ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

October 18, 2006

Li Run X
Qiu Feng Y
C/o Lawrence Qui
1200 East 12th Street
Oakland, CA 94606

Robert Baston
61 Skyway Lane
Oakland, CA 94619

Subject: Fuel Leak Case No. RO0000389, Cooper Tire Shop, 1200 East 12th Street, Oakland, CA

Dear Mr. Qui and Mr. Baston:

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 concentrations of up to 210 milligrams per kilogram (mg/kg) of Total Petroleum Hydrocarbons as gasoline remain in soil at the site.
- Residual concentrations of up to 730 micrograms per liter (µg/L) of Total Petroleum Hydrocarbons as gasoline remain in groundwater at the site.

If you have any questions, please call Jerry Wickham at (510) 567-6791. Thank you.

Sincerely,

Donna L. Drogos, P.E.
LOP and Toxics Program Manager

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

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

Mr. Leroy Griffin (w/enc)
City of Oakland Fire Department
250 Frank Ogawa Plaza, Suite 3341
Oakland, CA 94612

Mr. Ricky Bradford
AEI Consultants
2500 Camino Diablo Blvd., Suite 200, Walnut Creek, CA 94597

Jerry Wickham (w/orig enc), D. Drogos (w/enc), R. Garcia (w/enc)

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61 Skyway Lane
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REMEDIAL ACTION COMPLETION CERTIFICATE

Dear Mr. Qui and Mr. Baston:

Subject: Fuel Leak Case No. RO0000389, Cooper Tire Shop, 1200 East 12th Street, Oakland, CA

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

Alameda County Environmental Health

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

I. AGENCY INFORMATION

Date: April 6, 2006

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6791
Responsible Staff Person: Jerry Wickham	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Cooper Tire Shop		
Site Facility Address: 1200 East 12th Street, Oakland, CA 94606		
RB Case No.: 01-2458	Local Case No.:	LOP Case No.: RO0000389
URF Filing Date: 07/23/1996	SWEEPS No.: ---	APN: 020-0117-016-00

Responsible Parties	Addresses	Phone Numbers
Li Run X and Qui Feng Y c/o Lawrence Qui	1200 East 12th Street, Oakland, CA 94606	510-532-1880
Robert Baston	61 Skyway Lane, Oakland, CA 94619	925-283-4778

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	500 gallons	Gasoline	Removed	04/16/1999
2	500 gallons	Gasoline	Removed	04/16/1999
Piping			Removed	04/16/1999

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown. The western tank was rusted and pitted; the eastern tank had one hole on the top of the tank; no other holes were observed and the piping appeared to be in good condition.	
Site characterization complete? Yes	Date Approved By Oversight Agency: -----

Monitoring wells installed? Yes	Number: 1	Proper screened interval? Yes
Highest GW Depth Below Ground Surface: 10	Lowest Depth: 12	Flow Direction: Assumed to southwest
Most Sensitive Current Use: Potential drinking water source		

Summary of Production Wells in Vicinity:

Based on well surveys conducted by Alameda County Public Works Agency and the California Department of Water Resources, no water supply wells are located within 2,000 feet of the site.

Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: Brooklyn Basin/Tidal Canal
Off-Site Beneficial Use Impacts (Addresses/Locations): None	
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	2 – 500 gallon tanks	Transported to Erickson, Inc. in Richmond, CA for disposal	07/23/1996
Piping	Not reported	Transported to Erickson, Inc. in Richmond, CA for disposal	07/23/1996
Free Product	None	--	--
Soil	26.6 tons	Transported to Vasco Road Landfill in Livermore, CA for disposal	08/16/1996
Groundwater	None	--	--

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP
(Please see Attachments 1 through 5 for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	760	760	6,700	6,700
TPH (Diesel)	NA	NA	200	200
Oil and Grease	NA	NA	NA	NA
Benzene	0.02	0.02	470	470
Toluene	0.022	0.022	9.5	9.5
Ethylbenzene	4	4	160	160
Xylenes	9.1	9.1	130	130
Lead	23(1)	23(1)	NA	NA
MTBE	NA	NA	1.2(2)	1.2(2)
Other (8240/8270)	NA	NA	NA	NA

(1) Total lead; no other metal analyses conducted.
(2) 1.2 ppb MTVE; <0.5 ppb TAME, ETBE, DIPE, TBA, EDB, and EDC in groundwater.
(3) No analyses by EPA Methods 8240 or 8270.

Site History and Description of Corrective Actions:

The site is a commercial property with a two-story brick building occupying nearly the entire property. The building is currently occupied by Quality Auto Service, an automotive repair facility. The site was previously occupied by a gasoline service station and auto parts store from 1927 to the mid-1960's. The site was used by a tire and automotive supply company, and truck and forklift maintenance facility from the mid-1960's to the late 1980s. In 1996, two 500-gallon gasoline underground storage tanks (USTs) were removed from the sidewalk along 12th Avenue. Confirmation soil samples collected beneath the USTs indicated elevated concentrations of total petroleum hydrocarbons (TPH) as gasoline beneath the western end of Tank 2. Further over-excavation was performed to remove 26.6 tons of contaminated soil from the tank pit. A composite soil sample collected following over-excavation contained TPHg at a concentration of 210 milligrams per kilogram (mg/kg). Confirmation soil samples were collected at a depth of approximately 8 to 9 feet below ground surface.

In September 1999, soil and groundwater samples were collected from two soil borings (SB-1 and SB-2). No significant concentrations of fuel hydrocarbons were detected in the soil samples but TPHg and benzene were detected in the groundwater at concentrations up to 6,700 and 470 micrograms per liter (µg/L), respectively. On May 13, 2004, one monitoring well was installed immediately southwest (downgradient) of the former tank pit. The monitoring well was sampled four times between May 21, 2004 and January 18, 2006. The concentration of TPHg detected in groundwater samples from the monitoring well has ranged from <50 to 540 µg/L and benzene concentrations have ranged from <0.5 to 6.7 µg/L. Methyl tert-butyl ether (MTBE) was detected at a concentration of 1.2 µg/L. No other fuel oxygenates or lead scavengers have been detected in groundwater at the site.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? ---		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? ---		
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: None.		
Should corrective action be reviewed if land use changes? No		
Was a deed restriction or deed notification filed? No		Date Recorded: --
Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 1
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: --		

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:

TPH as gasoline and benzene were detected in two grab groundwater samples collected south of the former tank pit at concentrations up to 6,700 and 470 µg/L, respectively. The maximum concentrations of TPHg and benzene detected in the monitoring well immediately southwest of the former tank pit have been significantly lower, up to 540 and 6.7 µg/L, respectively. Based on the age of the release, excavation of contaminated soil in the former tank pit, limited extent of groundwater contamination, and generally low concentrations of fuel hydrocarbons detected in groundwater samples collected from the monitoring well directly southwest (downgradient) of the former tank pit, the residual levels of TPHg in groundwater do not appear to pose a threat to water resources in the area and are not likely to pose a risk due to indoor air vapor intrusion. Dissolved fuel hydrocarbon concentrations are expected to decrease over time.

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 based upon the information available in our files to date. No further investigation or cleanup is necessary. ACEH staff recommend case closure for this site.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Jerry Wickham	Title: Hazardous Materials Specialist
Signature: Jerry Wickham	Date: 04/06/2006
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature:	Date: 04/06/06

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

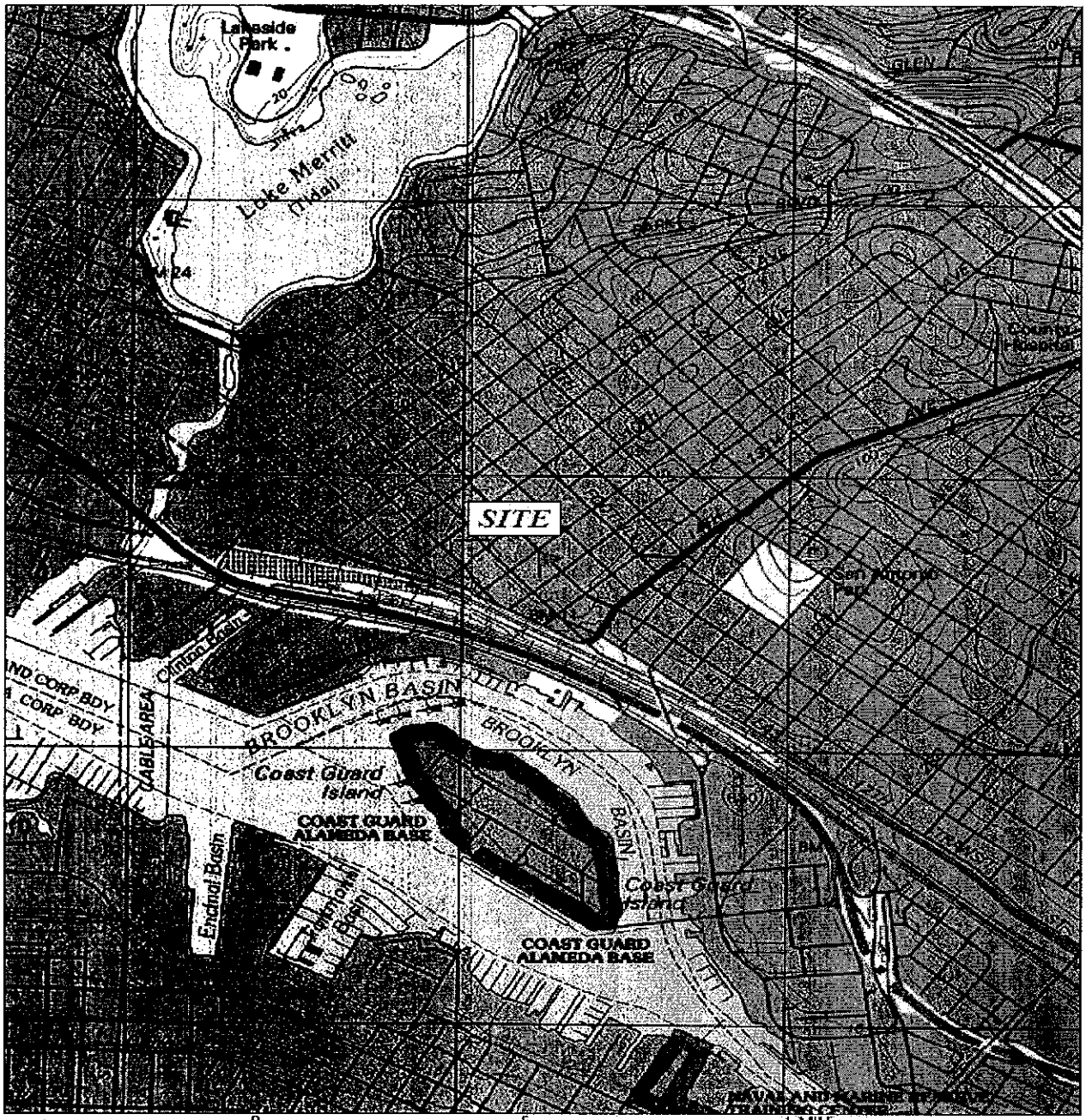
Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB: 4/6/06
Signature: Cherie McCaulou	Date: 4/13/06

VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: 04/14/06	Date of Well Decommissioning Report: 08/25/06	
All Monitoring Wells Decommissioned: (Yes) No	Number Decommissioned: 1	Number Retained: Ø
Reason Wells Retained: N/A		
Additional requirements for submittal of groundwater data from retained wells: N/A		
ACEH Concurrence - Signature: Jerry Wickham		Date: 10/18/06

Attachments:
1. Site Location Map
2. Site Plan
3. Groundwater Analyticals Figure and Groundwater Elevation Data Table
4. Soil and Groundwater Analytical Data Tables
5. Boring Logs

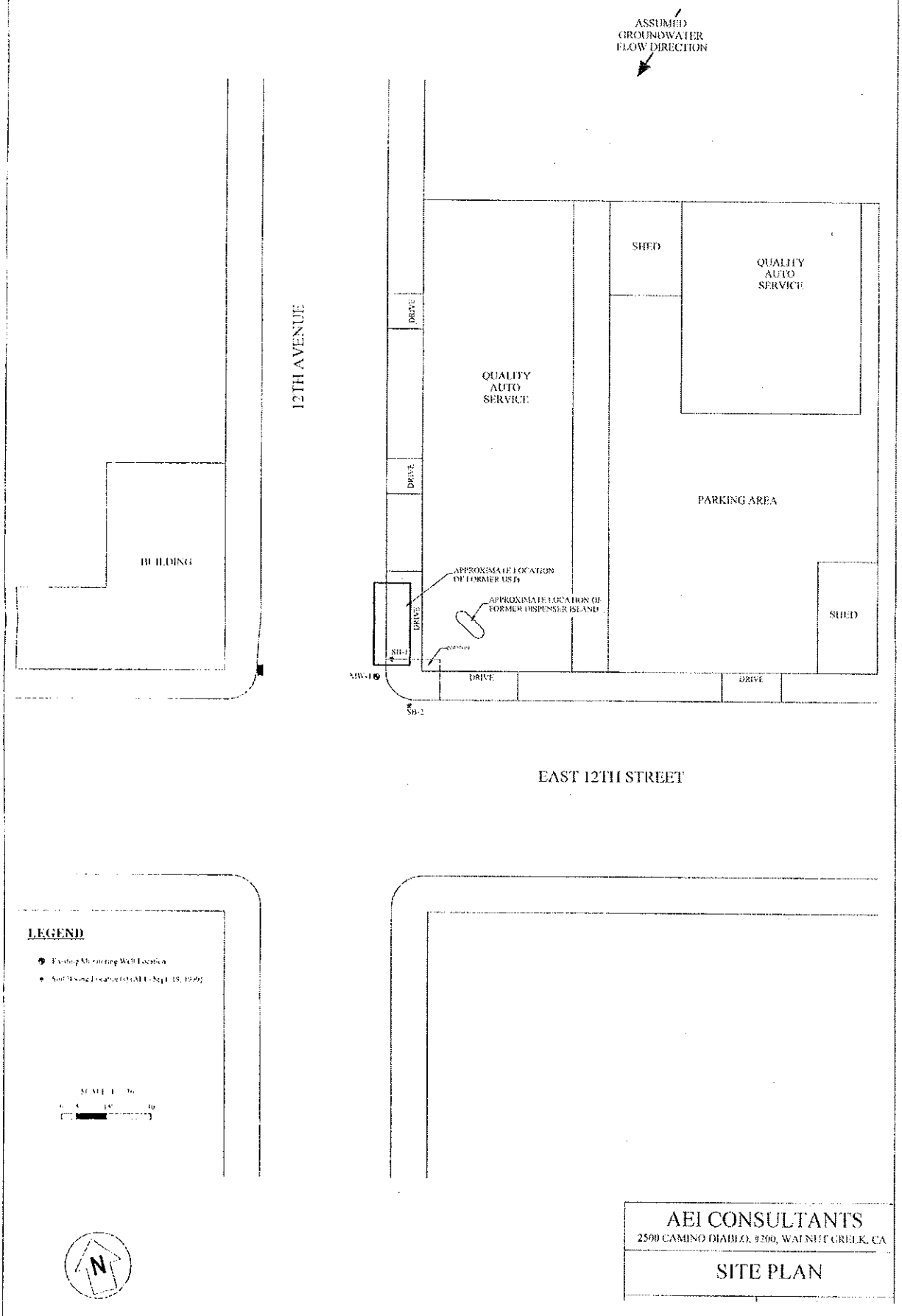
This document and the related CASE CLOSURE LETTER & REMEDIAL ACTION COMPLETION CERTIFICATE shall be retained by the lead agency as part of the official site file.



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

AEI CONSULTANTS 2500 CAMINO DIABLO, SUITE #200, WALNUT CREEK, CA	
SITE LOCATION MAP	
1200 EAST 12TH STREET OAKLAND, CALIFORNIA	**FIGURE 1** PROJECT NO. 110583

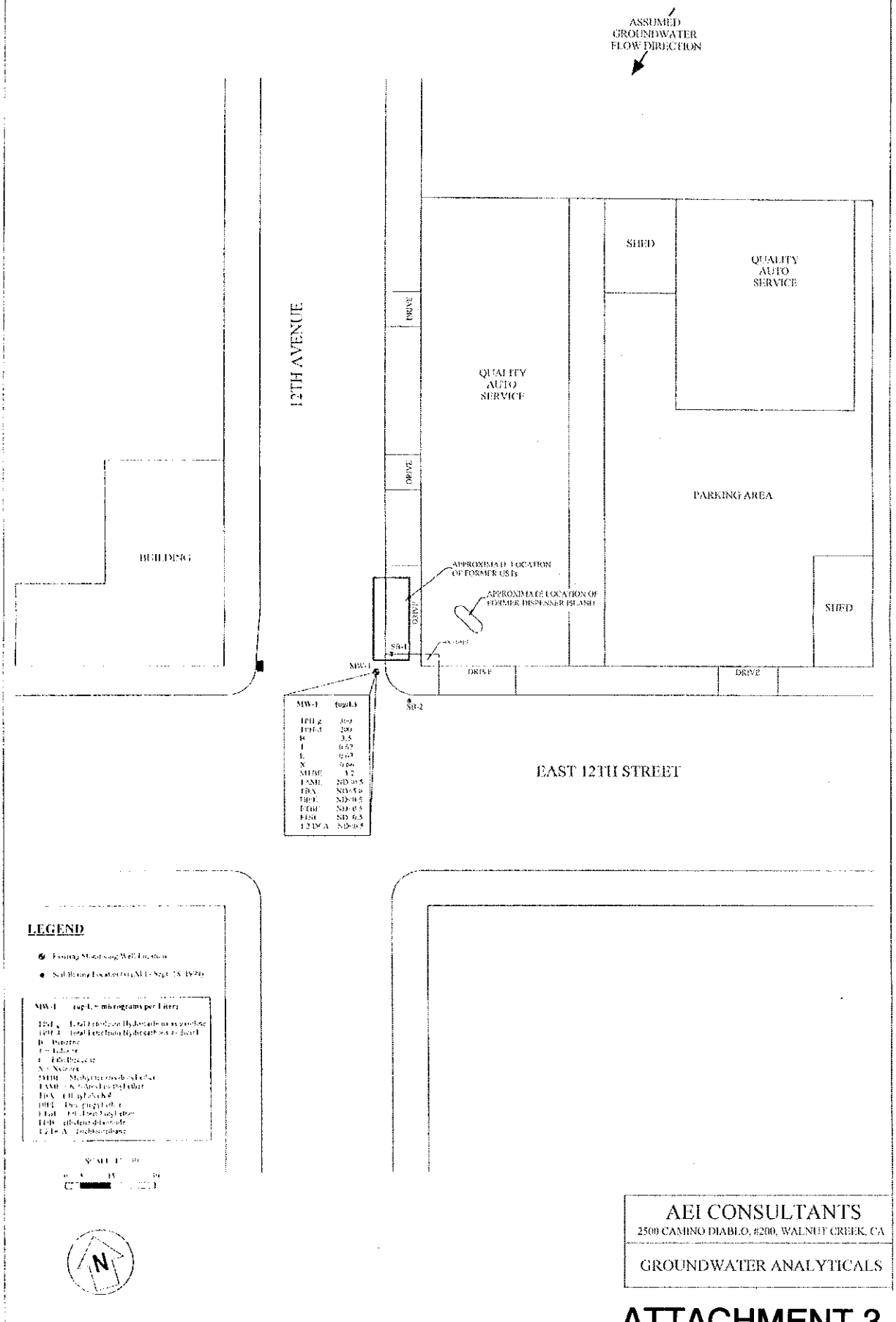
ATTACHMENT 1



AEI CONSULTANTS
2500 CAMINO DIABLO, #200, WALNUT CREEK, CA

SITE PLAN

ATTACHMENT 2



AEI CONSULTANTS
2500 CAMINO DIABLO, #200, WALNUT CREEK, CA

GROUNDWATER ANALYTICALS

ATTACHMENT 3

Table 1: Groundwater Elevation Data

Quality Auto Service
200 East 12th Street, Oakland, CA

Well ID	Screen Interval (ft bgs)	Date	Depth to Water (ft toc)	Change in feet from previous episode
MW-1	10-20	05/21/04	11.51	-
		08/20/04	11.54	-0.03
		10/21/05	**11.42**	**0.12**

Note:
ft bgs = feet below ground surface
ft toc = feet from the top of the well casing

Table 1:
Soil Sample Analytical Results

Sample ID	TPH as gasoline mg/kg	MTBE mg/kg	Benzene mg/kg	Toluene mg/kg	Ethylbenzen mg/kg	Xylenes mg/kg
SB-1 14'	ND	ND	ND	ND	ND	ND
SB-2 14'	2.2	ND	0.13	ND	0.07	0.021
MDL	1.0	0.05	0.005	0.005	0.005	0.005

Table 2:
Groundwater Sample Analytical Results

Sample ID	TPH as gasoline µg/L	MTBE µg/L	Benzene µg/L	Toluene µg/L	Ethylbenzen µg/L	Xylenes µg/L
SB-1 W	6,700	ND	26	6.1	22	130
SB-2 W	3,900	ND	470	9.5	160	57
MDL	50.0	5	0.5	0.5	0.5	0.5

MDL = Method Detection Limit
ND = Not dectected above Method Detection Limit
mg/kg = milligrams per kilogram
µg/kg = micrograms per kilogram

ATTACHMENT 4

Sample	Date	TPHG	Benzene	Toluene	Ethyl-benzene	Xylenes	Lead[1]
S-1	7/23/96	760	ND<0.2	0.59	4.0	9.1	17
S-2	7/23/96	23	0.020	0.022	0.12	0.067	15
S-3	7/23/96	ND	ND	ND	ND	ND	8.5
P1,2,3[2]	7/23/96	8.6	0.007	0.015	0.021	0.061	23
RL[3]	---------	1.0	0.005	0.005	0.005	0.005	3.0

TABLE 1. RESULTS OF SOIL SAMPLE ANALYSIS (ppm) FOR 1200 EAST 12th STREET, OAKLAND

[1] TOTAL LEAD

[2] 3 TO 1 COMPOSITE SAMPLE

[3] REPORTING LIMIT

TABLE 2: GROUNDWATER SAMPLE ANALTICAL DATA

Quality Auto Serivce

1200 East 12th Street, Oakland, California

Well ID	Date Sampled	TPH-d (ug/L)	TPH-g (µg/L)	MTBE (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzne (µg/L)	Xylenes (µg/L)	MTBE (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	TAME (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	EDB (ug/L)	EDC (ug/L)
		EPA Method SW8021B 8015Cm							*EPA Method SW8260B*										
SB-1 W	09/18/99	-	6,700	ND	26	6.1	22	130	-	-	-	-	-	-	-	-	-	-	-
SB-2 W	09/18/99	-	3,900	ND	470	9.5	160	57	-	-	-	-	-	-	-	-	-	-	-
MW - 1	05/21/04	-	ND<50	ND<5.0	3.7	1.7	0.9	2.3	-	-	-	-	-	-	-	-	-	-	-
	08/20/04	-	540	ND<5.0	6.7	1.5	ND<0.5	1.9	-	-	-	-	-	-	-	-	-	-	-
	10/21/05	-	87	ND<5.0	ND<0.5	ND<0.5	1.2	1.2	-	-	-	-	-	-	-	-	-	-	-
	01/18/06	**200**	**300**	**ND<5.0**	**2.9**	**ND<0.5**	**ND<0.5**	**ND<0.5**	**1.2**	**3.5**	**0.67**	**0.67**	**0.66**	**ND<0.5**	**ND<5.0**	**ND<0.5**	**ND<0.5**	**ND<0.5**	**ND<0.5**
MDL			*50*	*5*	*0.5*	*0.5*	*0.5*	*0.5*	*0.5*	*0.5*	*0.5*	*0.5*	*0.5*	*0.5*	*5*	*0.5*	*0.5*	*0.5*	*0.5*

NOTES:

Non-detectable concentrations are indicated with a les than sign (<) followed by the laboratory reporting limit

TPH-g = total petroleum hydrocarbons as gasoline

TPH-d = total petroleum hydrocarbons as diesel

MTBE = methyl tertiary-butyl ether

TAME = tert-Amyl methyl ether

TBA = t-Butyl alcohol

DIPE = Diisopropyl ether

ETBE = Ethyl tert-butyl ether

EDB = Ethylene dibromide (1,2 Dibromoethane)

EDC = Ethylene dichloride (1,2 Dichloroethane)

µg/L = micrograms per liter or parts per billion (ppb)

- = sample not analyzed

MRL = method reporting limit

MDL = method detection limit

*Please refer to Appendix B: Laboratory Analytical Data for more detailed lab information, including dilution factors and reporting limits

Project: Quality Auto Service
Project Location: 1200 East 12th Street
Project Number: 8279

Log of Boring MW-1

Sheet 1 of 1

Date(s) Drilled **May 13, 2003**	Logged By **JKR**	Checked By **RFF**
Drilling Method **Hollow Stem Auger**	Drill Bit Size/Type **8 1/4"**	Total Depth of Borehole **24 feet bgs**
Drill Rig Type **CME 75**	Drilling Contractor **HEW**	Approximate Surface Elevation **40**
Groundwater Level and Date Measured **Not Measured**	Sampling Method(s) **California**	Hammer Data **140 lb, 30" drop**
Borehole Backfill **Well Completion**	Permit:	

Elevation, feet	Depth, feet	Sample Type	Sample Number	Sampling Resistance, blows/foot	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	Well Log	REMARKS AND OTHER TESTS
40	0				AC		Asphalt/Fill			0-6 ft bgs - Cement Grout
39					CL		Clay, cohesive, light olive brown - 2.5 Y 5/4			6-8 ft bgs - Bentonite
	5		MW-1 15'		CL		Silty Clay, low plasticity, hydrocarbon odor noted, Gley 1 5/10 GY	~15		Screen interval: 10 ft to 20 ft bgs 8-20 ft bgs - #2/12 Sand Hydrocarbon Odor
34	10		MW-1 10'		CL		Silty Clay, minor sand, moist, light olive brown - 2.5 Y 5/3	~170		Hydrocarbon Odor
29	15		MW-1 15'					~10		
24	20		MW-1 20'		CL		Silty Clay, with minor sand, stiff, dry, Gley 4/5 G	< 1		
19			MW-1 25'					<1		
	25						Bottom of Boring at 24 feet bgs			
14										
	30									
9										

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\CHARACTERIZATION&8279 WI (Quality Auto) Oakland - JR\MW-1.bgs [AEI well 2.tpl]

ATTACHMENT 5

Project No: 3406

Sheet: 1 of 1

Project Name: Baston

Client: Baston

Location: 1200 East 12th Street, Oakland

Log of Borehole: SB-1

Depth (ft)	Depth (m)	Soil Symbol	Subsurface Description	Sample Data: Sample Label	Sample Data: Type	Sample Data: Blow Counts/	Sample Data: Recovery	Well Data	Remarks
0	0		Ground Surface						
0	0		***CLAY*** Dark yellowish orange 10YR6/6 silty clay						Continuous sampling
4	1		Fine sand present changes to more brown	SB-1 4'	SS		100		
8	2		***Clay*** Light olive gray silty clay; organics present	SB-1 8'	SS		100		
12	3		***Gravel*** Poorly sorted gravel up 1/2"	SB-1 12'	SS		25		Hydrocarbon odor present
13	4		***Clay*** Greenish gray clay with medium stiffness 5GY6/1; strong odor present	SB-1 14'	SS		100	▼	
15	5		***Clay*** Wet silty clay with fine sand present						
16	5		End of Borehole						
20	6								

Drill Date 9/17/99

Drill Method: Direct Push

Total Depth: 16'

Depth to Water: 14'

Reviewed by: CL

Logged by: JP

AEI Consultants
901 Moraga Road, Suite C
Lafayette, CA 94549
(800) 801-3224

Project No: 3406

Sheet: 1 of 1

Project Name: Baston

Client: Baston

Location: 1200 East 12th Street, Oakland

Log of Borehole: SB-2

Depth (ft / m)	Soil Symbol	Subsurface Description	Sample Data: Sample Label	Type	Blow Counts/	Recovery	Well Data	Remarks
0 / 0		Ground Surface						
0		***CLAY*** Grayish green silty clay; odor present						Hand auger
1								
2								Continuous sampling
3 / 1								
4			SB-2 4'	SS		25		Hydrocarbon odor present
5								
6								
7 / 2		***Clay*** Grayish green clay						
8			SB-2 8'	SS		100		
9								
10 / 3								
11								
12		***Clay*** Green silty clay	SB-2 12'	SS		100		
13 / 4								
14			SB-2 14'	SS		75	▼	
15		***Clay*** Greenish gray silty sandy clay; very fine grained						
16 / 5		End of Borehole						
17								
18								
19								
20 / 6								

Drill Date 9/17/99

Drill Method: Direct Push

Total Depth: 16'

Depth to Water: 14'

Reviewed by: CL

Logged by: JP

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