ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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October 11, 2001

Falaschi Brothers
c/o John C. Gibson, Esq., Receiver
Gibson & MacPhee, Attorneys at Law
1534-5th Ave. Suite 4
San Rafael, CA 94901

Dear Mr. Gibson:

Subject: Former Gulf Service Station #0006 460 Grand Avenue, Oakland, California

Your letter of February 23, 2001, requested a reexamination and reevaluation of the Leaking Underground Fuel Storage Tank Program closure conditions dated November 19, 1996 at the aforementioned site. The Case Closure Summary includes a property use restriction, as follows: Residential site development would be acceptable, provided that either 1) the development should include a 15' setback distance from Grand Ave., or 2) soil will be excavated within the 15' setback zone, soil samples collected under the purview of this Agency, and laboratory analysis indicates the samples are either non-detect or within acceptable concentrations (as per additional calculations and another revised Risk Evaluation).

Additional soil sampling was performed on June 29, 2001 to evaluate current conditions in soil at the location where an elevated concentration of benzene was detected in 1992 (13 milligrams per kilogram [mg/kg], 5 feet below ground surface [bgs] at former monitoring well C-2). In June 2001, two soil samples were collected from soil boring B-1 (one at 2.0 feet bgs and one at 4.3 feet bgs) immediately adjacent to former monitoring well C-2. The chemical analytical results for these samples indicated that benzene was not detected in vadose-zone soil above the laboratory reporting limit of 0.0050 mg/kg. In addition, during the final year of monitoring at monitoring well C-2 in 1995, benzene was detected in groundwater at less than the Maximum Contaminant Level (MCL) for one quarter but was not detected for three quarters. Comparison with the 1992 soil data for the former monitoring well C-2 (13 mg/kg at 5 feet bgs) suggests that benzene in soil has biodegraded over time or is very limited in extent as defined by the boundaries of the excavation and the additional samples. The 1992 boring log for monitoring well C-2 indicated sandy silt from 0 to 7 feet bgs, clay from 7 to 11 feet bgs, and groundwater at approximately 6 feet bgs. For these site conditions, the applicable Oakland Tier 2 site-specific target level (SSTL) for benzene in shallow soil (less than 3 feet bgs) is 27 mg/kg and in subsurface soil is 1.4 mg/kg. Both SSTLs are well above the benzene analytical results for site vadose zone soil with the exception of the one 1992 sample at Well C-2. As stated above, the

1992 soil sample result (13 mg/kg at 5 feet bgs) is not likely to represent current conditions or an extensive area of soil at that location.

Based on a review of these findings by Roger Brewer, Regional Water Quality Control Board (RWQCB), the property use restrictions of a setback or soil excavation included in the 1996 Case Closure Summary no longer appears to be warranted and that it is now appropriate to allow unrestricted land use. Please feel free to contact me if you have any questions or wish to discuss this matter further at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: Roger Brewer, RWQCB

Margaret K. (Peggy) Peischl, Ann M. Holbrow, Geomatrix Consultants, Inc., 2101 Webster St., 12th Floor, Oakland, CA 94612

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