

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510) 567-6700

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 198 - 2032 E. 12th Street, Oakland, CA 94606

December 22, 1995

Pastor Cho
East Bay Korean Baptist Church
2000 E. 12th Street
Oakland, CA 94606

Dear Mr. Cho:

This letter confirms the completion of site investigation and remedial action for the four former underground storage tanks (2-4,000, 1-100, and 1-6,000 gallon tanks) removed from the above site on May 9, 1989. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations. Please contact Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,

Jun Makishima, Interim Director

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Mike Harper, SWRCB (with attachment)
files (arcc01.3)

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: October 23, 1995

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Eva Chu Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Former Stanley Wong ARCO
Site facility address: 2032 E. 12th Street, Oakland 94606
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 198
URF filing date: 9/15/89 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
East Bay Korean Baptist Church Attn. Pastor Cho	2000 E. 12th St, Oakland	94606

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	4,000	Gasoline	Removed	5/9/89
2	4,000	Gasoline	Removed	5/9/89
3	6,000	Gasoline	Removed	5/9/89
4	100	Waste Oil	Removed	5/9/89

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
Site characterization complete? YES
Date approved by oversight agency: 5/31/95
Monitoring Wells installed? Yes Number: 3
Proper screened interval? No, 7 to 26.5' bgs
Highest GW depth below ground surface: 2.69' Lowest depth: 5.04' in MW-2
Flow direction: Southwesterly
Most sensitive current use: Commercial
Are drinking water wells affected? No Aquifer name: Unknown
Is surface water affected? No Nearest affected SW name: NA
Off-site beneficial use impacts (addresses/locations): None

Report(s) on file? YES Where is report(s) filed? Alameda County
1131 Harbor Bay Pkwy
Alameda, CA 94502

22-2 RB 6-ACHSS

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ENVIRONMENTAL
PROTECTION

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment or Disposal w/destination)</u>	<u>Date</u>
Tank Piping Free Product Soil Groundwater Barrels	4 USTs >100 cy used as road base material in Sacramento	H & H Shipping in San Francisco	5/9/89

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After	Before ³	After
TPH (Gas)	2,700	280 ²	6,000	ND
TPH (Diesel)				
Benzene	.904	ND	110	ND
Toluene	ND	ND	8.7	ND
Ethylbenzene	.505	ND	ND	ND
Xylenes	606	ND	1,500	ND
Oil & Grease	5,200	400	ND	ND
Heavy metals				
Other TCA	.0016			

NOTE: 1 Sample collected from waste oil excavation pit
 2 From sample W-3-5, at the location of USTs removed 20 years ago
 3 Grab water collected on May 9, 1989

Comments (Depth of Remediation, etc.):

See Section VII, Additional Comments, etc...

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**
 Site management requirements: **None**

Should corrective action be reviewed if land use changes? **YES**
 Monitoring wells Decommissioned: **0, pending site closure**
 Number Decommissioned: **0** Number Retained: **3**
 List enforcement actions taken: **None**
 List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature:  Date: 11/1/95

Reviewed by

Name: Juliet Shin Title: Sr. Haz Mat Specialist

Signature:  Date: 10/31/95

Name: Thomas Peacock Title: Sup. Haz Mat Specialist

Signature:  Date: 10-30-95

VI. RWQCB NOTIFICATION

Date Submitted to RB: 11/2/95 RB Response: 

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature:  Date: 11/6/95

VII. ADDITIONAL COMMENTS, DATA, ETC.

Three gasoline USTs in one common pit, and one waste oil UST, in another pit were removed in May 9, 1989. Four sidewall samples were collected from the gasoline pit. The east wall detected 1,800 ppm TPH-G, 8 ppm xylenes and 490 ppm TOG. Benzene, ethyl-benzene, and toluene were not detected. A soil sample from the north wall of the waste oil pit detected 5,200 ppm TOG, 450 ppm TPH-G, and 6.1 ppm xylenes. Grab groundwater samples detected up to 6,000 ppb TPH-G and 110 ppb benzene.

On July 18, 1989 six soil samples were collected from three locations around former USTs which were removed approximately 20 years ago (1969?). It appears soil was collected at approximately 5 and 10' depths, and analyzed for TPH-G only. Up to 280 ppm was detected in sample W-3-5 at 5' depth. The soil sample from 10' depth did not detect TPH-G.

The station was subsequently demolished and the waste oil pit overexcavated. On December 13, 1989 three soil samples were collected from the waste oil pit, and one soil sampled from near the former fuel islands. 2,700 ppm TPH, 213 ppm TOG, and 1.6 ppb TCA were detected in the waste oil excavation. The fuel island samples detected 50 ppm TPH-G and 2.7 ppm xylenes.

The waste oil excavation was left opened until March 1990 when the pit and pump islands were re-sampled for TPH-G and BTEX. Soil samples 1-4 were from the area of the waste oil pit at approximately 3' depth. A grab groundwater sample was also collected from this pit. Soil samples 5-6 were

from the fuel island area. Laboratory analytical results of soil and water samples did not detect contaminants sought. The waste oil and former dispenser islands were backfilled to grade with clean fill material. See Fig 1.

In May 1991 three monitoring wells were installed. First encountered groundwater was at approximately 9 to 9.5' bgs. The wells were screened from 7 to 26.5' bgs. In addition, four soil borings (TH1 thru TH4) were advanced around the former waste oil pit. Soil samples were collected 6" above the water table from each boring. Up to 400 ppm TOG was detected from around the waste oil pit. Soil from well MW-3, downgradient from the former gasoline pit detected 30 ppm TOG, but did not detect TPH-G or BTEX. See Fig 2.

In December 1994 four additional hand augered borings (TH-5, 6, 7, and 8) were advanced to a depth of 6 to 7' to delineate the extent of TOG around the former waste oil excavation. A maximum of 29 ppm TOG was detected. The extent of TOG contamination appears limited in extent. See Fig 2.

Groundwater was sampled in June 1991, April 1992 and November 1994 without detecting TPH-G or BTEX above MCLs. TPH-D and TOG was also analyzed in the November 1994 sampling event. None was detected. See Table 1. Although groundwater has been 2 to 4 feet above the screened intervals of the wells, any significant contamination should still have been detected.

Most of the source of hydrocarbons have been removed. Residual contaminants in soil does not appear to have impacted groundwater quality beneath the site. Continued groundwater sampling is not warranted.

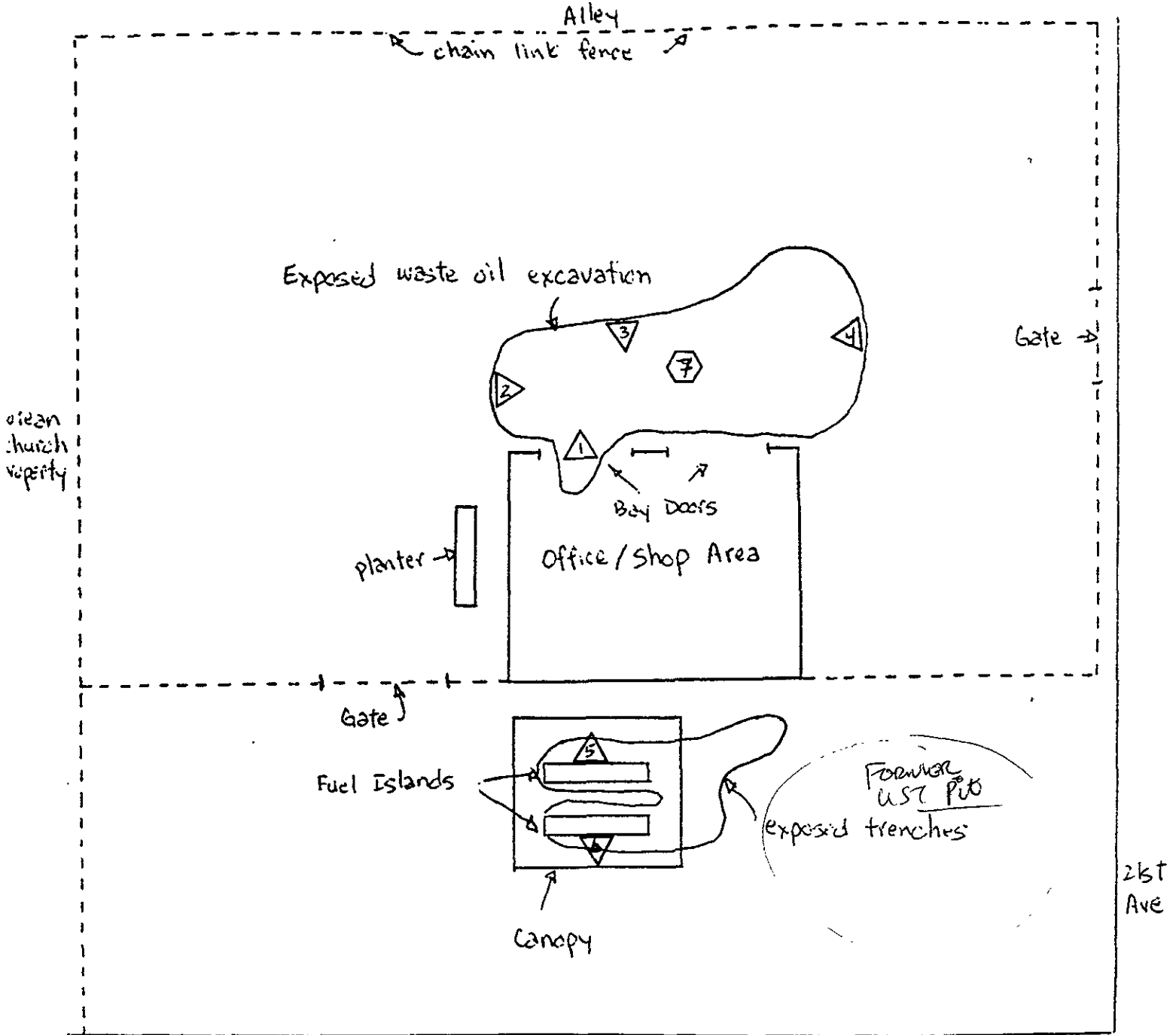
702/386-8700
Nevada

Mobile Labs Inc.

805/328-0799
California

302 E. Charleston Blvd., Ste. 212
Las Vegas, NV 89104

4400 Isla Verde, Ste. 5
Bakersfield, Ca. 93301



Facility Map
Wang's Area
2032 E. 12th St.
Oakland, Ca

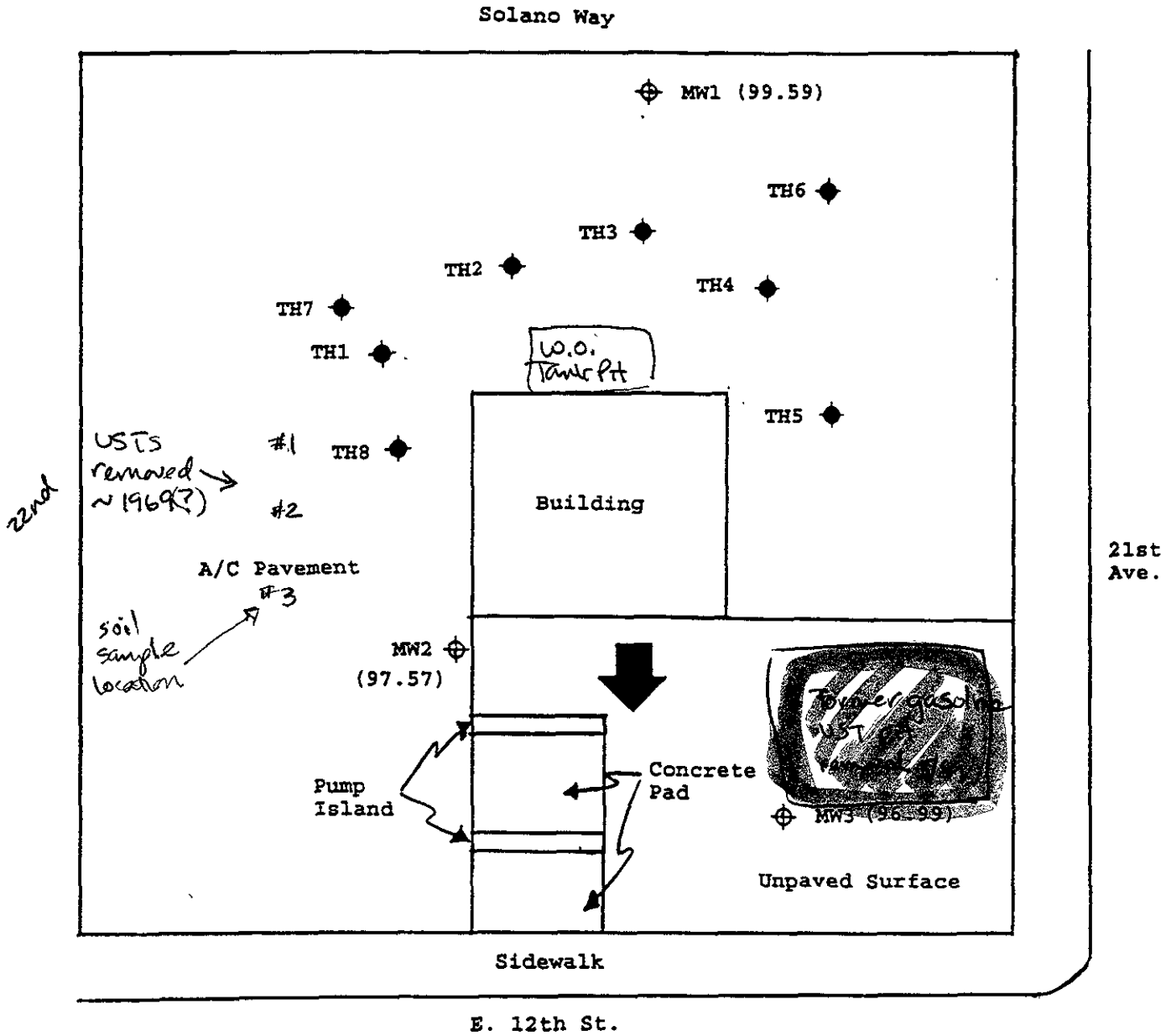
FIG 1

Certified Full Service On-Site Analytical Laboratories

Scale 1" = 20'
△ = soil sample location
⬡ = water sample location
3/1/70

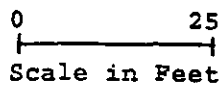
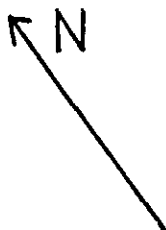
P & D ENVIRONMENTAL

4020 Panama Court
 Oakland, CA 94611
 Telephone (510) 658-6916



LEGEND

- ⊕ Groundwater Monitoring Well
- ◆ Soil Boring Location
- () Groundwater Surface Elevation on November 28, 1994
- ➡ Groundwater Flow Direction



Base Map From
 P&D Environmental
 December, 1994

Figure 2
SITE PLAN
 East Bay Korean Baptist Church
 2032 E. 12th St.
 Oakland, CA

TABLE 4
GROUNDWATER SAMPLE
LABORATORY ANALYTICAL RESULTS

Sample Location	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Xylenes
Samples Collected on November 28, 1994						
MW1+	ND	ND	ND	ND	ND	ND
MW2+	ND	ND	ND	ND	ND	ND
MW3+	ND	ND	ND	ND	ND	ND
Samples Collected on April 16, 1992						
MW1++	NA	ND	ND	ND	ND	ND
MW2++	NA	ND	ND	ND	ND	ND
MW3++	NA	ND	ND	ND	ND	ND
Samples Collected on June 6, 1991						
MW1++	NA	ND	ND	0.00096	ND	ND
MW2++	NA	ND	0.00063	ND	ND	ND
MW3++	NA	ND	0.00074	ND	ND	ND

NOTES:

TPH-D = Total Petroleum Hydrocarbons as Diesel.
 TPH-G = Total Petroleum Hydrocarbons as Gasoline.
 ND = Not Detected.
 NA = Not Analyzed.
 + = Total Oil and Grease not detected.
 ++ = Total Oil and Grease not analyzed.
 Results are in parts per million (ppm), unless otherwise specified.

WELL CONSTRUCTION		TPH (mg/kg)	BLO CON (ppm)	DEPT (ft)	U.S.C DEPT	SOIL DESCRIPTION
						Asphalt from 0-6"
2" PVC Blank	Next Cement					
	Bedstone log		NO	3 5 5	5	0L Organic Clays, "Bay Mills", minor silt, dark blue-gray, very moist, high plasticity, no stain, no odor
2" PVC Blank		NO	NO	3 6 8	7 8	0L Same as Above, minor fine sand wet Top of water 9' 6"
2" PVC Blank	2 1/2" Consolidated Testing				10	0L Organic Clay, Fat Clay trace silt, brown, saturated, high plasticity, no stain, no odor
0.010" Standard PVC					15	0L Same as Above
					20	0L Same as Above
					25	0L Same as Above.
					27	TO 27'

Geologist: ESE-Mark Magarac, R.G.

Wong's ARCO, Oakland, CA

Project Number: EB-8004-1

5/2/91

Driller: Consolidated Testing

LOG of BORING

MW-2

PLATE

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