

## Wickham, Jerry, Env. Health

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**From:** Kiernan, James [jkiernan@craworld.com]  
**Sent:** Friday, March 13, 2009 9:17 AM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** monroewin@yahoo.com  
**Subject:** 2307-2337 Blanding Ave; RO2466  
**Attachments:** 631916 ACEH Letter 2001-10-31.pdf

Hi Jerry,

As you know, we just submitted our work plan for additional investigation at the Park Street Landing site, including groundwater sampling near the former buried drum as requested in your letter dated 11/10/08. However, attached is a copy of a letter dated 10/31/01 I just received from Monroe Wingate (property owner) after he reviewed the work plan; the letter grants no further action related to the buried drum and references groundwater sampling performed in March 2001. Were you aware of this letter? I did not see it in the ACEH online database, or the associated report, and they're obviously not in our files. Could they possibly be in your files? It appears this letter may have slipped through the cracks somewhere along the way. Mr. Wingate wasn't sure he had a copy of the report, he may have to request from Geomatrix. In any event, it appears the buried drum groundwater quality issue has already been addressed.

Interestingly, the letter also granted no further action pertaining to metals in soil, as the site was capped and a soil management plan was prepared to address any subsurface activity. However, during our recent investigation we did extensive sampling for metals. The letter also references the collection of a grab groundwater sample collected in the central portion of the site in which the dissolved metals concentrations did not exceed drinking water standards and applicable saltwater aquatic criteria. Again, although we have not seen a copy of the report, considering this data combined with the recent analysis from well MW-1, it appears the issue of metals in groundwater may also have already been adequately addressed.

Please let me know your thoughts on these matters. Thanks.

Sincerely,

James P. Kiernan, P.E.

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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October 31, 2001,

Ms. Julie Beck Ball  
2720 Broderick Street  
San Francisco, CA 94123

✓ Mr. Monroe Wingate  
3030 Bridgeway, Suite 231  
Sausalito, CA 94965

**Re: No Further Action at 2307 - 2337 Blanding Ave, Alameda, CA**

Dear Ms. Ball and Mr. Wingate:

This letter confirms the completion of site investigation and remedial action for the soil contaminated with petroleum hydrocarbons (at the southeast portion of the property) and metals at the above referenced site. The site, Park Street Landing, is approximately 3.5 acres in size. Signal Oil and Gas Company occupied the site and stored/distributed petroleum products from 1930 until 1961. In 1963, the buildings and storage tanks were removed and the site was then used for boat repair, construction yard, automobile sales, and as a restaurant. In 1987, the site was redeveloped to include the buildings and parking lot present today. During redevelopment, approximately 1,500 yards of fill material was brought on-site to fill low areas to meet final grade requirements.

Subsurface investigations conducted at the site identified the presence of petroleum hydrocarbons in soil and shallow groundwater in two general areas (the central portion of the site, and at the southeast portion of the site where a 15 to 20 gallon capacity underground drum was removed in 1990). Chevron Products Company is currently addressing the contamination in the central portion of the site.

The small drum area was overexcavated in 1993. The excavation extended to 10 feet bgs. Approximately 40 cubic yards of hydrocarbon-impacted soil was removed from within an 8x12x10 feet excavation. Confirmation soil samples from 7 to 10 feet bgs contained TPHg concentrations ranging from 44 to 280ppm, and benzene concentrations ranging from ND to 0.11ppm. Shallow groundwater quality was assessed in March 2000, when three soil borings were advanced around the former drum area. Grab groundwater samples collected from the borings did not contain TPHg, TPHd, BTEX, or MTBE constituents.

Besides petroleum-impacted soil, metal concentrations (As, Hg, Pb, and Zn) were also detected in shallow soil (mainly at the central portion of the site) at levels slightly above typical background concentrations. Dissolved metals concentration identified in a grab groundwater sample from the central portion of the site were below drinking water standards and applicable saltwater aquatic criteria (EPAs Ambient Water Quality Criteria and RWQCB Region 2 Water Quality Objectives).


Ms. Julie Beck Ball  
Mr. Monroe Wingate  
re: 2307 Blanding, Alameda County  
October 31, 2001  
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A Site Management Plan (SMP) was submitted that addresses the presence of arsenic at concentrations slightly above background and risk-based screening levels in shallow fill material. The cap over the shallow fill material will be maintained and will be repaired or replaced as needed. Procedures for handling arsenic-impacted soil are also outlined in the SMP.

Based upon 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 surface contamination by metal and petroleum hydrocarbons oil (at the southeast portion of the property) is required.

If you have any further questions concerning this matter, please contact me at (510) 567-6762.

Sincerely,



eva chu  
Hazardous Materials Specialist

cc: Lisa Rowles, Geomatrix, 2101 Webster St, 12<sup>th</sup> Floor, Oakland, CA 94612  
Chuck Headlee, RWQCB  
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