



ENVIRONMENTAL HEALTH DEPARTMENT  
ENVIRONMENTAL PROTECTION  
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**PUBLIC NOTIFICATION OF POTENTIAL  
CLOSURE OF  
FUEL LEAK CASE**

**2440 East Eleventh Street, Oakland  
Alameda County CA**

**December 30, 2011**

**Fuel Leak Case RO: RO0000029  
Geotracker Global ID: T0600100858**

Background

The site is located at 2440 East Eleventh Street in central Oakland, near the intersection of 25<sup>th</sup> Avenue and East Eleventh Street. Land use in the general area is commercial, light industrial, and residential.

Eandi Metal Works has operated a steel fabrication facility in this area of Oakland since 1928. The Eandi facilities included buildings at 976 23<sup>rd</sup> Avenue and 2440 East Eleventh Street. Three tanks were reportedly installed in 1965 during construction of the facilities. The tanks were used for fleet fueling. Operation of the tanks ceased in 1990 and the tanks were removed in May 1992. Two of the tanks, located at 976 23<sup>rd</sup> Avenue, were removed with nondetectable or insignificant levels of contamination and the Alameda County Department of Environmental Health required no further action.

A release was discovered during removal of the third tank, a 1,000-gallon underground gasoline tank located at 2440 East Eleventh Street. Soil samples were collected during tank removal; these samples revealed elevated concentrations of TPH-gasoline, benzene, toluene, ethylbenzene, and xylenes.

The site and surrounding area are supplied with drinking water from the East Bay Municipal Utility District (EBMUD). EBMUD's primary source of drinking water is surface water from the Mokelumne River watershed on the western slope of the Sierra Nevada.

Site Investigation and Cleanup Activities

Since late 1992, as mandated by the Alameda County Department of Environmental Health, Eandi Metal Works has performed various remediation and soil and groundwater investigation activities to address the observed gasoline release. In 2004, the original excavation for the former 1,000-gallon tank was re-excavated and soil samples were collected from the sidewalls and base of the re-excavated area. The re-excavated area was subsequently backfilled and repaved.

To characterize the nature and extent of contamination associated with releases from the former 1,000-gallon tank, five monitoring wells have been installed and periodically monitored. In addition, seven borings have been drilled, within which both soil and groundwater samples have been collected. Also, soil gas has been sampled at three locations.

The investigations revealed that the groundwater table typically occurs at a depth of approximately 10 feet. The groundwater gradient has typically been directed toward the southwest.

Subsurface conditions at the site typically consist of a fine-grained soil matrix with intermittent continuous and discontinuous

coarse-grained lenses. The fine-grained matrix consists of clay, silt, and mixtures of clay/silt/sand. The coarse-grained lenses consist of gravel, sand, and mixtures of gravel/sand/clay.

The results of soil gas sampling revealed detectable TPH-gasoline and xylenes, both at concentrations below applicable screening levels. Benzene, toluene, and ethylbenzene were not detected in soil gas.

An understanding of the historic groundwater table fluctuations, in conjunction with the lighter-than-water nature of the released gasoline, indicates there may be a "smear zone" of soil contamination, immediately adjacent to and downgradient (southwest) of the former 1,000-gallon tank, at depths between approximately 8 and 12 feet. If present, such a "smear zone" is small in lateral extent.

Groundwater samples have been collected at the site from temporarily-screened boreholes and from monitoring wells. The most recent well monitoring was conducted in September 2010, revealing detectable concentrations of TPH-gasoline, benzene, toluene, ethylbenzene, and xylenes. The September 2010 concentrations of TPH-gasoline (up to 3,000 µg/L) and benzene (up to 5.7 µg/L) exceeded selected screening levels for protection of human health and environmental, while concentrations of toluene and xylenes were below applicable screening levels.

As of September 2010, the groundwater contaminant plume was approximately 100 feet wide, originating at the location of the former 1,000-gallon tank and extending approximately 250 feet to the west-southwest. This is shown on the attached site plan.

A time-series interpretation of contaminant concentrations in the monitoring wells reveals (1) contaminant concentrations consistently decrease with time, and (2) the size of the groundwater contaminant plume consistently shrinks with time. These interpretations indicate that naturally-occurring attenuation mechanisms will eventually reduce the concentration of gasoline in groundwater to minimal levels within the next few decades. Site investigations and cleanup activities have been completed and it does not appear that the fuel release presents a risk to human health for current users, nearby residents, or future residents of the site.

#### Next Step

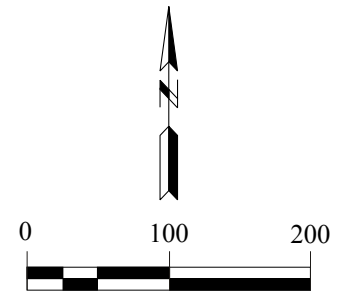
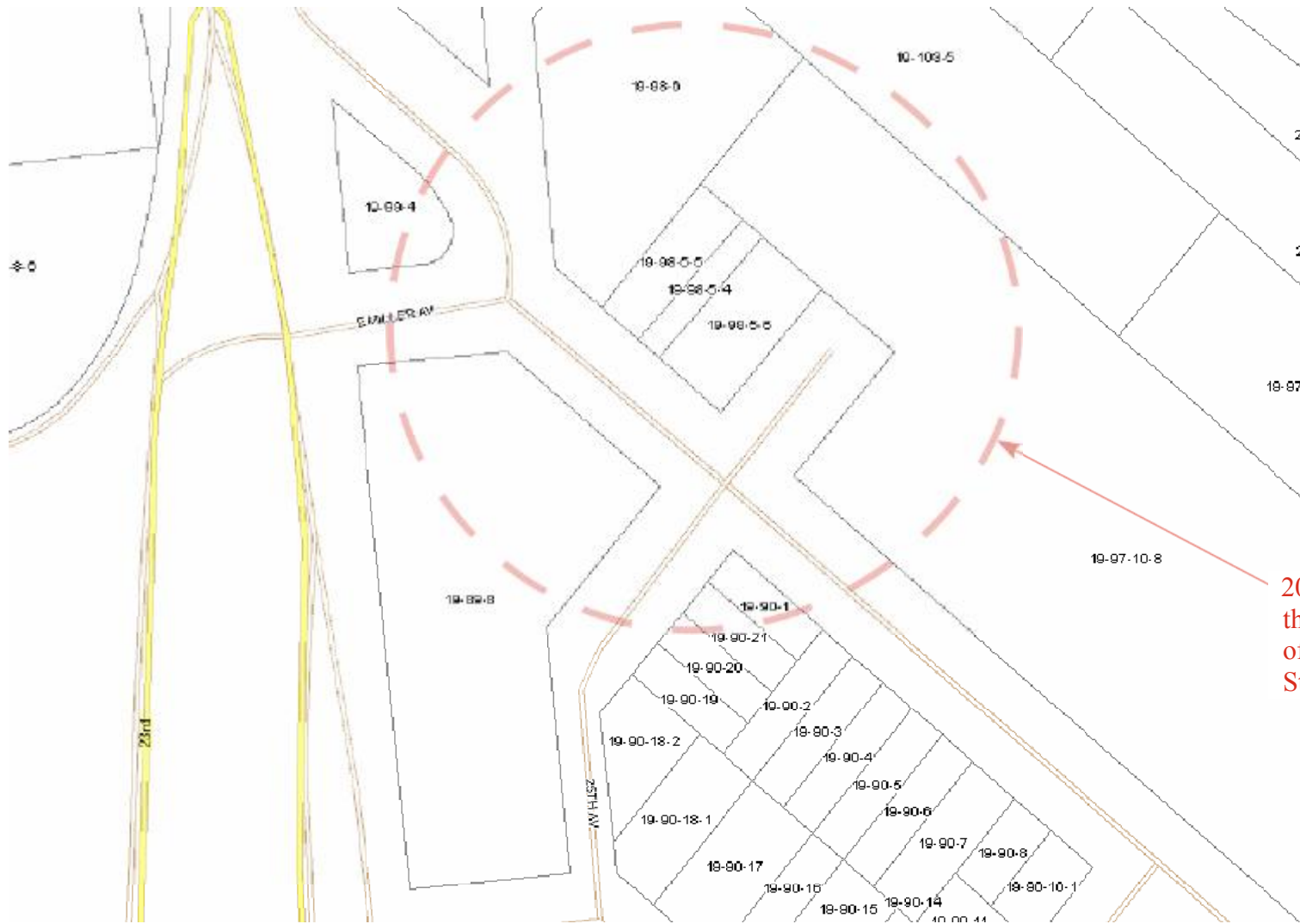
The public is invited to review and comment on the potential closure of the fuel leak case. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resource Control Board Geotracker website (<http://geotracker.swrcb.ca.gov>). Please send written comments to Jerry Wickman at the address below; all comments will be forwarded to the responsible parties. Comments received by February 10, 2011 will be considered and responded to prior to a final determination on the proposed case closure.

Additional Information: Contact Jerry Wickham of the Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 at 510-567-6791 or by email at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)





APN	Physical Address	Use Code	Owner Name	Owner Address
19-89-8	948 23rd Avenue	4200-Industrial Light/Manufacturing	JW Fleischmann LLC, Kids PARC LLC	P.O. Box 7509
19-99-4	1008 East 23rd Street	300-Exempt Public Agency	City of Oakland	250 Frank H Ogawa Plaza, Flr 4
19-100-2-1	1080 23rd Avenue	4200-Industrial Light/Manufacturing	P & D 23rd Avenue Associates LLC.	409 13th Street, Flr 8
19-98-6	1134 Miller Avenue	4000-Vacant Industrial Lanmd	JW Fleischmann LLC, Kids PARC LLC	P.O. Box 7509
19-98-5-5	2424 East 11th Street	2200-Double or Duplex type, two units	Dennis Mayeron	P.O. Box 3999
19-98-5-4	2430 East 11th Street	1100-Single Family Residential	Lee Williams	2430 East 11th Street
19-98-5-6	2434 East 11th Street	4100-Warehouse	JW Fleischmann LLC, Kids PARC LLC	P.O. Box 7509
19-103-5	23rd Avenue	500-Property owned by a public utility	S.P. Co.	P.O. Box 2500
19-97-10-8	137 25th Avenue	4100-Warehouse	JW Fleischmann LLC, Kids PARC LLC	P.O. Box 7509
19-90-1	1034 25th Avenue	2500-2 units lesser quality than 2200	Xi Zhou	16615 Rolando Boulevard
19-90-21	1028 25th Avenue	1100-Single Family Residential	Jonathan West, Asa Haegermark-West	901 Del Mar Avenue
19-90-20	1024 25th Avenue	1100-Single Family Residential	Joel Corona	1024 25th Avenue



Approximate Scale in Feet

APN basemap from Alameda County website

200 foot radius around the property boundary of 2440 East Eleventh Street

**Figure 1**

**Parcels Within 200 feet of 2440 East Eleventh Street**

**2440 East Eleventh Street  
Oakland CA**