

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro# 2828

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

May 17, 1996
SLIC STID 4064
page 1 of 3

Attn: Al Wyndham
Svenhard's Bakery/Partnership
335 Adeline St.
Oakland CA 94607

RE: **CASE CLOSURE LETTER**, Burke property, 310 Union St., Oakland CA 94607

Dear Mr. Wyndham,

I am in receipt of the 4/29/96 ACC Environmental Consultants (ACC) report entitled "Additional Groundwater Sampling Report." The three "deep" aquifer wells (MW7, MW8, and MW9) were resampled on 4/16/96 for total lead; results were non-detect (ND). These wells were also analyzed for Total Dissolved Solids (TDS); results were 4,300 mg/L and 20,000 mg/L.

The ND lead results indicate that groundwater has not been impacted by lead concentrations detected in shallow soils. The TDS results indicate that groundwater has no drinking water beneficial use at this site.

A layer of fill material is present throughout the site from the surface to approximately 5 or 6 feet bgs. This was documented in Blymyer's 2/17/94 "Subsurface Investigation" report. Blymyer also documented the existence of Oil & Grease, TPH as diesel, and hazardous waste concentrations of lead (>1,000 mg/kg) throughout the site, notably in the shallow fill material (0-6'bgs). Most of the TPH as diesel concentrations were reported by the lab as heavy hydrocarbons within the diesel range; this may consist of waste oil, motor oil, hydraulic oil, etc.

The shallow fill layer was confirmed in ACC's 7/10/95 "Underground Storage Tank Removals and Subsurface Site Investigation" report. During tank removal activities in March and April 1995, municipal trash and debris were observed. The debris included glass bottles, bedsprings, tires, concrete, wood, bricks, etc. Concentrations of petroleum hydrocarbons in the tank cavity were fairly low. A limited amount of soil was overexcavated to remove backfill material, which was predominantly sand. A total of approximately 200 cubic yards of soil was thus removed offsite to Kettleman Hills under Hazardous Waste Manifest (due to elevated concentrations of lead).

Results of the confirmation soil sample analyses indicated that the source of the TPHg and TPHd was removed via UST removal and soil excavation. Any release from the UST system appeared to be minor. In addition, approximately 30,000 gallons of water was removed from the UST cavity in preparation for backfilling. This water was held in a Baker tank onsite, treated with activated carbon, then discharged under EBMUD permit.

May 17, 1996
SLIC STID 4064
page 2 of 3
Attn: Al Wyndham

Groundwater was sampled for TPHg, TPHd, and BTEX from all nine wells on 12/15/93 by Blymyer, and again on 1/11/96 by ACC. BTEX was typically low to ND, except for 13 ppb benzene in shallow MW2 on 1/11/96. TPHg was low to ND, while TPHd concentrations decreased from 1993 to 1996 in all wells except shallow MW2. The TPHd concentrations are reported by the lab as unknown hydrocarbons in the range of diesel; this typically means heavier hydrocarbons are present.

It should be noted that wells MW1 through MW6 are screened at a depth of approximately 4 to 6 feet bgs, while wells MW7 through MW9 are screened at a depth of approximately 10 to 15 feet bgs. Since fill is present throughout the site from surface to 5 or 6' bgs, it appears that wells MW1 through MW6 were screened in saturated fill material, while MW7 through MW9 were screened in first encountered groundwater in native soil. Therefore, the groundwater results from MW2 may not be representative of true groundwater aquifer conditions.

Hydrocarbons were ND in MW9, which was the downgradient well of the "deeper wells" as observed in both 1993 and 1996 sampling events.

Based on the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, **no further action related to the underground tank release or the contaminated fill layer is required at this time under the following conditions:**

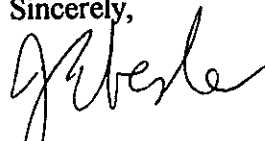
- 1) **that the entire site be covered with asphalt and/or concrete to prevent exposure to contaminants in shallow soils,**
- 2) **that if this cap is disturbed, ie by construction or trenching activities, that a site-specific health and safety plan be submitted to and approved by this agency prior to any such disturbance,**
- 3) **that if this cap is disturbed, ie by construction or trenching activities, a contingency plan for encountering and managing contaminated soils and/or groundwater be submitted to and approved by this agency prior to any such disturbance. A check for our oversight costs will also need be submitted at that time.**

May 17, 1996
SLIC STID 4064
page 3 of 3
Attn: Al Wyndham

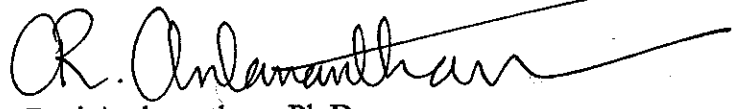
Please be aware that this does not free present or future landowners or operators from cleanup responsibilities in the event that new information indicates a pollutant problem on the site or originating from the site. **If a change in land use is proposed, the owner must promptly notify this agency as well as the City of Oakland Dept. Of Public Works.**

The remainder of your deposit will be refunded to you. Please contact Candyce Kelly of our Billing Dept if you have questions concerning this matter, at 567-6854. If you have any questions regarding the case closure, please contact me at 510-567-6761.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist



Ravi Arulanantham, Ph.D
Interagency Staff Toxicologist

cc: Kevin Graves, RWQCB
Dave Dement, ACC, 1000 Atlantic Ave., Suite 110, Alameda CA 94501
Monty Haslett, Warehouse Investment Co., 100 Dudley Ave., Piedmont CA 94611
James Kohles, Rooney Ida Nolt Ahern, Accountants, 1805 Harrison St., Oakland CA
94612-3469
Kenneth Cheitlin, McShane, Schnack and Cheitlin, attorneys at law, 2033 N. Main St.,
Suite 700, Walnut Creek CA 94596-3728
Attn: Andrew Clark-Clough, City of Oakland, Dept. Of Public Works, Environmental
Affairs, 1333 Broadway, Suite 330, Oakland CA 94612

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