
San Francisco Bay Regional Water Quality Control Board

November 6, 2017
File No.: 01-2443 (RAL)

Mr. Joe Sarapochillo and Mr. Anthony Sarapochillo
881 Evergreen Avenue
San Leandro, CA 94577
Sent via email to: Joe@skbuilderinc.com and Ant@sarcoconstruction.com

**SUBJECT: Transmittal of Closure Letter for Former Breckenridge Auto Shop,
6045 San Pablo Avenue, Oakland, Alameda County**

Dear Mr. Joe Sarapochillo and Mr. Anthony Sarapochillo:

Attached please find the uniform underground storage tank closure letter and the case closure summary for the subject Site. The current record fee title owners were notified¹ of the proposed closure in accordance with Section 25296.20 of Chapter 6.7 of the health and Safety Code. We sent a public notification of the proposed case closure to all interested parties, which included a 60-day public comment period. No comments were received.

Based on the site-specific information and data available in GeoTracker and the Regional Water Board's case file, we conclude that this case meets all the criteria of the State Water Board's Low-Threat Underground Storage Tank Case Closure Policy² and that a No Further Action determination is appropriate.

There may be residual petroleum-contaminated soil and groundwater at this site that could pose an unacceptable risk as a result of future construction/redevelopment activities, such as onsite excavation activities, the installation of water wells at or near the site, or change to a more sensitive land use. Contractors performing subsurface activities at the site should be prepared to encounter soil and groundwater contaminated with petroleum hydrocarbons, and any encountered pollution should be managed properly to avoid threats to human health or the environment. Proper management may include sampling, risk assessment, additional cleanup work, mitigation measures, or some combination of these tasks.

¹ See GeoTracker webpage:

https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/5851757228/01%2D2443%20intent%20to%20issue%20NFA%20%2D%20fuel%2Epdf

² See State Water Resources Control Board webpage:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

If you have any questions, please contact Mr. Ralph Lambert of my staff at (510) 622-2382, [e-mail RALambert@waterboards.ca.gov].

Sincerely,



Digitally signed by Stephen Hill
Date: 2017.11.06 08:52:46
-08'00'

Bruce H. Wolfe
Executive Officer

Attachments:

- Case closure letter
- Case closure summary
- Site Maps

Copy sent via email with attachments to:

Alameda County Environmental Health
Attn.: Mr. Mark Detterman
Email: Mark.Detterman@acgov.org

State Water Resources Control Board
Underground Storage Tank Fund
Attn.: Mr. Mica Reich
Email: Micah.Reich@waterboards.ca.gov

ICES
Attn.: Mr. Derek Wong
E-mail: Derek_ICES@yahoo.com

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SUBJECT: Closure Letter for Former Breckenridge Auto Shop, 6045 San Pablo Avenue, Oakland, Alameda County

Dear Mr. Joe Sarapochillo and Mr. Anthony Sarapochillo:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) 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 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 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 (g) of Section 25296.10 of the Health and Safety Code.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

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

Sincerely,



A handwritten signature in black ink, appearing to read "Stephen Hill". The signature is written in a cursive style. Below the signature, the word "for" is printed in a small, light font.

Digitally signed by Stephen Hill
Date: 2017.11.06 08:51:58
-08'00'

Bruce H. Wolfe
Executive Officer

CASE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: 11/6/2017

Agency Name: SF Bay Regional Water Quality Control Board	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: 510-622-2382
Responsible Staff Person: Ralph Lambert	Title: Engineering Geologist

II. SITE INFORMATION

Site Facility Name: Former Breckenridge Auto Shop				
Site Facility Address: 6045 San Pablo Avenue, Oakland, CA 94608				
RB Case No.: 01-2443	Local or LOP Case No.: RO0000227	Priority: N/A (Not Applicable)		
URF Filing Date: unknown	SWEEPS No.:			
Responsible Parties: Mr. Joseph Sarapochillo and Mr. Anthony Sarapochillo 6045 San Pablo Avenue Oakland, California 94608 Joe@skbuilderinc.com (415) 798-0614 Ant@sarcoconstruction.com (510) 452-9191				
Tank No.	Size in Gallons	Contents	Closed In—Place/Removed?	Date
Unknown	Unknown	Gasoline/Diesel	Removed	1970s
1	125	Waste Oil	Removed	1992

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Leaking Underground Storage Tanks (USTs)		
Site characterization complete? Yes	Date Approved by Oversight Agency: 10/2/2017	
Monitoring wells installed? No	Number: 0	Proper screened interval – not applicable
Highest Groundwater (GW) Depth Below Ground Surface (bgs): 15.5 ft	Lowest Depth: 25 ft bgs	Flow Direction: West to Southwest
Most Sensitive Current GW Use: Potential drinking water		
Most Sensitive Potential GW Use: Drinking water source Probability of Use: undefined		
Summary of water wells in vicinity: no known wells nearby		
Are drinking water wells affected? No	Aquifer Name: Santa Clara Valley - East Bay Plain Basin	
Is surface water affected? No	Nearest surface water name: San Francisco Bay is located 0.8 miles west of the Site	
Offsite Beneficial Use Impacts (Addresses/Locations): None		
Report(s) on file? Yes	Where is report(s) filed? Geotracker ¹	

¹ See GeoTracker webpage: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600102251

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL									
Material	Amount (Include Units)		Action (Treatment or Disposal w/Destination)				Date		
Tanks	UNK (Gasoline/Diesel) 1 125-gallon (Waste Oil)		Disposal				1970s, 1992		
Piping	Unknown		Unknown						
Petroleum Free Product	None found		N/A						
Soil	Unknown		Unknown						
Groundwater	Unknown		Unknown						
Barrels	Unknown		Unknown						
MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS—BEFORE AND AFTER CLEANUP									
POLLUTANT	Soil (mg/kg)		Water (µg/L)		POLLUTANT	Soil (mg/kg)		Water (µg/L)	
	Before	After	Before	After		Before	After	Before	After
TPHg	240	<1.0	6,600	<50.0	Naphthalene	NA	<0.25	NA	<0.5
TPHd	24	<1.0	45,000	610	MtBE	NA	<0.005	NA	<0.5
Benzene	0.8	<0.005	150	<0.5	Lead	6.8	13	0.22	NA
Ethylbenzene	4.8	<0.005	91	<0.5	SVOCs	NA	ND	NA	ND
Toluene	1.3	<0.005	22	<0.5	VOCs	NA	ND	NA	ND
Xylenes	3.0	<0.005	35	<0.5					
<p>“Before” samples are from a site investigation in September 1993. “After” sample results are from June 2017. TPHg = Total Petroleum Hydrocarbon gasoline TPHd = Total Petroleum Hydrocarbon diesel NA = No sample analysis MtBE = Methyl tert-butyl ether < not detected at stated detection limit ND = not detected, various detection limits NA = Not Analyzed SVOCs = other semi volatile organic compounds than naphthalene VOCs = other volatile organic compounds than those already listed</p>									

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? Yes		
<p>Site Management Requirements: There may be residual petroleum-contaminated soil and groundwater at this site that could pose an unacceptable risk as a result of future construction/redevelopment activities, such as onsite excavation activities, the installation of water wells at or near the site, or change to a more sensitive land use. Contractors performing subsurface activities at the site should be prepared to encounter soil and groundwater contaminated with petroleum hydrocarbons, and any encountered pollution should be managed properly to avoid threats to human health or the environment. Proper management may include sampling, risk assessment, additional cleanup work, mitigation measures, or some combination of these tasks.</p>		
Should corrective action be reviewed if land use changes: Yes		
Monitoring Wells Decommissioned: 0	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: Notices of violation issued in 2009 and 2011 for failure to claim Site in GeoTracker	List Enforcement Actions Rescinded: Site claimed in GeoTracker	

V. ADDITIONAL COMMENTS, DATA, ETC.

This case meets the low-threat closure criteria in the State Water Board's *Low-Threat Underground Storage Tank Case Closure Policy*,² as shown below.

General Criteria

- a. *The unauthorized release is located within the service area of a public water system;*
The Site and surrounding area are all served by East Bay Municipal Utility District water supply.
- b. *The unauthorized release consists only of petroleum;*
The unauthorized release was due to leaks from the former USTs and consisted of gasoline, diesel, and BTEX.
- c. *The unauthorized ("primary") release from the UST system has been stopped;*
The USTs were reportedly removed in the 1970s. The 125-gallon waste oil UST was removed in 1992.
- d. *Free product has been removed to the maximum extent practicable;*
Free product or sheen was not observed in groundwater samples that were collected in June 2017.
- e. *A conceptual site model that assesses the nature, extent, and mobility of the release has been developed;*
A conceptual model was developed based on the previous site investigation and supplementary sampling activities.
- f. *Secondary source has been removed to the extent practicable;*
Supplementary sampling indicated no staining or discolored material within the approximate vicinity of the former USTs. Additionally, no sheen or free product was observed in the groundwater samples that were collected within the approximate vicinity of the former USTs.
- g. *Soil or groundwater has been tested for methyl tert-butyl ether (MTBE) and results reported in accordance with Health and Safety Code section 25296.15; and*
Soil and groundwater samples were analyzed for MtBE. MtBE was not detected in the soil and groundwater samples.
- h. *Nuisance as defined by Water Code section 13050 does not exist at the site.*
Conditions at the Site are not impacting human health, are not perceptible to the senses of people in the community, and do not obstruct the use of properties within the Site vicinity.

Media-Specific Criteria

1. *Groundwater.* Has a stable or decreasing contaminant plume and fits into at least one of the five classes of sites for groundwater plume length.
Groundwater Class 4 applies to sites with a groundwater plume less than 1,000 feet in length. The Site meets all four Class 4 criteria for groundwater as discussed below:
 - The contaminant plume that exceeds water quality objectives is less than 1,000 feet in length.
 - Petroleum free product or sheen were not observed in groundwater samples collected in June 2017.
 - The nearest surface water is the San Francisco Bay is approximately 0.8 miles west of the Site.
 - Benzene and MtBE concentrations are less than 0.5 µg/L (not detected).
2. *Petroleum Vapor Intrusion to Indoor Air.*
Vapor intrusion from groundwater into the building located at the western portion of the Site does not present a significant risk to the current tenant. The Site is used for commercial/industrial applications.

The Site data best meets vapor intrusion scenario 3. Benzene in groundwater is < 100 µg/L, the depth to groundwater is > 10 feet, and TPH in soil is expected to be < 100 mg/kg. BTEX, MTBE, and naphthalene were not detected in any of the most recent groundwater samples collected in June 2017. TPH and benzene, toluene, ethylbenzene, xylenes, were not detected in any soil samples collected in 2017, although these samples were from 15 to 18 feet deep. TPH had been found in shallower soil samples collected in 1993, up to 240 mg/kg.
3. *Direct Contact and Outdoor Air Exposure.*
The maximum concentrations of petroleum constituents in soil from both 1993 and 2017 are less than or equal to those listed in Table 1 of the Low-Threat UST Closure Policy for residential use.

² See State Water Resources Control Board webpage:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

VI. TECHNICAL REPORTS, CORRESPONDENCE, ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Report title & author	Date
Case Closure Request, ICES (includes the most recent sample results)	August 17, 2017
Work Plan – Supplementary Site Characterization ICES	April 12, 2017

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file



MAP SOURCE :
AAA

Scale: 1" = 1100 ft

August 2017



SITE LOCATION
6045 San Pablo Avenue
Oakland, California

Figure 1

Project 7932

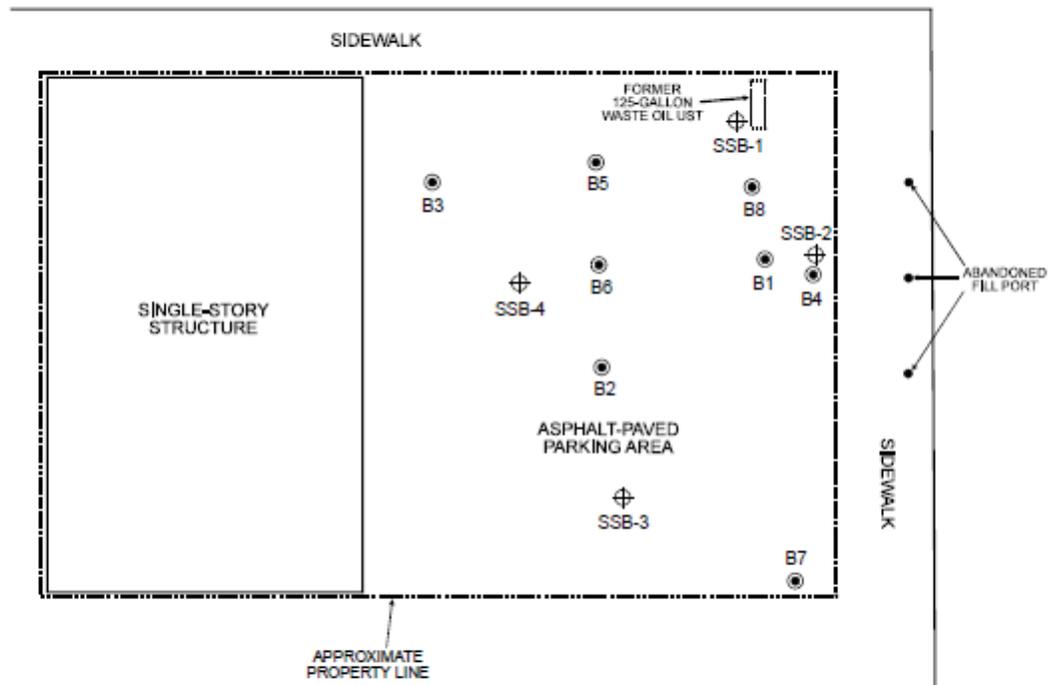


EXPLANATION:

● CEC Boring Location (July/August 1993)
B1

⊕ ICES Boring Location (June 2017)
SSB-1

61st STREET



APPROXIMATE PROPERTY LINE

0 20
APPROXIMATE SCALE (feet)

August 2017



SITE PLAN

6045 San Pablo Avenue
Oakland, California

Figure 2

Project 7932