

LUF 3066

5865 Broadway Terrace
Oakland CA 94618
C.A.R. SERVICE

8443066

CASE TYPE: R

STID 3066
~~11111~~

PLAN REVIEW INFORMATION:

DEPOSIT DATE 7/7/98
AMOUNT OF DEPOSIT \$936.00
RECEIPT # 806190
INSPECTOR'S NAME Eva Chu
CONTRACTOR/PAYOR Subsurface Environmental
ADDRESS 1796-18th St Ste C
CITY, STATE, ZIP CODE San Francisco CA 94112

SITE NAME Residential ^{CAR. Service}
ADDRESS 5865 Broadway Terrace
CITY, ZIP CODE Oakland 94618

ADDITIONAL FOLDERS? YES / NO

If YES, this FOLDER # _____

PERIOD COVERED: _____

DATE	BY	REMARKS
		Mike Gilmore (925) 254-2882
		510/843-5501

Closed
2/11/01

Leaking Underground Fuel Storage Tank Program

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment of Disposal w/destination)</u>	<u>Date</u>
Tank	4 - 1,000 gal	Unknown	-
	1 - 6,000 gal	Unknown	-
	1 - 7,500 gal	Unknown	-
	1 - waste oil unknown capacity	Unknown	-
Soil	aprox. 500 cu yds	Disposed at Liquid Waste Management McKittrick, CA 93251	3/13/90

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

Contaminant	Maximum Documented Contaminant Concentrations - - Before and After Cleanup			
	Soil (ppm)		Water (ppb)	
	*Before	After	**Before	After
TPH (Gas)	ND<10	-	1,300	ND<0.5
TPH (Diesel)	ND<10	-	ND<500	-
Benzene	ND<0.03	-	59	ND<0.5
Toluene	ND<0.03	-	10	1.1
Xylene	0.13	ND<.005	220	0.90
Ethylbenzene	ND<0.13	-	39	ND<0.5
Oil & Grease	985	150	25,000	ND<5000
Heavy metals	***	-	-	ND<0.05
HVOCs	****	-	-	ND
MTBE	-	-	-	ND

* Soil sample collected from boring S-2 in 1/19/90.

** Hydropunch water sample from HP1.

*** Lead and cadmium was not detected in the soil samples collected from borings B-1 to B-3 at aprox. 20.9 to 30.5 feet bgs however chromium at 130 ppm to 620 ppm, nickel at 60 to 730 ppm and zinc at <20 to 70 ppm were detected. Presence of these metals appear to be at background levels since bedrock was encountered beneath the site.

**** Halogenated volatile organics (specifically chloroform) at 6 ppm was detected in one soil sample collected from boring B-3 at 30.5 feet bgs.

Comments (Depth of Remediation, etc.):

The site located at 5775 Broadway in Oakland was a former Chevron Station. Six underground storage tanks (4-1,000 gallon gasoline, 1-6,000 gallon gasoline and 1-7500 gallon gasoline) were removed from the property in 1973. Permit for the USTs removal was issued by Oakland Fire Dept. A waste oil tank was also removed from the site sometime prior to 1973. The site was later demolished and is now an undeveloped lot.

Leaking Underground Fuel Storage Tank program

The following environmental investigations were performed to evaluate future development of the subject site:

- In 1989, Environmental Systems & Services (ESS) excavated four trenches on site at approximately 7 feet below ground surface (bgs) to locate the presence of tanks and pipings. ESS reported that petroleum hydrocarbon odor and staining were not noted in the soil samples collected from the trenches.
- In January 1990, Riedel Environmental Services (RES) conducted a site assessment utilizing hydropunch and cone penetrometer (CPT) methods. Soil samples collected from the three borings S-1, S-2 and S-3 (figure 2) found low levels of xylene up to 0.13 ppm (S-2). TOG was detected in one boring (S-2) at 985 ppm. TPH gasoline, TPH diesel, benzene, toluene and ethyl benzene were not detected in the soil samples. The grab groundwater sample collected from HP-1 found 25 ppm TOG, 1,300 ppb TPH gasoline, 59 ppb benzene, 10 ppb toluene, 39 ppb ethyl benzene, 220 ppb xylene. It appeared that the contamination was confined to the former waste oil UST and soil excavation was recommended by RES.
- In March, 1990, soil excavation was conducted in the area of the former waste oil UST. The pit was dug to bedrock (8 to 10 feet bgs). Confirmatory soil samples S-4 and S-5 (figure 2) collected at 8 to 9 feet bgs from the sides of the pit along the soil-rock contact showed no detectable levels TPH gasoline, BTEX or TOG.
- In November 1991, six exploratory soil borings B-1 to B-6 (figure 3) were drilled to bedrock at depths ranging from 6 feet to 17.5 feet. Borings B-1 and B-3 were drilled near the south side of the former station building, B-2 in the area of the former hoist, B-4 located east of the former building, and B-5 & B-6 located in the former UST excavation areas. Soil samples collected from the borings found no detectable concentration of TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene and xylenes. TOG was detected at very low concentrations in three borings: B1 at 9-10 ft. depth had 17 ppm TOG, B-3 at 2-2.5 ft. depth had 14 ppm TOG and B-6 at 7.5 to 8 ft. depth had 150 ppm TOG. Additional excavation of contaminated soil to bedrock was performed in 11/91 and 12/91 in pits B-1, B-2, B-3 & B-6. Only 1 confirmation soil sample collected from pit B-2 at 5 ft. depth detected TOG at 15 ppm. For most cases, soil samples could not be collected since bedrock was encountered. Contaminated soil was removed to the extent possible.

IV. CLOSURE

- Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **Unknown**
- Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **Unknown**
- Does corrective action protect public health for current land use? **YES**
- Site management requirements: **NA**
- Should corrective action be reviewed if land use changes? **NO**

Leaking Underground Fuel Storage Tank Program

Monitoring wells decommissioned: No, will decommission pending case closure
Number Decommissioned: None Number Retained: Three (3)
List enforcement actions taken: NA
List enforcement actions rescinded: NA

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Susan L. Hugo Title: Sr. Hazardous Materials Specialist

Signature: *Susan L. Hugo* Date: 1/22/96

Reviewed by

Name: Eva Chu Title: Hazardous Materials Specialist

Signature: *Eva Chu* Date: 1/26/96

Name: Barney Chan Title: Hazardous Materials Specialist

Signature: *Barney Chan* Date: 1/26/96

VI. RWQCB NOTIFICATION

Date Submitted to RB: 1/29/96 RB Response: *Approved*

RWQCB Staff Name: Kevin Graves Title: Water Resources Control Engineer

Kevin Graves Date: 2/7/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

In August, 1992, three groundwater monitoring wells (MW-1 to MW-3) were installed at the site. Monitoring well MW-1 was installed southwest of the former waste oil tank, MW-2 and MW-3 were installed near the property boundary along Broadway Street. All the three wells were placed selectively on those locations due to the proposed condominium development at the subject site.

During the installation of the three wells, fractured bedrock was encountered in boring B-1 at 25 feet to 43 feet depth (total depth of the

Leaking Underground Fuel Storage Tank Program

boring). Boring B-2 encountered weathered bedrock at 10.5 feet to 38 feet depth (bottom of the boring). Boring B-3 encountered mudstone which extended from the surface to the total depth of the boring (43 feet) with local lenses of sandy clay to clayey gravel. Groundwater was first encountered at 41 feet depth in boring B-1 and at 27 feet depth in boring B-2. No groundwater was encountered in boring B-3. However, on November 10, 1992, groundwater was present in MW-3 at 33 feet depth and may be due to seepage through bedrock fractures. An off-site well (S-3) at Shell Service Station located at 5755 Broadway Street and adjacent to the subject site was used to evaluate ground water gradient.

Monitoring wells MW-1 and MW-2 did not detected any TPH gasoline, BTEX, TOG and HVO during the first sampling event. However, monitoring well MW-3 detected low levels of TPH gasoline (53 ppb), benzene (1.7 ppb), toluene (0.6 ppb) and xylene (0.8 ppb). Subsequent sampling of the three wells found the following:

- MW-1 - TPH gasoline (60 ppb) was detected during one sampling event (8/94). Benzene (up to 4.0 ppb), toluene (up to 7.9 ppb), ethyl benzene (up to 3.2 ppb), and xylene (up to 15 ppb) were detected in the well. During the last four sampling events (11/94 to 11/95), TPH gasoline, BTEX and TOG were not detected.
- MW-2 - TPH gasoline (87 ppb) was detected during one sampling event (8/93). Benzene (up to 3 ppb), toluene (up to 5 ppb), ethyl benzene (up to 2.8 ppb), and xylene (up to 11 ppb) were detected in the well. The last four sampling events showed non detect level for TPH gasoline, benzene, ethyl benzene and TOG. Toluene and xylene had been non detect during the last two sampling events (8/94 to 11/94).
- MW-3 - TPH gasoline (up to 85 ppb), benzene (up to 7 ppb), toluene (up to 13 ppb), ethyl benzene (up to 5 ppb), and xylene (up to 23 ppb) were detected in the well. The last four sampling events showed non detect level for TPH gasoline, BTEX and TOG.

MTBE was analyzed one time during the last sampling on 11/28/94 and was not detected in the three wells.

Very low levels of contaminants in soil and groundwater were detected at the site. The oil and grease affected soil was excavated and aggressive source removal has been conducted. In addition, all the target analytes (TPH gasoline, BTEX and TOG) were not detected in the three wells during the last two sampling events.

Based on all the data submitted to this agency, it appears that the subject site does not pose a threat to the public health and the environment. Therefore, no further work is required regarding the former seven underground storage tanks removed from the site.

Facsimile Transmission Face Sheet



City of Oakland



FIRE DEPARTMENT

OFFICE OF EMERGENCY SERVICES

TO: Tam Racoach
Benny Chang FAX: 337-9885

FROM: Hernan Gomez PHONE: 238-7253

NOTES:

Tam: Hernan Gomez is transferring this site to LOP. Pls give it to the appropriate LOP staff.

NO. PAGES INCLUDING THIS: _____ DATE: _____ TIME: _____

CITY OF OAKLAND
FIRE DEPARTMENT
OFFICE OF EMERGENCY SERVICES DIVISION
505 14th Street, 5th Floor
Oakland, CA 94612

PHONE (510) 238-3938
FAX (510) 238-7761

OAKLAND FIRE SERVICES AGENCY Transfer of Eligible Local Oversight Case

STID ³⁰⁶⁶~~0000~~ Date of input/By: 11/6/98 AL

Date: 11/3/98 From: Hernán Gómez

Site Name: C.A.R. Service

Address: 5865 Broadway Terr. City: Oak. Zip: 94618

To be eligible for LOP, case must meet 3 qualifications:

- 1. N Tanks Removed? # removed? 3 Date removed: 10/7/98
- 2. N Samples received? Contamination level: > 1000 ppm
Type of test Soil

Contamination should be over 100 ppm TPH to qualify for LOP

3. N Petroleum? Circle Type (s):

- Avgas leaded fuel oil jet
- diesel waste oil kerosene solvents

P.O. Carolyn McElhinney Tr.
3250 Tamigan Dr.
Walnut Creek 94595

Parcel 486-7156-12.3



11/24/98 Asked Brent to send report to me when completed.

FAX TRANSMISSION COVER SHEET

DATE: 11/02/98

FROM: Brent A. Wheeler
TO: Mr. Herman Gomez, City of Oakland Fire Prevention Bureau, OES
FAX NO.: 510.238.7761
SUBJECT: Site Sampling Plan - Underground Storage Tank Removal Activities, C.A.R. Service, 5865 Broadway Terrace, Oakland, California (HK2 Project 98-0225)

**YOU SHOULD RECEIVE 2 Pages, INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (650) 261-1968**

Dear Mr. Gomez.

Please see following site plan showing the approximate locations of the soil samples collected during the underground storage tank removal activities performed at the C.A.R. Service facility at 5865 Broadway Terrace in Oakland, California. Association of Sample I.D. and Tank I.D. is as follows:

Tank	Sample I.D.	Sample Depth/Location
3,000 Gallon Gasoline	#4-3K-W-13	13 fbg*/west end of excavation
	#6-3K-E-13	13 fbg/east end of excavation
7,500 Gallon Gasoline	#2-7.5K-E-14	14 fbg/east end of excavation
	#3-7.5K-W-14	14 fbg/west end of excavation
250 Gallon Waste Oil	#5-WO-7	7 fbg/center of excavation

Also, a 4-point composite soil sample (#1-SP) was collected from the stockpiled soil generated from the gasoline tank excavations. (*fbg = feet below grade)

If you have any questions, please contact us at your earliest convenience.

Sincerely,
HK2, Inc./SEMCO

Brent A. Wheeler
Staff Environmental Scientist

70 Chemical Way, Redwood City, California 94063
(650) 261-1968 / (650) 261-0735 Fax (800) 831-2344 Email: HK2Inc@aol.com
License # 719103 A, B, C61/D40, C57, Hazardous Substance Certification



North State Environmental
 Chemical Waste Disposal • Tracking • Consulting

C E R T I F I C A T E O F A N A L Y S I S

Lab Number: 98-1289
 Client: Semco
 Project: 5865 Broadway Terrace

Date Reported: 10/23/98

Gasoline, BTEX and MTBE by Methods 8015M and 8020
 Total Cd, Cr, Ni, Pb and Zn by AA Spectroscopy
 Total Extractable Petroleum Hydrocarbons by SM 5520 E & F

Analyte	Method	Result	Unit	Date Sampled	Date Analyzed
Sample: 98-1289-01 Client ID: #1-SP				10/07/98	SOIL COMP.
Gasoline	8015M	1100	mg/Kg		10/14/98
Benzene	8020	ND<0.125	mg/Kg		
Ethylbenzene	8020	4	mg/Kg		
MTBE	8020	*2	mg/Kg		
Toluene	8020	2	mg/Kg		
Xylenes	8020	47	mg/Kg		
Lead	7420	20	mg/Kg		10/14/98
Sample: 98-1289-02 Client ID: #2-7.5K-E-14'				10/07/98	SOIL
Gasoline	8015M	ND			10/14/98
Benzene	8020	ND			
Ethylbenzene	8020	ND			
MTBE	8020	*ND			
Toluene	8020	ND			
Xylenes	8020	ND			
Lead	7420	12	mg/Kg		10/14/98
Sample: 98-1289-03 Client ID: #3-7.5K-W-14'				10/07/98	SOIL
Gasoline	8015M		mg/Kg		10/14/98
Benzene	8020	ND<0.25	mg/Kg		
Ethylbenzene	8020	11	mg/Kg		
MTBE	8020	*ND<0.25	mg/Kg		
Toluene	8020	ND<0.25	mg/Kg		

Page 1

*Confirmed by GC/MS method 8260.
 P.O. Box 5876 • 507th St • San Francisco, California 94083 • 415-588-2838 FAX 588-1950

607d

VOL: 11 98-82-100



North State Environmental
Chemical Waste Disposal · Trucking · Consulting

C E R T I F I C A T E O F A N A L Y S I S

Lab Number: 98-1289
Client: Semco
Project: 5865 Broadway Terrace
Date Reported: 10/23/98

Gasoline, BTEX and MTBE by Methods 8015M and 8020
Total Cd, Cr, Ni, Pb and Zn by AA Spectroscopy
Total Extractable Petroleum Hydrocarbons by SM 5520 E & F

Analyte	Method	Result	Unit	Date Sampled	Date Analyzed
Sample: 98-1289-03 Client ID: #3-7.5K-W-14'				10/07/98	SOIL
Xylenes	8020	16	mg/Kg		
Lead	7420	3	mg/Kg		10/14/98
Sample: 98-1289-04 Client ID: #4-3K-W-13'				10/07/98	SOIL
Gasoline	8015M		mg/Kg		10/14/98
Benzene	8020	2	mg/Kg		
Ethylbenzene	8020	ND<0.25	mg/Kg		
MTBE	8020	*11	mg/Kg		
Toluene	8020	ND<0.25	mg/Kg		
Xylenes	8020	ND<0.5	mg/Kg		
Lead	7420	3	mg/Kg		10/14/98
Sample: 98-1289-05 Client ID: #5-WO-7'				10/07/98	SOIL
Cadmium	7130	ND			10/14/98
Chromium	7190	47	mg/Kg		
Lead	7420	15	mg/Kg		
Nickel	7520	63	mg/Kg		
Zinc	7950	71	mg/Kg		
Gasoline	8015M	2	mg/Kg		10/14/98
Benzene	8020	ND			
Ethylbenzene	8020	0.011	mg/Kg		
MTBE	8020	*ND			
Toluene	8020	0.005	mg/Kg		

Page 2

*Copied by GC/MS method 8250.
P.O. Box 5824 • South San Francisco, California 94088 • 415-588-2838 FAX 588-1950



North State Environmental
 (Chemical Waste Disposal • Trucking • Consulting)

C E R T I F I C A T E O F A N A L Y S I S

Lab Number: 98-1289
 Client: Semco
 Project: 5865 Broadway Terrace

Date Reported: 10/23/98

Gasoline, BTEX and MTBE by Methods 8015M and 8020
 Total Cd, Cr, Ni, Pb and Zn by AA Spectroscopy
 Total Extractable Petroleum Hydrocarbons by SM 5520 E & F

Analyte	Method	Result	Unit	Date Sampled	Date Analyzed
Sample: 98-1289-05 Client ID: #5-WO-7'					
Xylenes	8020	ND		10/07/98	SOIL
TEPH	5520*	ND			10/12/98
Sample: 98-1289-06 Client ID: #6-3K-E-13'					
Gasoline	8015M		mg/Kg	10/07/98	SOIL
Benzene	8020	ND<0.125	mg/Kg		10/14/98
Ethylbenzene	8020	1	mg/Kg		
MTBE	8020	*ND<0.12	mg/Kg		
Toluene	8020	ND<0.125	mg/Kg		
Xylenes	8020	ND<0.25	mg/Kg		
Lead	7420	3	mg/Kg		10/14/98

*Confirmed by GC/MS method 8260.

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P.05

Oct-28-98 11:51A



North State Environmental
 Chemical Waste Disposal • Testing • Consulting

CERTIFICATE OF ANALYSIS

Quality Control/Quality Assurance

Lab Number: 98-1289
 Client: Semco
 Project: 5865 Broadway Terrace

Date Reported: 10/23/98

Gasoline, BTEX and MTBE by Methods 8015M and 8020
 Total Cd, Cr, Ni, Pb and Zn by AA Spectroscopy
 Total Extractable Petroleum Hydrocarbons by SM 5520 E & F

Analyte	Method	Reporting Limit	Unit	Blank	MS/MSD Recovery	RPD
Gasoline	8015M	0.5	mg/Kg	ND	112	6
Benzene	8020	.005	mg/Kg	ND	106	9
Ethylbenzene	8020	.005	mg/Kg	ND	91	9
Toluene	8020	.005	mg/Kg	ND	92	11
Xylenes	8020	.010	mg/Kg	ND	99	12
MTBE	8020	.005	mg/Kg	ND	120	9
TEPH	5520F	50	mg/Kg	ND	77	5
Cadmium	7130	1.0	mg/Kg	ND	92/92	0
Chromium	7190	1.0	mg/Kg	ND	71/82	15
Nickel	7520	1.0	mg/Kg	ND	78/92	16
Lead	7420	1.0	mg/Kg	ND	94/98	5
Zinc	7950	1.0	mg/Kg	ND	97/102	4

MAP Certificate NO:1753

Reviewed and Approved

John A. Murphy, Laboratory Director

P. O. Box 5024 • South San Francisco, California 94083 • 650.588.2838 FAX 588.1950

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North State Environmental Analytical Laboratory

Phone: (415) 588-9652 Fax: (415) 588-1950

98-1289

Chain of Custody / Request for Analysis

Lab Job No.: _____ Page _____ of _____

Client: Gilmer (CAC Service)	Report to: HK²-Sewco	Phone: 650-261-1568	Turnaround Time
Mailing Address:	Billing to: H Sewco-Moderu	Fax: 650-261-0735	Standard
		PO# / Billing Reference:	Date: 10/07/98
			Sampler: Chuck K

Sample ID	Sample Type	Container No. / Type	Pres.	Sampling Date / Time	Analysis Requested							Comments/Hazards
					T P H	B T E X	L O O D	M T B E	T O C	I P S		
1 #1-SP	SOIL	4-BEAS	Ice	10/07/98 12:00	✓	✓	✓	✓				Comp in Lab
2 #2-25K-E-14'	SOIL	1-BEAS	Ice	" 1:25	✓	✓	✓	✓				
3 #3-25K-W-14'	SOIL	1-BEAS	"	" 1:40	✓	✓	✓	✓				
4 #4-3K-W-13'	SOIL	1-BEAS	"	" 1:43	✓	✓	✓	✓				
5 #5-WO-7'	SOIL	1-BEAS	"	" 1:45	✓	✓	✓	✓	✓	✓		
6 #6-3K-E-B'	SOIL	1-BEAS	"	" 1:45	✓	✓	✓	✓				Odor

Relinquished by: Chuck K	Date: 10/7/98 Time: 15:15	Received by: [Signature]	Lab Comments
Relinquished by:	Date: Time:	Received by:	
Relinquished by:	Date: Time:	Received by:	

11-03-1998 9:29AM FROM EMERGENCY SERVICES 5102387761
 10/27/1998 09:49 600-761-0135
 040-28-98 11:30A
 HR2 INC
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HK₂, Inc.  **SEMCO**
Environmental Contractors

FAX TRANSMISSION COVER SHEET

DATE: 10/29/98

FROM: Brent A. Wheeler
TO: Mr. Herman Gomez, City of Oakland Fire Prevention Bureau, OES
FAX NO.: 510.238.7761
SUBJECT: Sample Analytical Results - Underground Storage Tank Removal Activities,
C.A.R. Service, 5865 Broadway Terrace, Oakland, California (HK2 Project 98-0225)

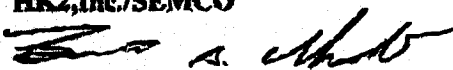
**YOU SHOULD RECEIVE 6 Pages, INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (650) 261-1968**

Dear Mr. Gomez:

Please see following laboratory analytical report and chain of custody record for the soil samples collected during the underground storage tank removal activities performed at the C.A.R. Service facility at 5865 Broadway Terrace in Oakland, California.

If you have any questions, please contact us at your earliest convenience.

Sincerely,
HK₂, Inc./SEMCO



Brent A. Wheeler
Staff Environmental Scientist

ENVIRONMENTAL
PROTECTION

98 DEC 11 PM 4:24

HK2, INC./SEMCO

70 CHEMICAL WAY • REDWOOD CITY, CA 94063 • (650) 261-1968 • (650) 261-0735 FAX

GENERAL ENGINEERING & ENVIRONMENTAL CONTRACTORS • LICENSE NO. 719103 (A, B, C57, C61/D40, HAZ, ASB)

December 10, 1998

Ms. Eva Chu
Alameda County Health Care Services Agency
Environmental Health Services
Local Oversight Program
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: Underground Storage Tank Removal Activities at C.A.R. Service, 5865 Broadway Terrace,
Oakland, California (HK2 Project 98-0225)

Dear Ms. Chu:

Please find enclosed our report summarizing the underground storage tank removal activities performed at the C.A.R. Service facility at 5865 Broadway Terrace in Oakland, California. Also enclosed is the UST unauthorized release report for the site. Please call if you have any questions.

Sincerely,



Brent A. Wheeler
Staff Environmental Scientist

cc: Mr. Mike Gilmore

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM. SIGNED: _____ DATE: 12/14/98
REPORT DATE 12/07/98	CASE #	

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT BRENT A. WHEELER	PHONE (510) 261-1963	SIGNATURE 	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME HKT, INC / STMO		
	ADDRESS 70 CHEMICAL WAY FOUNTAIN CITY CA 94563			

RESPONSIBLE PARTY	NAME GLENN + CARLYN McHENNEY TRUST <input type="checkbox"/> UNKNOWN	CONTACT PERSON MIKE GILMORE	PHONE (510) 893-5500
	ADDRESS 173 SCENIC DRIVE ORINDA CA 94563		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) C.A.F. SERVICE	OPERATOR MR. DILLON CHENG	PHONE (510) 547-0170	
	ADDRESS 5365 BRADWAY TERRACE OAKLAND ALABAMA 94613			
	CROSS STREET CLAREWOOD DRIVE			

IMPLEMENTING AGENCIES	LOCAL AGENCY ALABAMA COUNTY ENVIRONMENTAL HEALTH	CONTACT PERSON MS. FUR CHU	PHONE (510) 567-0707
	REGIONAL BOARD CALIFORNIA REGIONAL BOARD OF WATER QUALITY CONTROL BOARD ST. JAY RALPHSON	CONTACT PERSON MR. RANDY LEE	PHONE (510) 230-1755

SUBSTANCES INVOLVED	(1) NAME GASOLINE	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)	<input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 10/07/98	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER		
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 10/07/98			

SOURCE/ CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
---------------	---	--

CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
-----------	--

CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input checked="" type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY
----------------	--

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS)	<input checked="" type="checkbox"/> OTHER (OT) NO ACTION TAKEN AT THIS TIME
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COMMENTS	PSA (given by ACDEH)
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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

StID 3066

December 16, 1998

Mr. Mike Gilmore *Slp/ 893-5501*
123 Scenic Drive
Orinda, CA 94563

RE: **PSA for 5865 Broadway Terrace, Oakland, CA**

Dear Mr. Gilmore:

I have completed review of HK2, Inc.'s December 1998 *Tank Removal Report* prepared for the above referenced site. When three underground storage tanks (1-250 gallon waste oil, 1-3K and 1-7.5K gallon gasoline USTs) were removed, soil samples collected beneath the USTs contained up to 3,800 parts per million total petroleum hydrocarbons as gasoline (TPHg), 2ppm benzene and 11ppm MTBE. Clearly, an unauthorized release of fuel products have occurred at the site.

At this time, additional investigations are required to determine the lateral and vertical extent of soil contamination. In addition, it must be determined if groundwater quality has been impacted by the fuel release. Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

In order to proceed with this site investigation, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a proposal outlining planned activities for the required subsurface investigation. The workplan is due with 60 days of the date of this letter, or by **February 19, 1999**.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

attachment

carservices1



AEI CONSULTANTS
3210 Old Tunnel Road, Suite B
Lafayette, CA 94549
PHONE: (800) 801-3224
(925) 283-6000
FAX: (925) 283-6121

Date: 11/20/00 Hard Copy Sent? Y N

To: Ms. Eva Chew
Alameda County Health Care
Phone: 510 567-6762
Fax: 510 337-9335

From: Peter McIntyre

Pages: 2, including this cover page

Subject: 5865 Broadway Terrace, Oakland (StID 3066)

Following is the well survey request form for DWR. This form requires you as the representative of the local oversight agency to sign the form authorizing the release of the confidential well log information. Please call me if you have any questions, otherwise complete the right column of the form and fax it back to me.

Thank you

State of California
Department of Water Resources
Central District
3251 S Street
Sacramento, CA 95816-7017

**WELL DRILLER'S REPORTS
INSPECTION REQUEST AND AGREEMENT**

Project: AEI Project # 4108
Location: 5865 Broadway Terrace, Oakland
County: Alameda Contract Number: 2000-2607

Request is made pursuant to Section 13751 of the California Water Code for permission to inspect or copy Water Well Driller's Reports which are on file in your office.

In accordance with the requirements of Section 13752 of the Water Code, it is stipulated and agreed that such reports, or any copy or copies made thereof, will not be made available for inspection by the public but will be used solely by this governmental agency for making studies. If copies are made or taken, each copy will be stamped "CONFIDENTIAL" or "FOR OFFICIAL USE ONLY" and will be kept in a restricted file, access to which is limited to the staff of this governmental agency or to its contracted agents. Any copies furnished to contracted agents must be returned to the Department of Water Resources, Central District upon completion of work by the contracted agent.

No information contained in these reports can be disseminated or published without the written permission of the owner of the well.

AEI Consultants
Contracted Agent

Alameda County
Governmental Agency

3210 Old Tunnel Rd. Ste B
Address

1171 Harbor Bay Pkwy #250
Address

Lafayette CA 94549
City, State, & Zip Code

Alameda, CA 94502
City, State, & Zip Code

By Peter McIntyre
Officer

By Eva Chu
Officer

Project Manager
Title

Haz Mat Specialist
Title

(925) 283-6000
Telephone

510 567-6762
Telephone

11/21/00
Date

11/21/00
Date

(For Departmental Information: _____ copies sent _____)

Post-It[®] brand fax transmittal memo 7671 # of pages »

To <u>Peter McIntyre</u>	From <u>Anna Roth</u>
Co. _____	Co. _____
Dept. _____	Phone # <u>227-7182</u>
Fax # <u>227-7100</u>	Fax # <u>227-7100</u>

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

StID 3066

October 27, 2000

Mr. Mr. Gilmore
123 Scenic Drive
Orinda, CA 94563

RE: Sensitive Receptor Survey for 5865 Broadway Terrace, Oakland, CA

Dear Mr. Gilmore:

I have completed review of AEI Consultants' October 2000 *Over-Excavation of Contaminated Soil and Tank Installation* report prepared for the above referenced site. That report summarized the overexcavation of approximately 788 tons of hydrocarbon-impacted soil from the underground storage tank pit. A soil sample collected at approximately 14 feet below grade contained 310 parts per million total petroleum hydrocarbon as gasoline (ppm TPHg), 2.8ppm MTBE, 0.13ppm TAME, and 0.70ppm benzene. A grab groundwater sample was also collected. The water sample contained 2,200ppb TPHg, 160ppb MTBE and 7.3ppb benzene.

I also reviewed your case file to determine if closure can be recommended at this time. Upon review, closure is possible provided that residual hydrocarbons in groundwater will not impact any sensitive receptors. At this time, you should have your consultant conduct a sensitive receptor and conduit survey to determine if there are potentially sensitive receptors and if there are preferential pathways for the off-site migration of contaminants.

The survey is due within 60 days of the date of this letter, or by **January 2, 2001**. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: John Ormerod (jormerod@aeiconsultants.com)

Chu, Eva, Public Health, EHS

To: jormerod@aeiconsultants.com
Subject: 5865 Broadway Terrace

This is just a record of my observations at the site today:

Pit has been re-excavated. The west wall has been extended another five feet. Pit bottom is at approximately 16 feet bgs. Groundwater also at 16 feet bgs.

A soil sample was collected from the west wall at approximately 14 feet bgs. Soil sample will be analyzed for TPHg, BTEX, and MTBE. If MTBE is detected, a confirmation run (to include other oxygenates, too) will be performed using Method 8260.

A small trench/hole will be dug in the southwest corner of the pit to allow to the collected of a grab groundwater sample tomorrow. Groundwater should be pumped out and allowed to recharge before a grab groundwater sample is collected. Groundwater should be analyzed for the same constituents listed above.

Stockpiled soil will also be profiled for off-site disposal.

A report documenting excavation, sampling, analytical results, site plan, among others, is due within 60 days upon completion of field activities.

If you have any question, please do not hesitate to call.

October 11, 2000

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

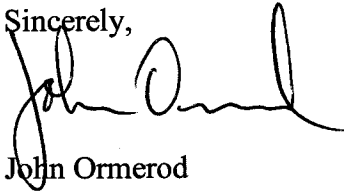
Subject: Over-Excavation of Contaminated Soil and Tank Installation
5865 Broadway Terrace
Oakland, CA 94618
AEI Project No. 3616

ENVIRONMENTAL
PROTECTION
00 OCT 13 PM 3:54

Dear Ms. Chu:

Enclosed is the over-excavation report for the property referenced above. Please call me at (925) 283-6000 if you have any questions.

Sincerely,



John Ormerod
Environmental Scientist

McElhinney Properties

Michael J. Gilmore
123 Scenic Drive
Orinda, CA 94563

June 28, 1999

Ms. Eva Chu
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Dear Ms. Chu,

Subject: C.A.R. Service Station, 5865 Broadway Terrace, Oakland, CA SHD 3066

We are currently arranging for the installation of new tanks and a single pump island with two dispensers on referenced property. The purpose of this letter is to inform you of our intentions to restore gas sales at the station and confirm my understanding of our conversation regarding further soils and or ground water sampling and remediation. It is my understanding that we will notify you when we remove the native soil backfill material from the original tank site. At that time you will observe the underlying soil and may require some additional over excavation. Additional excavation may be limited based on the bed rock conditions.

The contaminated soil will be removed from the site. Further, it was my impression that because of continuing gasoline product sales and the general low contaminant levels identified in our testing, additional monitoring wells and sampling would not be necessary. If this is not your understanding, please let me know before we start a rather expensive improvement.

I look forward to meeting you at the site in the upcoming months.

Respectfully,



Michael J. Gilmore

Probably OK

cc: William and Winifred Gilmore

ENVIRONMENTAL
PROTECTION
99 JUL -1 AM 9:41

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

StID 3066

February 19, 1999

Mr. Mike Gilmore
123 Scenic Drive
Orinda, CA 94563

RE: Workplan Approval for 5865 Broadway Terrace, Oakland, CA

Dear Mr. Gilmore:

I have completed review of Subsurface Consultants' February 1999 *Soil and Groundwater Investigation* workplan prepared for the above referenced site. The proposal to advance five soil borings at the site is acceptable with the following changes:

- Soil samples should be collected approximately 2' to 3' below grade beneath each former dispenser. If the soil is obviously contaminated, then the boring should be advanced another 5' or so in depth so the vertical extent of soil contamination can be delineated.
- Each boring which will be drilled 20' to 30'bgs should be continuously logged.
- Only the soil sample exhibiting the most significant levels of hydrocarbons should be analyzed, using Method 8260, for MTBE, 1,2 DCA and other oxygenates.
- Groundwater at the site may flow in the westerly direction. Therefore, the proposed boring immediately west of the former tank pit should probably be the one which is extended to groundwater or 50'bgs, whichever is encountered first. The groundwater sample should be analyzed for TPHg, and VOCs using Method 8260.

Please be reminded that the excavation was backfilled with soil containing elevated hydrocarbon levels. These soils may need to be remediated in the future. In the meantime, the approved workplan should be implemented within 90 days of the date of this letter.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



StID 3066

March 6, 2000

Mr. Mike Gilmore
123 Scenic Drive
Orinda, CA 94563

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

RE: Workplan Approval for 5865 Broadway Terrace, Oakland, CA

Dear Mr. Gilmore:

I have completed review of AEI's March 2, 2000 work plan prepared for the above referenced site. AEI proposed to re-excavate the former excavation and remove additional soil on the north and south sidewalls of the excavation to accommodate the new, larger tank. The newly generated stockpiled soil will be sampled at a rate of one composite sample for every 50 cubic yards of soil. AEI will also collect soil samples from the sidewalls of the excavation at a frequency of one sample every 20 linear feet. Soil samples will be analyzed for TPHg, BTEX, MTBE, and total lead.

The proposed work plan is acceptable with the following additions/changes:

- The former stockpiled soil was previously sampled. The four into one composite sample contained 1,100ppm TPHg, 2ppm MTBE, and 47ppm xylenes. If it is anticipated that the stockpile will be re-used, discrete, rather than composite, soil samples should be collected at a rate of one per 20 cubic yards. It is recommended that stockpiled soil be hauled offsite for proper disposal.
- A grab groundwater sample should be collected, if groundwater is encountered.
- Lead analysis is not necessary.

The approved work plan should be implemented within 90 days of the date of this letter. Please provide 72 hours notice prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Peter McIntyre (pmcintyre@aeiconsultants.com)



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

StID 3568

December 22, 2000

Mr. Dan Koch
Olympian
260 Michelle Court
South San Francisco, CA 94080

RE: **Work Plan Approval for 1436 Webster Street, Alameda, CA**

Dear Mr. Koch:

I have completed review of TEC/Accutite's (Accutite) December 2000 *Workplan for Performing an Offsite Subsurface Investigation and a Risk-Based-Corrective-Action (RBCA)* for the above referenced site. Accutite proposes to advance five offsite borings to delineate the extent of the MTBE plume. Data collected from this investigation will be used in an RBCA analysis for the site. The workplan is acceptable and field work should commence within 90 days of the date of this letter. As requested by Accutite, the analysis for other ether oxygenates using EPA Method 8260 may be discontinued at this time.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Sami Malaeb, TEC Accutite, 35 South Linden Avenue, SSF, CA 94080-6407
Jeff Ferrar, P.O. Box 1701, Chico, CA 95927
David Harris, TAT&P, LLP, 2280 Union Street, San Francisco, CA 94123

ferrar8

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: December 26, 2000

Agency name: **Alameda County-HazMat**
City/State/Zip: **Alameda, CA 94502**
Responsible staff person: **Eva Chu**

Address: **1131 Harbor Bay Pkwy**
Phone: **(510) 567-6700**
Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **C.A.R. Services**
Site facility address: **5865 Broadway Terrace, Oakland, CA 94618**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **3066**
URF filing date: **12/7/98** SWEEPS No: **N/A**

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Mike Gilmore Carolyn E McElhinney Trust	123 Scenic Drive Orinda, CA 94563	(925) 254-2882

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	3,000	Gasoline	Removed	10/7/98
2	7,500	Gasoline	"	"
3	250	Waste Oil	"	"

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown cause of gasoline release**
Site characterization complete? **YES**
Date approved by oversight agency: **12/22/2000**
Monitoring Wells installed? **No**
Proper screened interval? **NA**
Highest GW depth below ground surface: **Groundwater was encountered at approximately 14 to 16 feet bgs in boreholes advanced using direct push system**
Flow direction: **Based on topography, groundwater is assumed to flow west/southwest**
Most sensitive current use: **Commercial**
Are drinking water wells affected? **No** Aquifer name:
Is surface water affected? **No** Nearest affected SW name: **NA**
Off-site beneficial use impacts (addresses/locations): **None**
Report(s) on file? **YES** Where is report(s) filed? **Alameda County** **Oakland Fire Dept-OES**
1131 Harbor Bay Pkwy and 1605 MLK Jr Wy
Alameda, CA 94502 **Oakland, CA 94612**

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment or Disposal w/destination)</u>	<u>Date</u>
Tank	3 USTs	Disposed by Erickson, in Richmond, CA	10/7/98
Soil	788 tons	Disposed at Kelly Canyon L.F. in Pittsburg, CA	5/22 - 6/28/00
Groundwater	625 gallons	Disposed at Alviso Oil in Alviso, CA	5/23/00

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After ²	Before ³	After ⁴
TPH (Gas)	3,800	310	2,200	ND
Benzene	2	0.70	7.3	<0.5
Toluene	ND	1.2	7.9	<0.5
Ethylbenzene	11	0.46	41	<0.5
Xylenes	16	1.3	100	<0.5
MTBE	11	4.0	160	72
Heavy Metals TOG	with geogenic levels ND			

- NOTE:**
- 1 soil concentration from tank pit at time of UST removal, 10/98
 - 2 soil concentration after tank pit overexcavation, 6/00
 - 3 grab groundwater collected after overexcavation and after 625 gallons was purged from pit, 5/00
 - 4 grab groundwater collected from soil boring advanced downgradient of tank pit, 4/99

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? _____

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? _____

Does corrective action protect public health for current land use? **YES**

Site management requirements: **A site safety plan must be prepared for construction workers in the event excavation/trenching is proposed in the vicinity of residual soil and groundwater contamination.**

Should corrective action be reviewed if land use changes? **YES**

Monitoring wells Decommissioned: **NA**

Number Decommissioned: **0** Number Retained: **0**

List enforcement actions taken: **NA**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Eva Chu**

Title: **Haz Mat Specialist**

Signature:

Date:

Reviewed by

Name: **Barney Chan**

Title: **Haz Mat Specialist**

Signature: *Barney Chan*

Date: *1-3-01*

Name: **Thomas Peacock**

Title: **Supervisor**

Signature:

Date:

VI. RWQCB NOTIFICATION

Date Submitted to RB:

RB Response:

RWQCB Staff Name: **Chuck Headlee**

Title: **AEG**

Signature:

Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

The site currently consists of a gasoline service station with an auto repair facility. A new 20,000-gallon UST (split into two compartments of 12,000 and 8,000 gallons) for the storage of gasoline was installed in May 2000. New dispensers also installed. (See Figs 1 and 2)

In October 1998 the first generation dispenser islands, product piping and three USTs (1-7.5K and 1-3K gallon gasoline UST and a 250 gallon waste oil tank) were removed from the site. Soil samples collected beneath the USTs contained up to 3,800ppm TPHg, 2ppm benzene, and 11ppm MTBE. A four into one composite sample of the stockpiled soil contained up to 1,100ppm TPHg. The stockpiled soil was reused to backfill the excavation. (See Fig 3, Table 1)

In April 1999, five direct push borings (AEI-1 through AEI-5) were advanced to delineate the extent of soil and possible groundwater contamination at the site. Borings AEI-1 and AEI-2 were advanced to a depth of 6' bgs adjacent to the former dispensers. Soil samples collected at 3 feet bgs did not contain petroleum hydrocarbon constituents. Borings AEI-4 and AEI-5 were advanced to 15' and 11.5' bgs, respectively, when refusal was encountered. Groundwater was not encountered in AEI-4 or AEI-5. Soil from boring AEI-4 contained up to 10ppm TPHg, 9.2ppm TPHd, 0.93ppm MTBE and 0.18ppm benzene at 10 feet bgs. The hydrocarbon concentrations decreased at 15 feet bgs. Boring AEI-5 did not contain analytes sought at 5 feet and 7 feet bgs, except for 6.8ppm TPHd at 5' bgs. Boring AEI-3 was advanced to 16' bgs. Groundwater was initially encountered at 13 feet bgs. Soil from 5 feet and 10 feet bgs did not

contain hydrocarbon constituents. However, groundwater contained 72ppb MTBE and 11ppb TAME. (See Fig 3 and Tables 2 and 3)

Overexcavation of the former tank pit was performed in May 2000. Approximately 5 feet more of the west wall was removed (to accommodate the installation of a 20K, two compartment UST). A soil sample was taken from the west wall at 14 feet bgs. Black, silty clay with moderate hydrocarbon odor was noted. A grab groundwater sample was also collected after 625 gallons were purged and groundwater allowed to recharge. Approximately 788 tons of contaminated soil was off-hauled and disposed at Keller Canyon Landfill. (See Fig 5)

The soil sample collected at 14 feet bgs from the west wall contained 310ppm TPHg, 2.8ppm MTBE (Method 8260), 0.13ppm TAME and 0.70ppm benzene. The grab water sample contained 2,200ppb TPHg, 160ppb MTBE, and 7.3ppb benzene. (See Tables 4 and 5)

Based on analytical results of soil samples collected from the tank excavation and soil borings advanced in April 1999, it appears that the extent of soil contamination is limited to the immediate vicinity of the tank pit. Bedrock is encountered at the site at various depths, beginning at ~12 to 15 feet bgs at the former tank pit (see Boring Logs). Perched groundwater has been impacted by MTBE. However, the levels do not exceed the RWQCB's RBSL of 1800ppb. A well and conduit survey did not identify any potential sensitive receptors within 1000 feet of the site. A man-made channel/storm drain located within 200 feet of the site is at approximately 8 feet bgs. Unless there is significant seasonal water table fluctuations at the site, the channel should not act as a preferential pathway for contaminants to migrate from the site. Permanent groundwater monitoring wells are not warranted at the site.

In summary, case closure is recommended because:

- the leak and ongoing sources have been removed;
- the site has been adequately characterized;
- the dissolved hydrocarbon plume is not migrating;
- no preferential pathways exist at the site;
- no water wells, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted; and,
- the site presents no significant risk to human health or the environment.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

StID 3066

December 26, 2000

Mr. Mike Gilmore
Carolyn E McElhinney Trust
123 Scenic Drive
Orinda, CA 94563

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED
OR ISSUE A CLOSURE LETTER FOR 5865 BROADWAY TERRACE, OAKLAND, CA**

Dear Mr. Gilmore:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB

January 5, 2001

Eva Chu
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

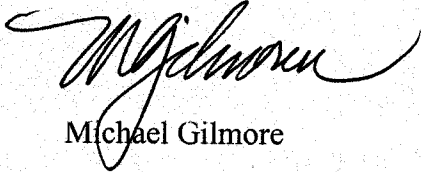
Re: 5865 Broadway Terrace
Oakland, California

Dear Eva,

Thank you for your intent for closure letter dated December 26, 2000. Your help and sensitive guidance in this matter is greatly appreciated. The owners of the property have been notified of the "intent to make a determination that no further action is required or issue a closure letter for the property".

Please accept this correspondence certifying that owners of the property have been notified of the agencies proposed action.

Respectfully,



Michael Gilmore

cc: Carolyn McElhinney Trust (Winnefred Gilmore Trustee)
Glen McElhinney Trust (Bill McElhinney Trustee)

Enclosures

MG: lab