

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, SUITE 500
OAKLAND, CA 94612

Phone (510) 286 1255
Fax (510) 286 1380



STD 392

Mr. Greg Weatherford
72990 Carriage Trail
Palm Desert, California 92260

March 31, 1993
File: 01-1651 (UST)

Weatherford BMW
5903 Christie Avenue
Emeryville, California 94608
Attn: Current Property Owner

RE: Case Closure for the Underground Storage Tanks at Weatherford BMW, 5903
Christie Avenue, Emeryville, Alameda County

Dear Mr. Weatherford,

The Alameda County Department of Environmental Health has submitted a letter which recommends closure for your site involving the removal of one 500 gallon underground waste oil tank and one 2,000 gallon underground gasoline storage tank. Regional Board staff have reviewed the file for your site and have the following comments:

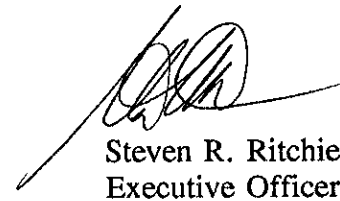
Based on the information provided regarding the site investigation and cleanup associated with the two tanks, it appears that residual soil and groundwater pollution that still exists on your site is not related to the former gasoline underground tank and petroleum hydrocarbons as oil in groundwater are below limits requiring additional investigation or monitoring. Therefore based on available information for the above site it appears that further investigation and cleanup of petroleum hydrocarbons attributable to these two tanks are not necessary and Board staff concur with the County's recommendation for closure; however, the extent of diesel pollution found in site soils and ground water remain undefined.

The diesel pollution found in groundwater may be to be attributable to leachate from fill and/or possibly unidentified site sources from businesses currently or previously operating at the same location. Because of the pollutant type and the site's location in an historic fill area, Regional Board staff do not anticipate that State drinking water standards will be enforced for your site. Therefore further investigation and characterization is not required unless at some future date if it is found that pollution from your site is impacting surface water bodies or aquifers used for domestic or municipal purposes.

RE: Case closure, Weatherford BMW, 5903 Christie Avenue, Emeryville, CA 94608
March 31, 1993
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Please contact Richard Hiatt from my staff at (510) 286-4359 if you have any questions regarding the contents of this letter.

Sincerely,



Steven R. Ritchie
Executive Officer

cc: ACHD, 80 Swan Way, Suite 200, Oakland, CA 94621
Attn: Susan Hugo

East Bat Park Co., 5800 Shellmound Ave, Suite 210, Emeryville, CA 94608
Attn: Tom Gram

PES Environmental Inc., 1682 Novato Blvd., Suite 100, Novato, CA 94947
Attn: Robert Creps

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 15, 1993

STID 392

Mr. Gregg Weatherford

72990 Carriage Trail

Palm Desert, California 92260

DEPARTMENT OF ENVIRONMENTAL HEALTH

State Water Resources Control Board

Division of Clean Water Programs

UST Local Oversight Program

80 Swan Way, Rm 200

Oakland, CA 94621

(510) 271-4530

REMEDIAL ACTION COMPLETION CERTIFICATION

Dear Mr. Weatherford:

**SUBJECT: Closure of Two Former Underground Storage Tanks at
Weatherford BMW - 5903 Christie Ave. Emeryville CA 94608**

This letter confirms the completion of site investigation and remedial action for the two former underground storage tanks at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

Based on the information submitted and current requirements, the RWQCB concurs with the determination of this agency that no further action is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or the Water Code for past, present, or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings, or site usage.

If you have any questions regarding this letter, please give me a call at (510) 271-4530.

Sincerely,

Susan L. Hugo

Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Edgar B. Howell, Chief, Hazardous Materials Division - files
Mr. Rich Hiett, San Francisco Bay RWQCB
Mr. Tom Gram, East Bay Park Co.- 5800 Shellmound , Suite 210
Emeryville, CA 94608