merritt, our office has been transferred this site from the City of Oakland.

Your site has been transferred to Alameda County Environmental Health's Local Oversight Program (LOP). A Notice of Responsibility (NOR) letter is being sent to you to inform you of this administrative action.

Our office recommends that you apply to the Underground Storage Tank Cleanup Fund (aka the Fund). They may be contacted at 1-800-813-3863. Enclosed, please find a description of the Fund and an application.

Based on the initial soil and groundwater results, additional subsurface investigation and/or remediation will be required. Of particular concern is the proximity of the underground tanks to underground utility lines ie storm and sanitary sewer lines, which could act as preferential flow pathways. It is known that certain ecological species are very sensitive to petroleum hydrocarbons at fairly low levels particularly in their developmental stage.

The work plan should address the following concerns:

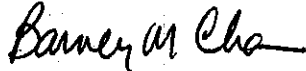
- Proper disposal of all soils generated from the underground tank removals;
- Over-excavation or the delineation of the extent of contamination in soil and groundwater of the rear, "backyard" tank;
- Additional groundwater extraction or delineation of the extent of groundwater contamination from the front, "lawn" tank.

Please submit your work plan to our office **within 30 days or by September 29, 1998.**

You may contact me at (510) 567-6765 if you have any questions.

Mr. Tom Vinson
StID # 6609
485 Ellita Ave., Oakland 94610
August 28, 1998
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure (Mr. Vinson)

C: B. Chan, files

Ms. Roxanne Harris, Subsurface Environmental Corp., 1796 18th St., Suite C, San Francisco,
CA, 94107

Mr. H. Gomez, City of Oakland Fire Dept., OES, 505 14th St. 7th Floor, Oakland CA 94612

ellita