

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 4611 - 1142 Sunnyhills Road, Oakland, CA
(1-550 gallon home heating oil tank removed in August 11,
1993)

May 6, 1997

Mr. Mark Dunn
Mason McDuffie
1901 Olympic Blvd, Suite 101
Walnut Creek, CA 94596

Dear Mr. Dunn:

This letter confirms the completion of site investigation and remedial 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 tanks 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, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Section 2721(e) of the California Code of Regulations.

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

Sincerely,

Mee Ling Tung, Director

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment-case closure summary)
Cheryl Gordon, UST Cleanup Fund
files-ec (dunn.2)

07-1840

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: April 1, 1997

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: P H H Home Equity
Site facility address: 1142 Sunnyhills Rd, Oakland, CA 94610
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4611
URF filing date: 8/25/93 SWEEPS No: N/A

Responsible Parties: Addresses: Phone Numbers:

Mark Dunn 1901 Olympic Blvd, #101
Mason McDuffie Walnut Creek, CA 94596 510/279-0550

Tank No: Size in gal.: Contents: Closed in-place or removed?: Date:

1 500 Home Heating Oil Removed 8/11/93

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Leaking UST
Site characterization complete? YES
Date approved by oversight agency: 3/7/97
Monitoring Wells installed? No Number: 0
Proper screened interval? NA
Highest GW depth below ground surface: Lowest depth: Unknown
Flow direction: Unknown
Most sensitive current use: Residential
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 known

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

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> (include units)	<u>Action (Treatment</u> <u>or Disposal w/destination)</u>	<u>Date</u>
Tank	1 UST	Disposed at Schnitzer Steel, Oakland	8/16/93
Soil	20 cy	Disposed bt Keller Canyon L.F., Pittsburg	4/2/94
Rinsate	~96 gal.	pumped by North Valley Oil, Co. Unknown final destination	8/11/93

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After	Before	After

TPH (Diesel)	11,000			
Benzene		ND		
Toluene		ND		
Ethylbenzene		ND		
Xylenes		0.019		

Other

NOTE: 1 soil sample collected from pit bottom and sidewalls on 8/11/93

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?

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?

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: **NA**


Number Decommissioned: Number Retained: **NA**

List enforcement actions taken: **NOV issued 3/6/96 and 1/15/97**

List enforcement actions rescinded: **Above, in compliance 2/6/97**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature:  Date: 4/1/97

Reviewed by

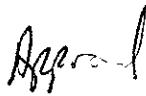
Name: Jennifer Eberle Title: Haz Mat Specialist

Signature:  Date: 3-13-97

Name: Thomas Peacock Title: Supervisor

Signature:  Date: 4-1-97

VI. RWQCB NOTIFICATION

Date Submitted to RB: 4/1/97 RB Response: 

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature:  Date: 4/21/97

VII. ADDITIONAL COMMENTS, DATA, ETC.

A 500 gallon home heating oil UST was located in a patio area, ~10' from the house and 8' from the garage. The UST was removed from the subject residence on August 11, 1993. Several through-holes along the bottom and sides of the tank were noted. Soil beneath the tank was stained and had an obvious hydrocarbon odor. Fractured bedrock was also noted in the pit.

Soil samples were collected from the pit bottom (S-1) and from the sidewalls (VS-E, VS-N, and VS-S) at ~7' bgs and analyzed for TPHd and BTEX. Detectable TPHd concentrations ranged from 87 ppm to 11,000 ppm. Trace levels of xylenes (0.019 ppm) but no BTE were identified. (See Fig 1, Table 1)

Further excavation could not be conducted without shoring, otherwise the structural integrity of the house would be jeopardized. Recent guidance from the San Francisco Bay RWQCB specified that "overexcavation of contaminated soil be limited to soil which is visibly contaminated to the extent that manmade structures and/or personal safety are not compromised." Therefore, the removal of residual contaminated soil is not warranted. Because home heating oil is relatively immobile, its potential impact to groundwater is minimized. And, residual fuel oil in soil should not pose a risk to human health because chemicals of concern (eg. benzene) have not been identified in affected soil at ~7' bgs.



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

Table 1

August 12, 1993

PEL # 9308051

TANK PROTECT ENGINEERING, INC.

Attn: Jeff

Re: One soil sample for BTEX and Diesel analyses.

*pit bottom
7'*

Project name: 1142 Sunnyhills Rd., - Oakland, CA.

Project number: 282

Date sampled: Aug 11, 1993

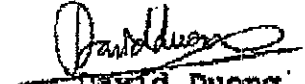
Date submitted: Aug 12, 1993

Date extracted: Aug 12, 1993

Date analyzed: Aug 12, 1993

RESULTS:

SAMPLE I.D.	Diesel	Benzene	Toluene	Ethyl Benzene	Total Xylenes
	(mg/Kg)	(ug/Kg)	(ug/Kg)	(ug/Kg)	(ug/Kg)
S-1	11000	N.D.	N.D.	N.D.	9.0
Blank	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	94.6%	80.9%	84.1%	82.8%	91.5%
Detection limit	100	5.0	5.0	5.0	5.0
Method of Analysis	3550 / 8015	8020	8020	8020	8020


 David Duong
 Laboratory Director



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

335 P24 AUG 13 53 00-13

August 12, 1993

cont. Table 1

PEL # 9308049

TANK PROTECT ENGINEERING, INC.

Attn: Jeff

Re: Three soil samples for BTEX and Diesel analyses.

sidewalls


Project name: 1142 Sunnyhills Rd., - Oakland
Project number: 282

Date sampled: Aug 11, 1993
Date extracted: Aug 12, 1993

Date submitted: Aug 12, 1993
Date analyzed: Aug 12, 1993

RESULTS:

SAMPLE I.D.	Diesel	Benzene	Toluene	Ethyl	Total
	(mg/Kg)	(ug/Kg)	(ug/Kg)	Benzene	Xylenes
VS-E	87	N.D.	N.D.	N.D.	N.D.
VS-N	8800	N.D.	N.D.	N.D.	19
VS-S	3800	N.D.	N.D.	N.D.	9.2
Blank	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	94.6%	80.9%	84.1%	82.8%	91.5%
Duplicate Spiked Recovery	93.1%	88.5%	90.4%	91.7%	98.0%
Detection limit	1.0	5.0	5.0	5.0	5.0
Method of Analysis	3550 / 8015	8020	8020	8020	8020


David Duong
Laboratory Director