

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

May 18, 2010

Abdo and Hussain Hussein
Gateway Liquors
5944 San Pablo Avenue
Oakland, CA 94608-2206

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

Subject: Subject: Fuel Leak Case, RO0000097, Gateway Liquors, 5944 San Pablo Avenue, Oakland, CA

Dear Ladies and Gentlemen:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Residual pollution remaining in soil beneath the site includes TPH as gasoline at concentrations of up to 350 ppm and TPH as kerosene at 170 ppm.
- Maximum concentrations of up to 580 ppb TPHg and 1,900 ppb TPHk remain in groundwater beneath the site.

If you have any questions, please call Barbara Jakub at (510) 639-1287. Thank you.

Sincerely,

Donna L. Drogos, P.E.
Chief

Enclosures:

1. Remedial Action Completion Certificate
2. Case Closure Summary

cc:

Ms. Cherie McCaulou (w/enc)
SF- Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612

Closure Unit (w/enc)
State Water Resources Control Board
UST Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Barbara Jakub (w/orig enc), D. Drogos (w/enc), R. Garcia (w/enc)

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Oakland, CA 94608-2206

REMEDIAL ACTION COMPLETION CERTIFICATE

Subject: Subject: Fuel Leak Case, RO0000097, Gateway Liquors, 5944 San Pablo Avenue, Oakland, CA

Dear Messrs. Hussein:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,


Ariu Levi
Director
Alameda County Environmental Health

**CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM**

I. AGENCY INFORMATION

Date: May 6, 2010

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 639-1287
Responsible Staff Person: Barbara Jakub	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Gateway Liquors		
Site Facility Address: 5944 San Pablo Ave, Oakland, CA 94608-2206		
RB Case No.: 01-2035	Local Case No.: 4897	LOP Case No.: RO0000097
URF Filing Date: 2/13/1997	Geotracker ID: T0600101880	APN: 15-1336-12-1

Responsible Parties	Addresses	Phone Numbers
Abdo A & Hussain A Hussein, Gateway Liquors	5944 San Pablo Ave, Oakland, CA 94608-2206	---
---	---	---
---	---	---

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	500	Heating Oil	Removed	June 29, 1994
2	300	Heating Oil	Removed	June 29, 1994
---	---	---	---	---
---	---	---	---	---
Piping			Assumed removed with USTs	June 29, 1994

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Several holes reported in 500-gallon UST. Some discoloration noted in tank pit during UST removal.		
Site characterization complete? Yes	Date Approved By Oversight Agency: -----	
Monitoring wells installed? No	Number: 0	Proper screened interval? NA
Highest GW Depth Below Ground Surface: 4.5 ft bgs	Lowest Depth: 4.5 ft bgs	Flow Direction: North westerly*
Most Sensitive Current Use: Potential drinking water source.		

* Groundwater flow direction from fuel leak site RO127 located at 6211 San Pablo Avenue.

Summary of Production Wells in Vicinity:	
Based on well surveys performed for 5630 San Pablo Ave., Oakland and 6301 San Pablo Avenue, Oakland, one cathodic protection well was identified approximately 1,000 feet to the NW of the site. Based on the low concentrations in groundwater and the well's distance from the site, this well does not appear to be a receptor for the site.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: Temescal Creek ½ mile to the south
Off-Site Beneficial Use Impacts (Addresses/Locations): None identified.	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health and City of Oakland Fire Department

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1-500-gallon 1-200-gallon	Disposal, Erickson Inc.	June 29, 1994
Piping	91 feet	No manifests for disposal. Assumed disposed with USTs.	June 29, 1994
Free Product	700 gallons- from tanks	Disposal, Evergreen Group Inc.	June 29, 1994
Soil	38 cubic yards	Disposal, destination unknown	June 1994
Groundwater	None identified	----	----

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP
 (Please see Attachments 1 through 6 for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	350	350	580	580
TPH (Diesel)	17	<1	<1,000	<1,000
TPH (Kerosene)	170	170	1,900	1,900
Oil and Grease	Not analyzed	Not analyzed	Not analyzed	Not analyzed
Benzene	<0.0005	<0.0005	<0.5	<0.5
Toluene	<0.0005	<0.0005	<0.5	<0.5
Ethylbenzene	<0.0005	<0.0005	<0.5	<0.5
Xylenes	<0.0005	<0.0005	<0.5	<0.5
Heavy Metals (Cd, Cr, Pb, Ni, Zn)	Not analyzed	Not analyzed	Not analyzed	Not analyzed
MTBE	<0.002*	<0.002**	33***	33****
Other (8240/8270)	Not analyzed	Not analyzed	Not analyzed	Not analyzed

* <0.002 ppm MTBE; TBA, TAME, ETBE; DIPE, EtOH, EDB; and EDC all not analyzed

** <0.002 ppm MTBE; TBA, TAME, ETBE; DIPE, EtOH, EDB; and EDC all not analyzed

*** 33 ppb MTBE; and TBA, TAME, ETBE; DIPE, EtOH, EDB; and EDC all not analyzed

**** 33 ppb MTBE; and TBA, TAME, ETBE; DIPE, EtOH, EDB; and EDC all not analyzed

Site History and Description of Corrective Actions:

The site is currently a liquor store with an asphalt parking lot behind the building. The east side of San Pablo Avenue primarily has store fronts along it. Residential houses are located behind the parking lot to the east. San Pablo Avenue is a 4 lane street with planted median. Residences are located on the opposite side of San Pablo Avenue.

On June 29, 1994, two tanks were removed from the site. Some discoloration was noted at the bottom of the tank pits. Soil samples (SS-1 and SS-2) were collected from the bottom of the tank pits and contained up to 17 mg/Kg diesel and 160 mg/Kg kerosene. No BTEX was detected.

On May 9, 1997, a hand auger soil boring (IB-1) was advanced next to the former 500-gallon tank pit. Two soil samples (IB-1-7 and IB-1-10) and a grab groundwater sample (IB-W-1) were sent to the laboratory. Maximum concentrations of 350 mg/Kg TPHg and 170 mg/Kg TPH kerosene were detected in the 10 foot soil sample. No TPH-d, BTEX, or MTBE were detected in either soil sample. The grab groundwater sample detected up to 0.58 mg/L TPH-G, 1.9 mg/L TPH-k, and 0.033 mg/L MTBE by EPA Method 8020. The USTs held heating oil and not gasoline. MTBE results may not represent MTBE. This result was not confirmed with 8260. No TPH-d or BTEX was detected in groundwater samples.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.		
Site Management Requirements:		
Case closure for this heating oil leak site is granted for the current commercial land use only. If a change in land use to any residential or other conservative land use scenario occurs at this site, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.		
Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.		
This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.		
Should corrective action be reviewed if land use changes? Yes		
Was a deed restriction or deed notification filed? No	Date Recorded: ---	
Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: None		

V. ADDITIONAL COMMENTS, DATA, ETC.


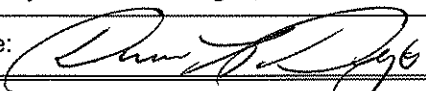
Considerations and/or Variances:

- ◆ Residual petroleum hydrocarbon contamination in soil and groundwater remains in place at this site.
- ◆ EDB and EDC were not analyzed in soil or groundwater.

Conclusion:

Alameda County Environmental Health staff believe that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment under the current commercial land use based upon the information available in our files to date. No further investigation or cleanup for the fuel leak case is necessary unless a change in land use to any residential or other conservative land use scenario occurs at the site. ACEH staff recommend closure for this site.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Barbara Jakub, P.G.	Title: Hazardous Materials Specialist
Signature: 	Date: 5/6/10
Approved by: Donna L. Diogos, P.E.	Title: Chief
Signature: 	Date: 05/11/10

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Notification Date: 5/14/10	

VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: NA	Date of Well Decommissioning Report: NA	
All Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
Reason Wells Retained: No monitoring wells installed.		
Additional requirements for submittal of groundwater data from retained wells: NA		
ACEH Concurrence - Signature: <i>Barbara Jahn</i>	Date: 5/6/2010	

Attachments:

1. Site Vicinity Map (Figure 1, pp A-1)
2. Site Plans (Figures 2 & 3, pps A2, A-3)
3. Soil Analytical Data (Chromalab data report and Table 2, pps A-4-A6)
4. Groundwater Analytical Data (Table 2, pp A-6)
5. Boring Log (Log of Boring, pp A-7)

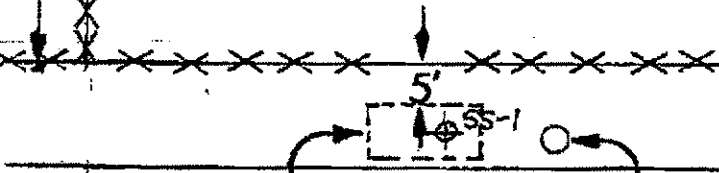
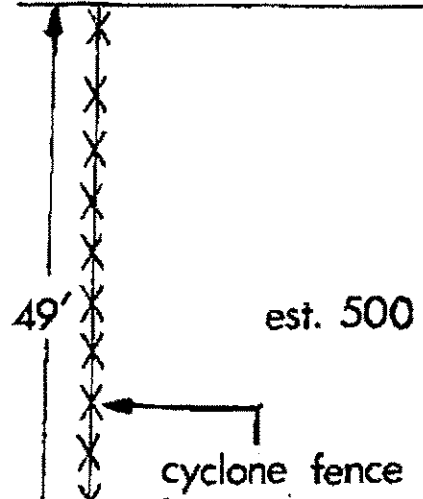
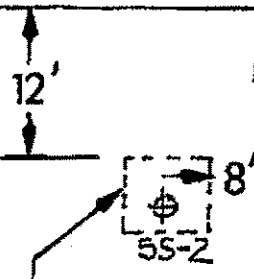
This document and the related CASE CLOSURE LETTER & REMEDIAL ACTION COMPLETION CERTIFICATE shall be retained by the lead agency as part of the official site file.



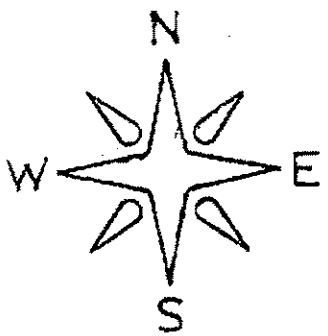
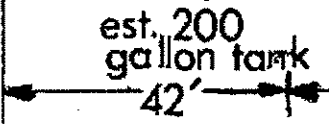
FIGURE 1: Site Vicinity Map

A-1

San Pablo Avenue



water meter



GATEWAY LIQUORS
5944 San Pablo Ave., Oakland, CA.

SCALE 1" = 20'
DATE:

APPROVED BY:

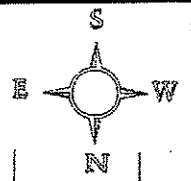
DRAWN BY *D. Reyes*
REVISED

PLOT PLAN

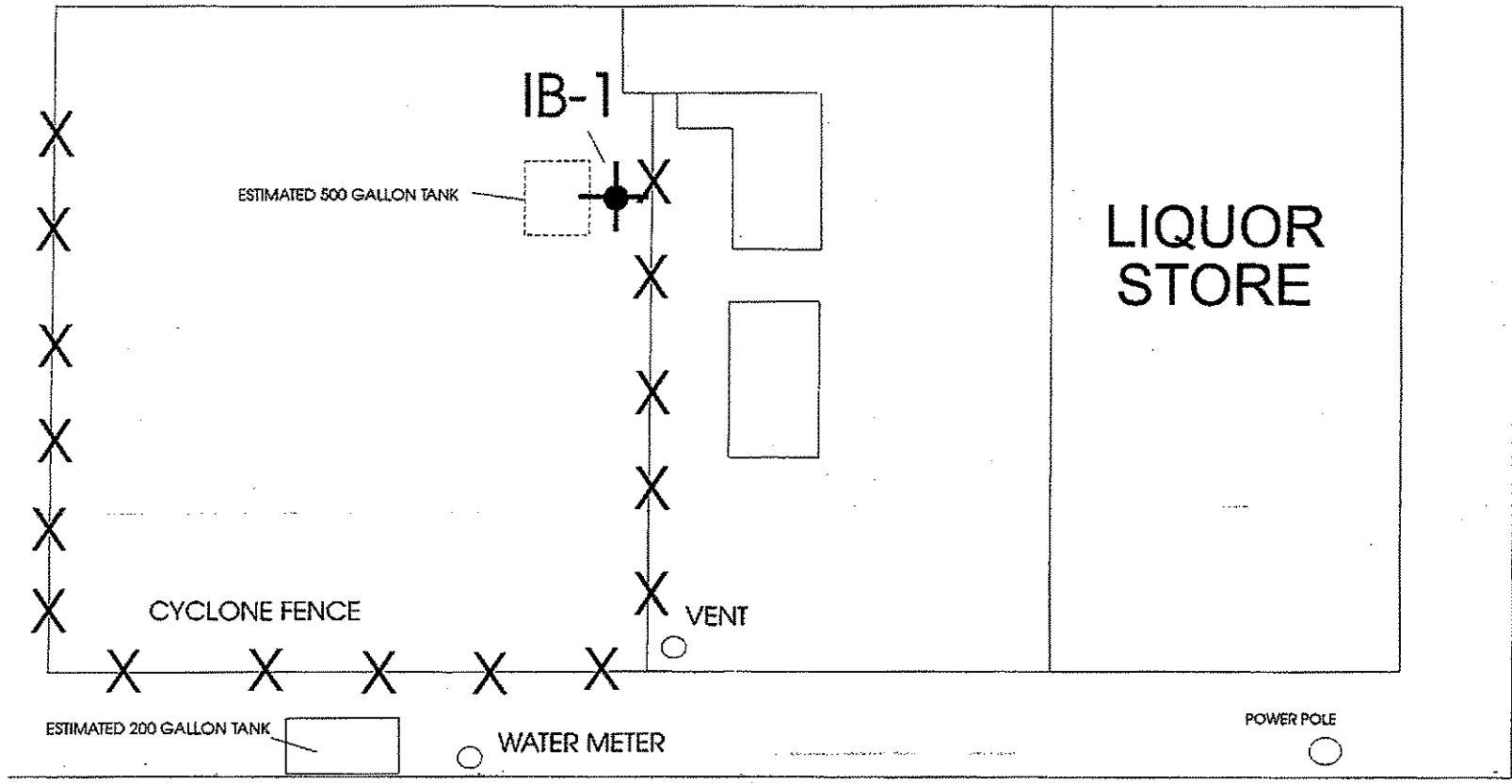
Figure 2

DRAWING NUMBER
261

A-2



A3



BORING LOCATION

ASSUMED SCALE 1 INCH = 20 FEET

NOTE: SOURCE OF SITE DIAGRAM FEATURES AND MEASUREMENTS
BASED ON DIAGRAM BY VCI OF CALIFORNIA

DATE: APRIL 1997

centurywest
ENGINEERING CORPORATION

SITE DIAGRAM

GATEWAY LIQUORS
5944 SAN PABLO AVENUE
OAKLAND, CALIFORNIA

FIGURE 3

CHROMALAB, INC.

Environmental Services (SDB)

July 15, 1994

Submission #: 9407010
Revised: July 15, 1994

VCI OF CALIFORNIA

Atten: Merlin Bowen

Project: GATEWAY LIQUORS
Received: June 30, 1994

Project#: 261

re: 2 samples for TEPH analysis

Matrix: SOIL
Sampled: June 29, 1994
Method: 3550/8015

Analyzed: July 7, 1994

Sample #	Client Sample ID	Kerosene (mg/Kg)	Diesel (mg/Kg)
56258	SS-1	24*	4.4
56259	SS-2	160*	17

TEPH
8
600ppm

a - Unknown Hydrocarbon in kerosene range quantified as kerosene.

Blank	N.D.	N.D.
Blank Spike Recovery	--	96%
Reporting Limit	1.0	1.0

ChromaLab, Inc.

Sirirat Chullakorn
Sirirat Chullakorn
Analytical Chemist

Ali Kharrazi
Ali Kharrazi
Organic Manager

gg

CHROMALAB, INC.

Environmental Services (SDB)

July 11, 1994

Submission #: 9407010

VCI OF CALIFORNIA

Atten:

Project: GATEWAY LIQUORS
Received: June 30, 1994

Project#: 261

re: 2 samples for Gasoline and BTEX analysis.

Matrix: SOIL

Sampled: June 29, 1994

Lab Run#: 3284

Analyzed: July 5, 1994

Method: EPA 5030/8015M/8020

Lab #	SAMPLE ID	Gasoline (mg/Kg)	Benzene (ug/Kg)	Toluene (ug/Kg)	Ethyl Benzene (ug/Kg)	Total Xylenes (ug/Kg)
56258	SS1	N.D.	N.D.	N.D.	N.D.	N.D.
	Unknown profile of peaks in gasoline range.			CONCENTRATION = 8 MG/KG.		
56259	SS2	N.D.	N.D.	N.D.	N.D.	N.D.
	Unknown profile of peaks in gasoline range.			CONCENTRATION = 600 MG/KG.		

Reporting Limits	1.0	5.0	5.0	5.0	5.0
Blank Result	N.D.	N.D.	N.D.	N.D.	N.D.
Blank Spike Result (%)	90	104	109	102	108

ChromaLab, Inc.


 Billy Thach
 Chemist


 Ali Kharrazi
 Organic Manager

**Table 2: Laboratory Analytical Results
Soil and Groundwater Investigation
Gateway Liquors**

Analytical Results											
Sample ID	Date	Units	Medium	TPH-G	TPH-D	TPH-K	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE
IB-1-7	5/9/97	mg/Kg	Soil	4.7	ND (<1.0)	13	ND (<0.00050)	ND (<0.00050)	ND (<0.00050)	ND (<0.00050)	ND (<0.0020)
IB-1-10	5/9/97	mg/Kg	Soil	350	ND (<1.0)	170	ND (<0.00050)	ND (<0.00050)	ND (<0.00050)	ND (<0.00050)	ND (<0.0020)
IB-W-1	5/9/97	mg/L	Water	0.58	ND (<1.0)	1.9	ND (<0.00050)	ND (<0.00050)	ND (<0.00050)	ND (<0.00050)	0.033

A-6



LOG OF BORING

SHEET 1 OF 1

BORING NUMBER : IB-1

PROJECT NAME: Gateway Liquors

PROJECT NUMBER: 20575-001-02

DRILLING CONTRACTOR: NA

DRILLING METHOD : Hand Held Auger

START DATE: 5-9-97

COMPLETION DATE: 5-9-97

DRILL MANUFACTURER/MODEL:

TYPE OF BIT: Hand Held Auger

BORE HOLE DIAMETER: 2-inch

DEPTH SCALE (FEET)	SAMPLE NO.	PID READING	INTERVAL	RECOVERY	Blows Per 6 IN.	USCS	LOG OF MATERIAL	PIEZOMETER WELL INSTALLATION
5	IB-1-6					CL	<p>Fill</p> <p>CLAY (CL), light brown (7.5 YR 6/4), medium stiff, no hydrocarbon odor or discoloration</p>	
	IB-1-7					CL	<p>CLAY (CL), olive (5Y 5/4), wet, medium stiff, no hydrocarbon odor or discoloration</p>	
	IB-1-8.5					CL	<p>CLAY (CL), olive (5Y 5/4), wet, medium stiff, with hydrocarbon odor</p>	
10	IB-1-10					CL	<p>sandy, silty CLAY (CL), olive (5Y 5/4), wet, medium stiff with hydrocarbon odor and discoloration</p>	
						SC	<p>clayey SAND (SC), dark brown (7.5 YR 3/2), wet, dense with no hydrocarbon odor or discoloration</p>	
15							<p>Total depth = 14 feet</p>	
20								

A-7