



March 18, 1996
STID 3694

REMEDIAL ACTION COMPLETION CERTIFICATION

Mike Hart
2525 Mandela Pkwy
Oakland CA 94607-1726

Bert Kantor
1085 University Ave.
Berkeley CA 94710

RE: Former Kantor Warehouse, 2525 Cypress St., Oakland CA 94607-1726

Dear Mr. Hart and Mr. Kantor,

This letter confirms the completion of site investigation and remedial action for the 1,000-gallon gasoline underground storage tank at the above referenced site. Based on the available information 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 at this time.** Please be aware that this does not free present or future landowners or operators from cleanup responsibilities in the event that new information indicates a pollutant problem on the site or originating from the site.

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. If a change in land use is proposed, the owner must promptly notify this agency.

If you have any questions regarding this letter, please contact Jennifer Eberle at (510) 567-6700, ext. 6761.

Very truly yours,

Jun Makishima, Interim Director

cc: Acting Chief, Environmental Protection Division
Kevin Graves, RWQCB
Mike Harper, SWRCB (with attachment)
Aqua Science Engineers, 2411 Old Crow Canyon Rd., #4, San Ramon CA 94583
Jennifer Eberle

01-0849

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: December 13, 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: Kantor Warehouse
Site facility address: 2525 Mandela Pkwy, Oakland 94607-1726
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3694
URF filing date: 7/10/89 SWEEPS No: N/A

Responsible Parties: Addresses: Phone Numbers:

- 1. Bert Kantor 1085 University Ave, Berkeley 94710
- 2. Michael Hart 2525 Mandela Pkwy, Oakland 94607-1726

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	1,000	Gasoline	Removed	6/16/89

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
Site characterization complete? YES
Date approved by oversight agency: 11/20/95
Monitoring Wells installed? Yes Number: 3
Proper screened interval? Yes, 5 to 24' bg in MW-1
Highest GW depth below ground surface: 11.4 Lowest depth: 13.03' in MW-1
Flow direction: South, and once to NW, with very flat gradient
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

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> <u>(include units)</u>	<u>Action (Treatment</u> <u>or Disposal w/destination)</u>	<u>Date</u>
Tank	1 UST	Disposed by Erickson, Richmond	6/16/89
Soil	35 cy	Unknown, no disposal documents found.	

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
TPH (Gas)	32		ND	ND
Benzene	0.69	0.69	ND	0.5 ¹
Toluene	ND	ND	ND	2 ¹
Ethylbenzene	0.89	0.89	ND	0.8 ¹
Xylenes (total)	1.9	1.0	ND	4 ¹
Oil & Grease				ND
Heavy metals Total Pb				ND
Other VOCs				ND

NOTE: 1 From well MW-1, located closest to former UST.

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? **Undetermined**
 Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **Undetermined**
 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: **None, 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: [Signature] Date: 12/14/95

Reviewed by

Name: Jennifer Eberle Title: Haz Mat Specialist

Signature: [Signature] Date: 12-14-95

Name: Barney Chan Title: Haz Mat Specialist

Signature: [Signature] Date: 12-14-95

VI. RWQCB NOTIFICATION

Date Submitted to RB: 12/14/95

RB Response: Approved

RWQCB Staff Name: Kevin Graves

Title: AWRCE

Signature: [Signature]

Date: 12/28/95

VII. ADDITIONAL COMMENTS, DATA, ETC.

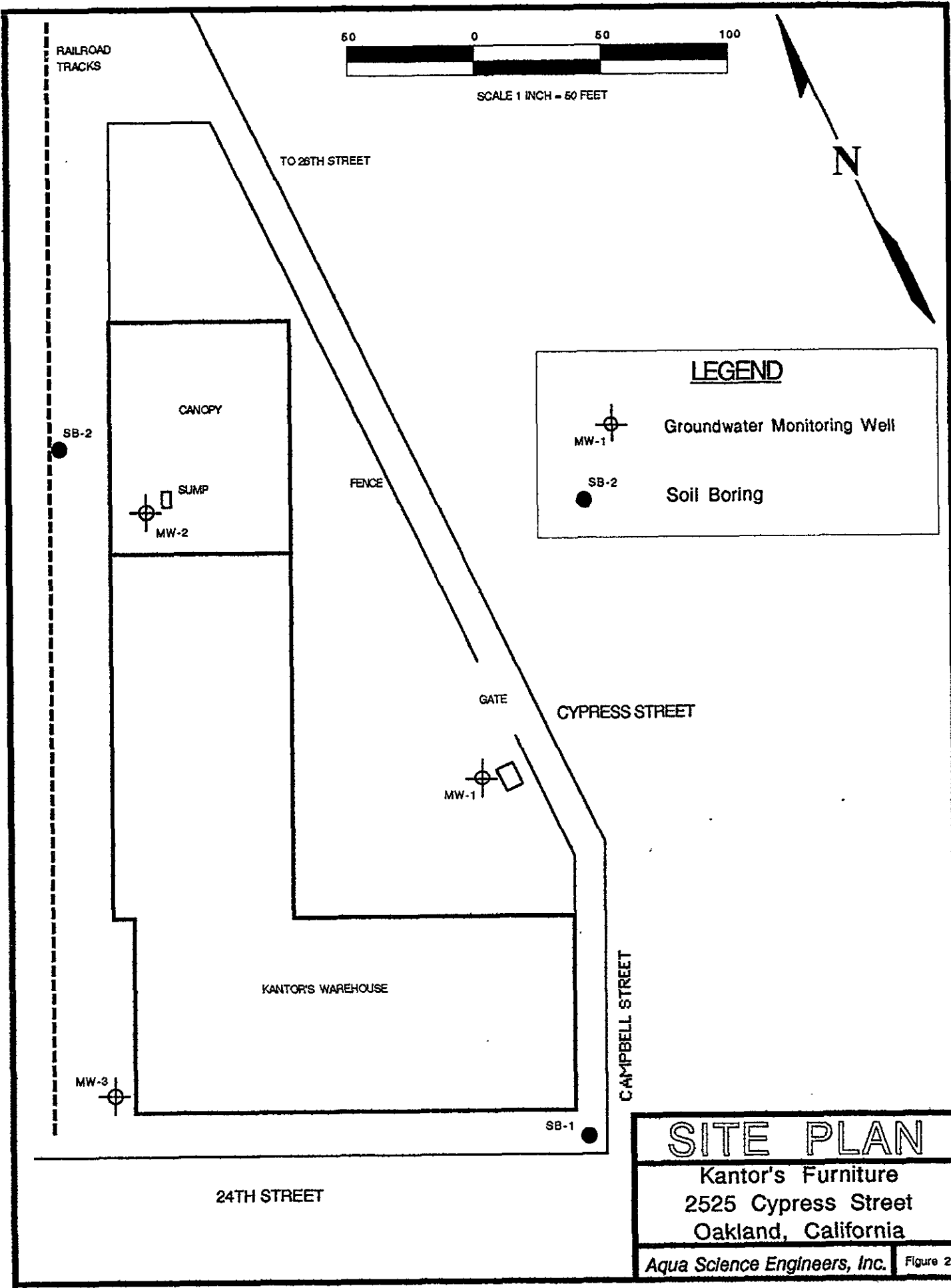
A 1,000 gallon UST, formerly used to store gasoline, was removed from the site on June 16, 1989. Strong hydrocarbon odor emanated from the tank pit. Approximately 35 cy of fill and contaminated soil were removed, resulting in a pit of approximately 9 x 17 x 7' deep. Four sidewall samples (1S, 3W, 4N, and 5E) at approximately 5' bgs and one pit bottom soil sample (2B) were collected and analyzed for TPH-G, and BTEX. Maximum concentrations were detected from the bottom sample, with 32 ppm TPH-G, and 0.69, ND, 0.89, and 1.0 ppm BTEX, respectively.

A total of three monitoring wells (MW-1, 2, and 3) and two soil borings (SB-1, SB-2) were emplaced at the site on September 16, 1992. Well MW-1 is just west of the former UST pit, and well MW-2 just west of the former sump. Soil sample from SB-1, at approximately 5.5' bgs, had a chemical product odor. Analysis exhibited 0.470 ppm 1,1-Dichloroethene, 250 ppm TRH, 1.3 ppm m & p-xylenes, and .610 o-xylenes. At 7.5' bgs, soil exhibited .0024 ppm 1,1-DCE, and ND for other VOCs. Soil from SB-1 and MW-3 at 5' bgs exhibited lead at levels >10x STLC (55.8 and 85.8 ppm, respectively). Boring MW-3 also detected Cr >10x STLC (61 ppm). The VOC source and elevated metal concentrations detected in MW-3 and SB-1 is unknown, as these borings are not near the former UST or sump. Both of these borings, however, are near 24th Street, thus, possibly near the sanitary sewer or storm drain systems, which may be the source of the VOCs.

Groundwater has been sampled for four quarters (9/92, 4/95, 7/95, and 10/95), detecting only trace levels of TPH-G and BTEX. VOCs and total lead were not detected. It appears the UST removal and soil excavation removed most of the hydrocarbon impacted soil. Groundwater quality does not appear to be significantly impacted by the former fuel release at this site. Continued groundwater monitoring is not warranted.

Approximately 35 cy of native and backfilled material was stored on plastic in one foot lift for aeration. A 4 into 1 composite sample collected on 6/21/95 detected 43 ppb xylenes. TPH-G and BTE were not detected. The consultant and RP does not have documentation of, or know of it's final disposal.

kantor.1



LEGEND



Groundwater Monitoring Well



Soil Boring

SITE PLAN

Kantor's Furniture
 2525 Cypress Street
 Oakland, California

TABLE 1
Summary of Chemical Analysis of SOIL Samples
TPH gasoline, BTEX, and Total Recoverable Hydrocarbons

Sample I.D.	TPH Gasoline (ppm)	Benzene (ppb)	Toluene (ppb)	Ethyl Benzene (ppb)	Total Xylenes (ppb)	Total Recoverable Hydrocarbons (ppm)
MW1-5'	1.0 ✓	7.4 ✓	19	13	63	N.D.
MW1-8'	---	---	---	---	---	N.D.
MW2-5'	---	---	---	---	---	N.D.
MW2-10'	N.D.	---	---	---	---	N.D.
MW3-5'	N.D.	---	---	---	---	54 ✓
MW3-10'	---	---	---	---	---	N.D.
SB1-5'	---	---	---	---	---	250 ✓
SB1-7.5'	N.D.	---	---	---	---	N.D.
SB2-5'	---	---	---	---	---	N.D.
SB2-9.5'	N.D.	---	---	---	---	N.D.
EPA METHOD	5030/ 8015	8020	8020	8020	8020	418.1 ✓

ND Non Detectable at analytical method limits
 ppm parts per million
 ppb parts per billion
 --- not analyzed

TABLE 2
Summary of Chemical Analysis of SOIL Samples
EPA Methods 8010 and 8020

CONSTITUENT	SB1-7.5' (ppb)	SB1-5' (ppb)	
1,1-DICHLOROETHENE	2.4 ✓	470 ✓	ND
TOLUENE	---	200 ✓	↓
ETHYLBENZENE	---	150 ✓	
M&P XYLENES	---	1300 ✓	
O-XYLENE	---	610 ✓	
EPA METHOD	8010 ✓	8240 ✓	8240

MW-2 at 10'
MW-3 at 5'
SB-2 at 9.5'

*All other constituents tested for as part of these methods were found to be N.D.
 See Appendix X for copies of sample results.

ND Non Detectable at analytical method limits
 ppb parts per billion
 --- not analyzed

TABLE 3
Summary of Chemical Analysis of SOIL Samples
EPA Method 6010
(Title 22/CAM 17 Metals)

<u>METAL</u>	<u>SB1-5'</u>	<u>SB2-9.5'</u>	<u>MW2-10'</u>	<u>MW3-5'</u>
Arsenic*	3.03	4.21	3.07	0.86
Barium	54.80	24.4	13.7	260
Beryllium	0.18	0.35	0.36	0.67
^ Cadmium	ND<0.08	ND<0.08	ND<0.08	ND<0.08
Cobalt	6.50	9.20	5.40	15.90
~ Chromium	15.30	46.30	35.90	61.00 5
Copper	21.4	17.00	13.3	40.00
Molybdenum	ND<0.12	ND<0.12	ND<0.12	ND<0.12
- Nickel	16.30	46.70	35.60	87.00 20
~ Lead	55.80	10.30	6.35	85.80
Antimony	ND<0.38	ND<0.38	ND<0.38	ND<0.38
Selenium**	ND<0.10	0.28	0.11	0.11
Thallium	28.00	ND<1.10	3.22	8.40
Vanadium	13.80	33.20	32.90	40.30
~ Zinc	104.00	44.40	35.70	159.00 250
Mercury***	ND<0.02	0.05	0.023	0.055
Silver****	ND<0.38	ND<0.38	ND<0.38	ND<0.38

* Arsenic by Hydride, Flame AA Method 7061
 ** Selenium by Hydride, Flame AA Method 7741
 *** Mercury by Cold Vapor, Flame AA Method 7471
 **** Preparation Method 3005
 ND Non Detectable

laboratory (CSDHS #1172) in Pleasant Hill, California under chain-of-custody.

The well purge water was placed in 55-gallon steel 17H drums, labeled, and left on site for temporary storage.

The groundwater samples from all three wells were analyzed for total petroleum hydrocarbons as gasoline (TPH-G) by EPA Method 8015/5030, and benzene, toluene, ethylbenzene and total xylenes (BTEX) by EPA Method 8020. The analytical results for this and previous sampling periods are presented below in Table Two, and the certified laboratory report and chain-of-custody form are included as Appendix A.

TABLE TWO
Summary of Analytical Results of WATER Samples
All results are in parts per billion

Sample Id.	TPH Gasoline	Benzene	Toluene	Ethyl Benzene	Total Xylenes	All VOCs	Total Lead
MW-1							
09/19/92	<50	<0.5	<0.5	<0.5	<0.5	---	---
04/05/95	<50	<0.5	0.8	<0.5	<2	<0.5-2.0	---
07/25/95	<50	<0.5	1	<0.5	<2	---	---
10/12/95	<50	0.5	2	0.8	4	---	---
MW-2							
09/19/92	<50	<0.5	<0.5	<0.5	<0.5	---	---
04/05/95	<50	<0.5	<0.5	<0.5	<2	<0.5-2.0	---
07/25/95	<50	1	3	0.6	3	---	---
10/12/95	50	3	7	2	9	---	---
MW-3							
09/19/92	<50	<0.5	<0.5	<0.5	<0.5	---	---
04/05/95	<50	<0.5	0.6	<0.5	<2	<0.5-2.0	---
07/25/95	<50	3	5	0.9	5	---	<40
10/12/95	<50	0.8	3	0.6	3	---	---
EPA METHOD	5030/ 8015	8020	8020	8020	8020	8010	6010

SOIL BORING LOG AND MONITORING WELL CONSTRUCTION DETAILS

WELL NO. MW2

Project Name: Kantor Discount Furniture

Project Location: 2525 Cypress Street, Oakland

Page 1 of 1

Driller: WEST HAZMAT

Type of Rig: Mobil B-61

Type and Size of Auger: 7-3/4 O.D. Hollow
3-1/4 I.D. Stem

Logged By: WCL

Date Drilled: 09/16/92

Checked By: David M. Schultz, P.E.

WATER AND WELL DATA

Total Depth of Well Completed: 25.0'

Depth of Water First Encountered: ~ 12.5'

Well Screen Type and Diameter: 2" Diameter Schedule 40 PVC

Static Depth of Water in Well: 13.9' Below T.O.C.

Well Screen Slot Size: 0.020"

Total Depth of Boring: 25'

Type and Size of Soil Sampler: 2" I.D., Calif. Split-Spoon

