

**From:** [Detterman, Karel, Env. Health](#)  
**To:** [Everett Cleveland](#); [Jason Vargas](#); "[Nik Lahiri](#)"; [rodger@esseltek.com](mailto:rodger@esseltek.com)  
**Cc:** [Roe, Dilan, Env. Health](#)  
**Subject:** Fuel Leak Case No. RO0003153 and GeoTracker Global ID T10000006348, Bekins 760 22nd Street, Oakland, CA 94612  
**Date:** Friday, December 18, 2015 11:17:10 AM  
**Attachments:** [RO3153 ACEH MEETING NOTES 2015-12-09.pdf](#)

---

Hello Everyone:

Thank you for attending the meeting at our office on December 9, 2015. Attached are ACEH's meeting notes for your use. The purpose of the meeting was to discuss the results of the *Soil and Groundwater Investigation Report Properties at 760 22<sup>nd</sup> Street and 2201 Brush Street, Oakland, CA 94612* (Report dated November 6, 2015 prepared by Essel Environmental Engineering and Consulting (Essel) for the East Bay Asian Local Corporation (EBALDC) in conjunction with the Low Threat Closure Policy (LTCP) Evaluation. The following list summarizes the main discussion topics during the meeting to assist in clarifying the proposed redevelopment with respect to remaining data gaps on the path to closure.

Please submit the requested items at our next meeting with ACEH to develop a path forward.

**ACEH's concerns:**

1. Delineation of onsite fill material as indicated in the boring logs;
2. Secondary source material associated with the two former underground storage tanks (USTs);
3. Anomaly (possible former UST or former UST void) west of vehicle maintenance shop;
4. Abundant surface oil staining;
5. Current site use as a bus parking and storage facility and resulting oil staining;
6. Elevated concentrations of gasoline, diesel, and motor oil in soil and groundwater;

**ACEH's requested submittals for the next meeting:**

1. ~~Set of size "D" development plans~~; Received 12/16/2015 – thank you!
2. Preparation of cross-sections that include:
  - a. Thickness of fill across site;
  - b. Depths of proposed redevelopment stairwells, puzzle lift garage, elevators, and any underground structure;
  - c. Depths of former USTs, suspected USTs, surface staining, product lines, and dispenser;
  - d. Depth of existing concrete vehicle maintenance trench;
  - e. Approximate location of anomaly adjacent to ECB-10;
  - f. Depth to groundwater;
  - g. All soil borings including historical soil borings;
3. Plan view figure using an aerial photograph base and indicating:
  - a. Thickness of fill across site;
  - b. Foot print of proposed redevelopment stairwells, puzzle lift garage, elevators, and any underground structure;
  - c. Former USTs, suspected USTs, surface staining, product lines, and dispenser;
  - d. Existing structures and concrete vehicle maintenance trench;
  - e. Approximate location of anomaly adjacent to ECB-10;
  - f. Depth to groundwater in soil bores;
4. All soil borings including historical soil borings
5. Preparation of a cross section indicating angle soil boring, soil sample locations, depth to groundwater, and anomaly (possible former UST or former UST void) west of vehicle maintenance shop with respect to concrete vehicle maintenance trench;
6. Gantt Chart for construction including ACEH submittals and reviews;

7. Submittal of Alameda County Public Works Agency 2,000-foot radius well survey plotted on a site vicinity figure.

These submittals are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

Thank you,

Karel Detterman, PG  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
Direct: 510.567.6708  
Fax: 510.337.9335  
Email: [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org)

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

PI/4

RO-3153

NAME: BEKINS

? Meeting w/ ACEH 12/9/2015

DEVELOPMENT

- SCHEDULE
- PLANS → upload to GT ; fty  
→ printed set
- CITY - ENTITLEMENT PROCESS

APNs - 003-0025 - 10 760 22nd st  
- 11 2201 Brush

? → are these going to combined

1997 - 7,000 gal diesel → associated w/ Bekin site across the street

1997 - 2,000 gal gas

BEKINS

5/87 GTI Investors

6/07 West Grand Devel.

7/10 East West Bank

1/11 East Bay Asian

6/14 West Grand & Brush UC

EBALCI created a UC

2005, 2007, 2011

→ PHASE 1 - REC for this property

PHASE 2 / PES

FILL

UST - d

UST - g

Anomaly → UST

concrete trench - vehicle

bus parking - oil staining noted by PES

RO3153

p2/4

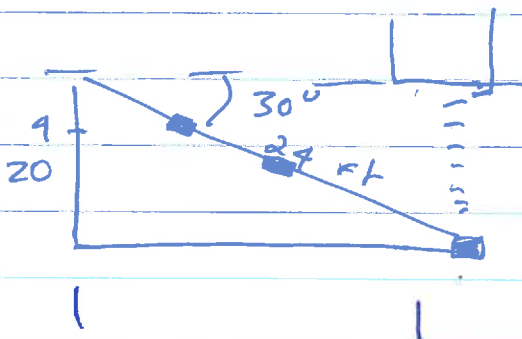
Concrete Trench

PES Phase

Observed soil staining in trench

Angled boring

ECB-7



Sampled for everything

Diagram in relationship to trench soil samples

Anomaly - TANK ECB

Plume Not DEFINED

Fill

X-sections w/ proposed building (elev., parking) cut ; fill

Current Use - Maintenance Buses  
oil - source

FP - indirect evidence

D > 5,000 gw  
G > 20,000

soil	
gas	100 - 200 mg/kg
die	10 - 50

p3/4

R03153

2005 Phase 1

2005 Phase II B-1 through B-6

2007 Phase 1

2011 Phase 1

2011 Phase 2

} obligation to report

2011; 2012 SB1-SB-6 geophysical survey

ID various unk. utility pipes but did not find unk. or add VSTC

Need Figure with results

shallow trench - shapes metallic anomaly 10 feet west of former dispen

P9/4

R03153

ESLs -

gw - dtw > 10'

SV - in residual source Areas  
Methane

DTW 12-13 → 20