



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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September 4, 2013

Mr. Mark Forbes (*Sent via E-mail to: mforbes@feforbes.com*)
Grass Valley Estates LLC
1795 Solano Avenue
Berkeley, CA 94707-2209

Subject: Site No. RO0003124, Grass Valley Estates, 4600 Grass Valley Road, Oakland, CA 94605

Dear Mr. Forbes:

Alameda County Environmental Health (ACEH) staff have reviewed a report entitled, "*Subsurface Investigation Report*," dated August 16, 2013 that was prepared by P&D Environmental, Inc. and a report entitled, "*Phase I Environmental Site Assessment*," dated January 24, 2012 that was prepared by Basics Environmental. The "*Phase I Environmental Site Assessment*," dated January 24, 2012 reviewed information that indicated possible environmental concerns on site and recommended further investigation. The "*Subsurface Investigation Report*," documents results from a geophysical survey, exploratory excavation and trenching, and soil and groundwater sampling performed at the above referenced site by P&D Environmental, Inc. The purpose of these activities was to evaluate potential environmental impacts from historical operations of a gasoline service station.

Exploratory trenching encountered buried concrete and asphalt debris which were interpreted to be the former gasoline service station underground storage tank (UST) pit. Based on the results of the geophysical survey and exploratory trenching, the USTs appear to have been removed from the site. On April 10, 2013, two soil samples were collected from a depth of two feet bgs at each of the former canopy locations (D1-2.0 and D2-2.0). Total petroleum hydrocarbons (TPH) as gasoline, benzene, toluene, ethylbenzene, and xylenes (BTEX), and TPH as motor oil were not detected at concentrations above reporting limits. TPH as diesel, TPH as bunker oil, and TPH as motor oil were detected in soil at concentrations up to 3.0, 20, and 20 milligrams per kilogram, respectively.

Two groundwater samples were collected from the exploratory trenches. TPH as gasoline, BTEX, and TPH as motor oil were not detected at concentrations above reporting limits in the groundwater samples. TPH as diesel and TPH as bunker oil were detected in groundwater sample D1-Water at concentrations of 65 and 190 micrograms per liter, respectively. The laboratory analytical report described groundwater sample D1-Water as consisting of diesel-range compounds with no recognizable pattern. The "*Subsurface Investigation Report*," dated August 16, 2013 by P&D Environmental interpreted the detected petroleum in groundwater sample D1-Water to represent groundwater that is limited in extent to the former UST pit and to be related to the asphaltic concrete debris encountered in the northern portion of the former pit.

Based on the information presented and conditions encountered, ACEH is not requesting additional investigation of the site. There does not appear to be sufficient evidence of a release from the former gasoline service station that would require opening of a fuel leak case. If additional information becomes available, the need for further action at this site may be re-evaluated in the future.

Grass Valley Estates
RO0003124
September 4, 2013
Page 2

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at donna.drogos@acgov.org. Case files can be reviewed online at the following website: <http://www.acgov.org/aceh/index.htm>.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (Sent via E-mail to: lgriffin@oaklandnet.com)

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