aqua science engineers inc.

December 22, 2003

Ms. Donna Drogos
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: CASE CLOSURE REQUEST
Lerer Brothers Transmission Service
6340 Christie Avenue
Emeryville, California

Dear Ms. Drogos:

In May 2000, the Alameda County Health Care Services Agency (ACHCSA) agreed to close the above-referenced case once a deed restriction was put into place. The deed restriction was to exclude the site from use as residential, school, day care facilities and hospitals. The case worker at the time for the ACHCSA was Susan Hugo. My client, Mr. Richard Gold, the property owner, at the time decided to not sell the property and did not complete the deed restriction. Mr. Gold recently contacted ASE as he would like to pursue obtaining case closure for the site once again. His hope is to complete the case closure without a deed restriction if possible. The short term planned use of the property is a winery. The following is a brief history of the case:

SITE HISTORY

One 2,000 gallon steel underground storage tank (UST) used to store unleaded gasoline was removed from the site in 1988.

In October 1998, five soil borings were drilled at the site and soil and groundwater samples were collected. Up to 1,400 parts per million (ppm) total petroleum hydrocarbons as gasoline (TPH-G), 25 ppm toluene, 7.1 ppm ethylbenzene and 15 ppm total xylenes were detected in the soil sample collected from boring BH-A. No TPH-G was detected in soil samples collected from the remaining borings above detection limits. Soil samples collected from borings BH-B through BH-D contained one or more BTEX (benzene, toluene, ethylbenzene and total xylenes) compounds

at concentrations below 1 ppm. None of the BTEX concentrations exceeded United States Environmental Protection Agency (US EPA) Region IX preliminary remediation goals (PRGs) for industrial soil. No methyl tertiary butyl ether (MTBE) was detected in any of the soil samples analyzed. Groundwater samples collected from borings BH-A, BH-B and BH-C contained BTEX concentrations exceeding California Department of Toxic Substances Control (DTSC) maximum contaminant levels (MCLs) for drinking water. Very low to non-detectable hydrocarbon concentrations were detected in groundwater samples collected from borings BH-D and BH-E further away from the former UST location. No MTBE was detected in any of the groundwater samples analyzed.

In January 1999, monitoring wells MW-1, MW-2 and MW-3 were installed at the site. Sediments encountered during drilling generally consisted of silty or gravelly sand with abundant debris such as tar, tar paper, roofing shingle material, railroad ties and railroad spikes. Hydrocarbon odors were present in all three borings, including strong odors at times. Groundwater was encountered between 3.7 and 6.5-feet below ground surface (bgs). Soil samples collected during the monitoring well installation contained up to 13 ppm ethylbenzene, 27 ppm total xylenes and 130 ppm total lead. None of the hydrocarbon or lead concentrations detected exceeded US EPA PRGs for residential soil. Groundwater samples collected from the monitoring wells contained up to 730 parts per billion (ppb) TPH-G, 22 ppb benzene, 180 ppb toluene, 24 ppb ethylbenzene, and 67 ppb total xylenes. No dissolved lead or MTBE were detected in any of the groundwater samples collected. Groundwater appeared to flow to the south beneath the site at a gradient of 0.0138-feet/foot.

Groundwater samples were collected from the three site monitoring wells on a quarterly basis. The hydrocarbon concentrations were generally consistent over this period. Benzene concentrations in groundwater samples collected from monitoring well MW-1, the well with the highest hydrocarbon concentrations, ranged from 22 ppb to 71 ppb. Over this period, the groundwater flow direction was generally to the south or southeast.

In October 1999, ASE drilled soil borings BH-F and BH-G on The Martin Group property south and southeast of the site using a Geoprobe hydraulic sampling rig. These borings were drilled south of the former UST to determine the extent of groundwater contamination downgradient of the UST. Groundwater samples were also collected from the three site monitoring wells at this time. Benzene concentrations in groundwater samples collected from monitoring well MW-1, monitoring well MW-2 and

boring BH-F all exceeded the DHS MCL for drinking water. Concentrations of the other compounds detected did not exceed DHS MCLs for drinking water. The benzene concentration in the groundwater sample collected from boring BH-F was 1.2 ppb, which is just over the DHS MCL for drinking water and essentially defines the downgradient extent of contamination. Although the benzene concentrations exceeded the DHS MCL for drinking water, groundwater in the site vicinity is not used for drinking water. In non-drinking water scenarios, these concentrations would be considered relatively low and not a threat to human health or the environment.

Following completion of the soil and groundwater assessment activities described above, the site groundwater monitoring wells were properly destroyed in May 2000 as approved by the ACHCSA in anticipation of case closure.

REQUEST FOR CASE CLOSURE

On behalf of Mr. Richard Gold, ASE requests that the ACHCSA review the file for the case to determine whether the case may be closed with the available information. If you have any questions, you can reach Robert Kitay of ASE at (925) 820-9391. Richard Gold can be reached at (650) 579-1919.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

Robert E. Kitay, R.G., R.E.A.
Senior Geologist

cc: Mr. Richard Gold, P.O. Box 117820, Burlingame, CA 94011-7820

Ms. Betty Graham, California Regional Water Quality Control Board San Francisco Bay Region, 1515 Clay Street, Suite 1400, Oakland, CA 94612