

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0526

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID # 4181

July 12, 1993

Mr. Rich Hiatt
SFRWQCB
2101 Webster St., Suite 400
Oakland CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Re: Site Summary for 1212 47th Ave., Oakland CA, Cohn Warehouse

Dear Rich:

This site is one that I believe is marginal. Further investigation may not be warranted. I would like to describe the details of the underground tank removal for your opinion.

A 500 gallon leaded gasoline tank located under the sidewalk along 47th Ave. was removed by Decon Environmental Services on June 2, 1992. Jennifer Eberle, from our office, witnessed the removal activities. Prior to removal, the tank was cleaned with pressurized steam and the rinsate recycled at Gibson Oil and Refinery Co.

During the tank removal, a water line was broken which caused water to fill the pit to a depth of approximately 2-3 feet. It is not anticipated that groundwater would be expected to appear within the tankpit depth of 9 feet. The tank upon inspection had one obvious hole on the bottom seam and water which may have entered from the pit escaped from the tank as it was being removed. With this observation it was assumed that the soil had been impacted. Further overexcavation was done around the sidewalls of the pit. Discolored soil was removed and four sidewall samples taken at approximately 6 feet depth. The stockpiled soils were segregated into what was believed to be "hot" and "cold" piles and discrete samples to be composited later were taken from these piles. Soil samples were analyzed for TPHg, BTEX and total lead. Another soil sample was taken under the dispenser and the short piping run was removed.

The results of the soil samples were:

All four sidewall and the sample under the dispenser found non-detectable concentrations of gasoline and BTEX concentrations. The stockpile soils found 4 and 24 ppm TPHg and 95 ppb benzene in the highest soil sample. Lead was found with the highest concentration of 22 ppm.

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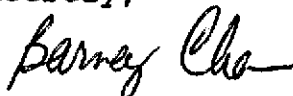
Because water was in the pit, a water sample was taken for analysis. On June 16, 1993, two weeks after the tank pull, I went to the site and witnessed the sampling of the water from within the pit. This sample contained non-detectable concentrations of gasoline and BTEX. Though groundwater is not thought to occur at the depth of the tank, the water didn't subside within two weeks, at least indicating relatively impermeable soils.

Therefore, it appears that there are conflicting results and observations. All analytical results indicate that there was no or very minimal release of gasoline. The sidewall samples, the sample from under the dispenser, stockpiles samples and the water sample indicate no contamination. On the other hand, there appeared to be contaminated soils and slight fuel odor was noticed at the time of the removal. In addition, an obvious hole was noticed at the end seam of the tank. It is unfortunate that because of the broken water line, no soil sample from under the tank was taken.

The hole noticed in the tank could have been accelerated by the steam pressure wash and by the removal of the tank and any material which may have been plugging the hole. The "contaminated" soil observed and later removed did not contain elevated levels of gasoline and BTEX, however the appearance of discolored soil doesn't necessarily indicate contamination.

Please call me when you've had a chance to review this letter and we can discuss any further requirements you think appropriate.

Sincerely,



Barney Chan
ACHCSA-LOP

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