

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 3412 - 930 98th Ave, Oakland, CA

December 13, 1996

Mr. John Cranfield
Granny Goose
930 98th Ave
Oakland, CA 94603

Dear Mr. Cranfield:

This letter confirms the completion of site investigation and remedial action for the three former underground storage tanks (1-12K gallon diesel, 1-10K gallon and 1-5K gallon gasoline tank) removed from the above site on January 24, 1995. 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. Be advised, that the existing groundwater monitoring well, MW-1, should be properly decommissioned as soon as practical.

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 changes in land use, structural configuration, or site activities are proposed such that more conservative exposure scenarios should be evaluated, the owner must promptly notify this agency.

Please contact Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

J. Cranfield
re: Granny Goose, 930 98th Ave, Oakland
December 13, 1996

Very truly yours,


Mee Ling Tung, Director

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
Cheryl Gordon, UST Cleanup Fund
files (granny.6)

01-2180 *

ENVIRONMENTAL PROTECTION
96 NOV 15 PM 3:54

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: September 27, 1996

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: Granny Goose
Site facility address: 930 98th Ave, Oakland, CA 94603
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3412
URF filing date: 3/7/95 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Granny Goose Attn. John Cranfield	930 98th Ave Oakland, CA 94603	510/615-4510

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	12,000	Diesel	Removed	1/24/95
2	10,000	Gasoline	Removed	1/24/95
3	5,000	Gasoline	Removed	1/24/95

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**
Site characterization complete? **YES**
Date approved by oversight agency: **9/19/96**
Monitoring Wells installed? **Yes** Number: **1**
Proper screened interval? **Yes**
Highest GW depth below ground surface: **10.3'** Lowest depth: **11.0'**
Flow direction: **Presumed SW, based on regional GW flow direction**
Most sensitive current use: **Commercial/light industrial**
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 Piping	3 USTs	Erickson, in Richmond	1/24/95
Soil	~380 cy	Vasco Rd L.F., Livermore	6/25/95
Groundwater	400 gal.	Gibson Env., Redwood City	2/7/95

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>		
	<u>Before¹</u>	<u>After²</u>	<u>Before³</u>	<u>After</u>	
TPH (Gas)	38	ND	6,000	NT ⁴	200 ⁵
TPH (Diesel)	1,200	ND	NA	ND	
Benzene	0.016	ND	46	ND	ND
Toluene	0.021	0.016	50	ND	8
Ethylbenzene	0.040	0.008	75	ND	3
Xylenes	0.130	0.090	940	ND	45
Heavy metals	Total Pb	ND			ND
Other					

- NOTE:
- 1 soil sample collected at time of gasoline/diesel tank removal
 - 2 soil sample collected after overexcavation
 - 3 water sample GW-1 from gasoline pit at time of UST removal
 - 4 from well MW-1, downgradient of former diesel tank pit
 - 5 grab groundwater sample from gasoline pit after overexcavation

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: **1**
 List enforcement actions taken: **None**


List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

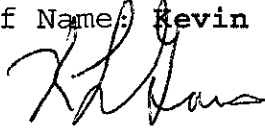
Name: **Eva Chu** Title: **Haz Mat Specialist**
Signature:  Date: **10/22/96**

Reviewed by

Name: **Amy Leech** Title: **Haz Mat Specialist**
Signature:  Date: **9/30/96**

Name: **Thomas Peacock** Title: **Supervisor**
Signature:  Date: **10-22-96**

VI. RWQCB NOTIFICATION

Date Submitted to RB: **10/25/96** RB Response: **Approved**
RWQCB Staff Name: **Kevin Graves** Title: **AWRCE**
Signature:  Date: **11/14/96**

VII. ADDITIONAL COMMENTS, DATA, ETC.

Three USTs were formerly located at the Granny Goose facility. Two gasoline USTs (1-10k, 1-5K gallon) were in a common pit located in the east portion of the facility, east of Medford Ave. The other UST, a 12K gallon diesel tank, was located in the west portion of the facility, west of Medford Ave. (See Figs 1 and 2)

The three USTs were removed on January 24, 1995. The tanks were tar-wrapped (mostly intact) and did not contain any observed through-holes. However, some soil staining and hydrocarbon odor were noticed in both excavations. Groundwater was observed in both pits at ~10' to 11' bgs.

After the gasoline tanks were removed four soil samples (G5000-14'W, G10000-15'-W, G5000-13.5'-E, and G10000-13.5'-E) were collected from native soil beneath the former tanks at ~13.5' to 15' bgs. The samples were analyzed for TPHg and BTEX. Low to non-detectable levels of hydrocarbons were identified. A grab groundwater sample GW-1, also collected from the gasoline pit, contained 6,000 ppb TPHg and 46 ppb benzene. (See Fig 3)

The gasoline pit was overexcavated in May 1995 to a depth of ~11' bgs. Confirmatory sidewall samples (N-1-11', N-2-11', S-1-11', and S-2-11') were collected 11' to 12' bgs. A hand-augured boring was advanced from the bottom of the excavation to a depth of 16' bgs to collect a groundwater sample (W-1). Analytical results identified low to non-detectable levels of hydrocarbons. Fuel release from the former gasoline USTs appeared to be

insignificant. (See Fig 3, Table 1)

Three soil samples were collected from native soil at ~12' bgs in the diesel pit and analyzed for TPHd, TPHg, and BTEX. Up to 1,200 ppm TPHd and low to non-detectable levels of TPHg and BTEX were identified. There was insufficient water in the diesel pit to collect a water sample. (See Fig 4)

In June 1995 the diesel pit was overexcavated to a depth of 12' bgs. Five confirmatory soil samples were collected from ~11' to 12' bgs and analyzed for TPHd. None was detected. (See Fig 5, Table 2)

A groundwater monitoring well was installed in the presumed downgradient direction, based on regional groundwater flow direction, and within 10' of the former diesel UST. A soil sample collected from the well boring at 11.5' bgs did not contain TPHd or BTEX. Groundwater has been sampled for two consecutive quarters (April and July 1996) without detecting TPHd or BTEX. (See Table 3). Continued monitoring is not warranted.

In summary, case closure is recommended because:

- o the leak and ongoing sources have been removed;
- o the site has been adequately characterized;
- o little or no groundwater impact currently exists;
- o no water wells, surface water, or other sensitive receptors are likely to be impacted; and,
- o the site presents no significant risk to human health or the environment based on ASTMs RBCA Tier 1 Look-up Table.

SAN LEANDRO, CALIF.

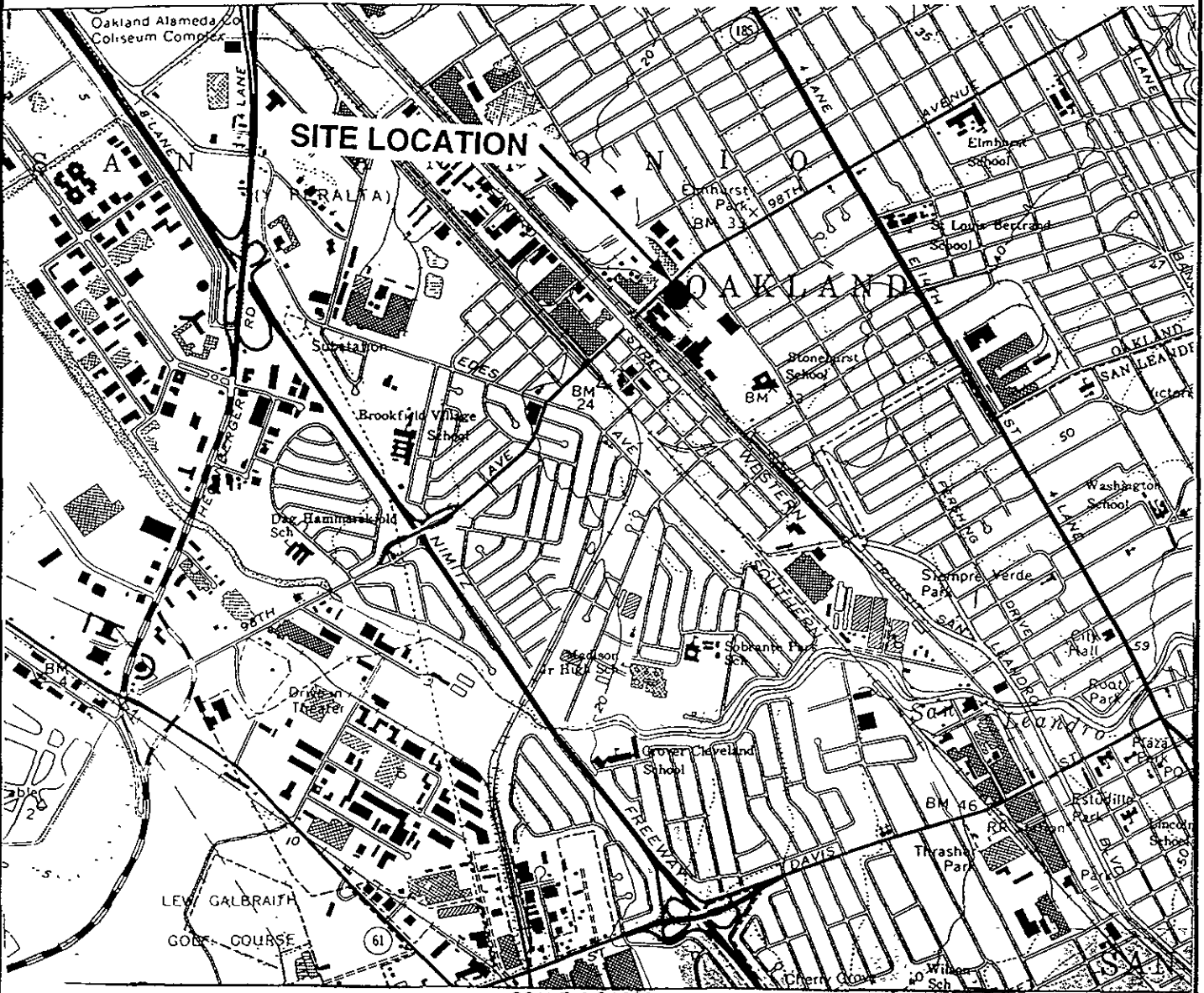
NW 4 HAYWARD 15 QUADRANGLE
N 37375 - W 122075 75

1959
PHOTOREVISED 1980
DMA 1559 II NW - SERIES V895

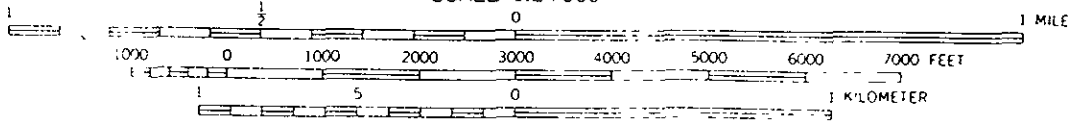


QUADRANGLE LOCATION

SAN LEANDRO QUADRANGLE
CALIFORNIA
7.5 MINUTE SERIES (TOPOGRAPHIC)

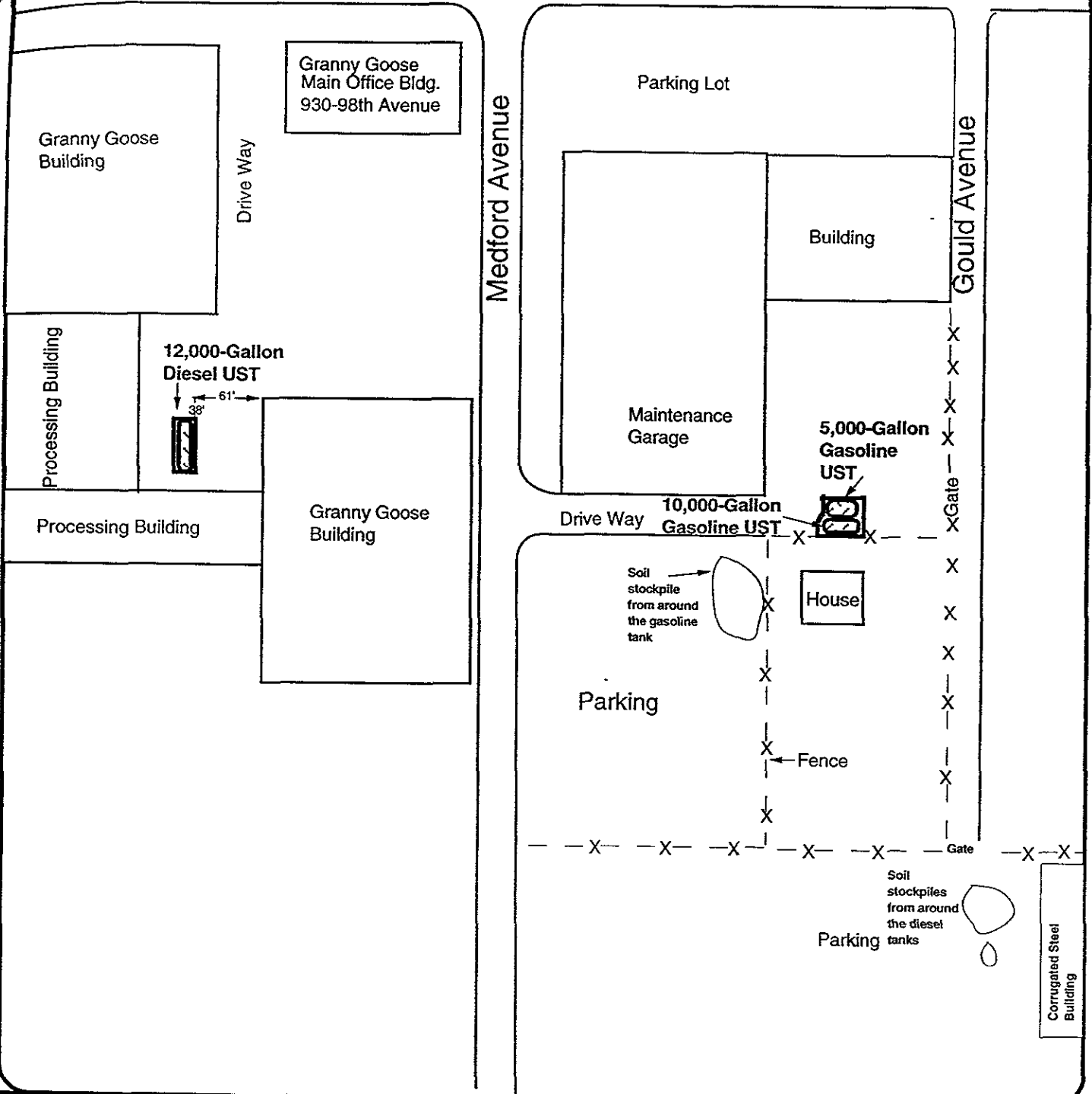


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Revisions	Date	Page	Site: GRANNY GOOSE 930 98TH AVENUE OAKLAND, CALIFORNIA	By: ACCUTTE ENVIRONMENTAL ENGINEERING 35 South Linden Avenue South San Francisco California 94080
1	6/23/95	1 of 1		
NORTH ↑			Figure 1 SITE LOCATION	930TOPO

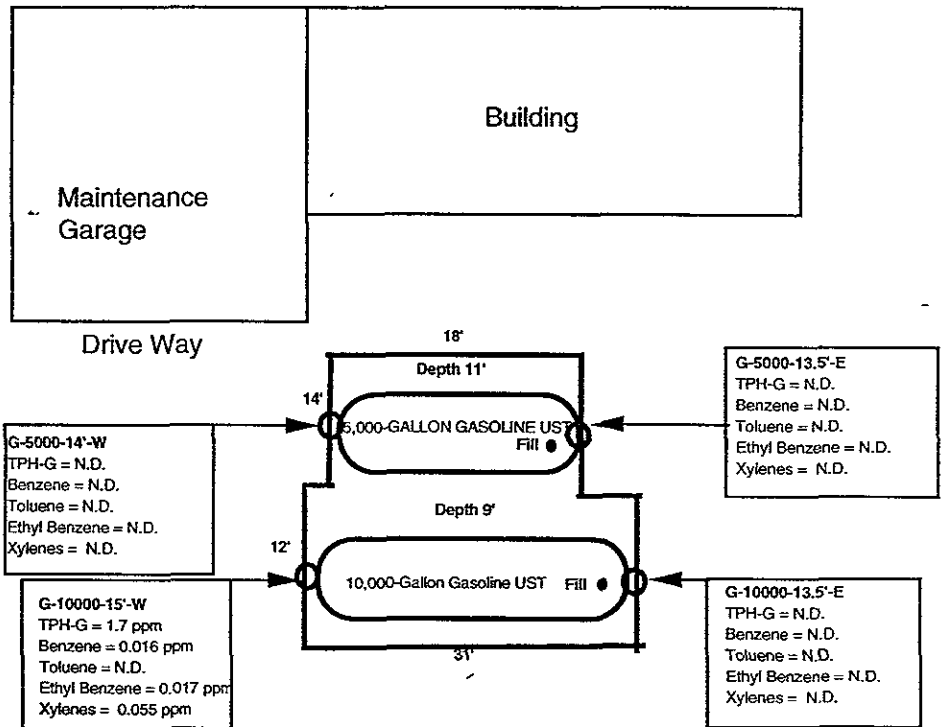
98th Avenue



Revisions	Date	Page	Site:	By:
	1/24/95	1	Granny Goose Company 930-98th Avenue Oakland, California	ACCUTITE ENVIRONMENTAL ENGINEERING 35 South Linden Avenue South San Francisco California 94080
1		of		
		1		
<p>NORTH</p>		<p>Scale Approximately 1" = 100'</p>		<p>Figure 2</p> <p>TANK REMOVAL</p> <p>93098THTR1</p>

98th Avenue

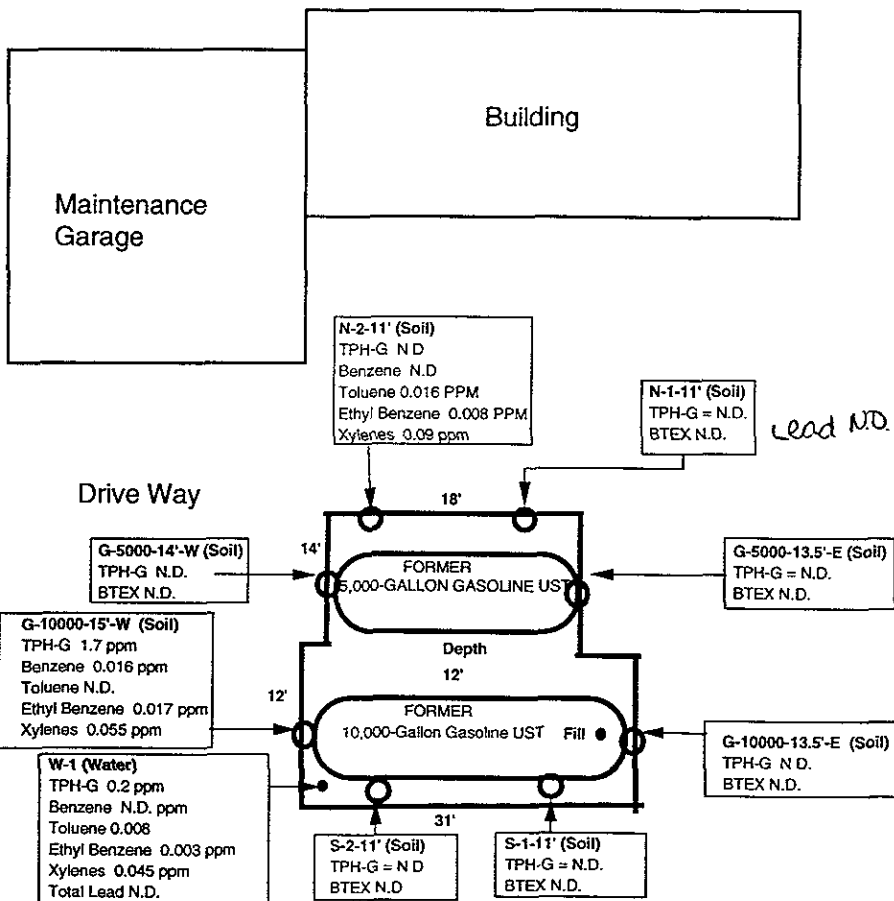
Medford Avenue



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	1/24/95	1		
1		of 1		
<p>NORTH</p>		Not To Scale Dimensions as Indicated	<p>Figure 3 TANK REMOVAL GASOLINE USTs</p> <p>93098thr3</p>	

98th Avenue

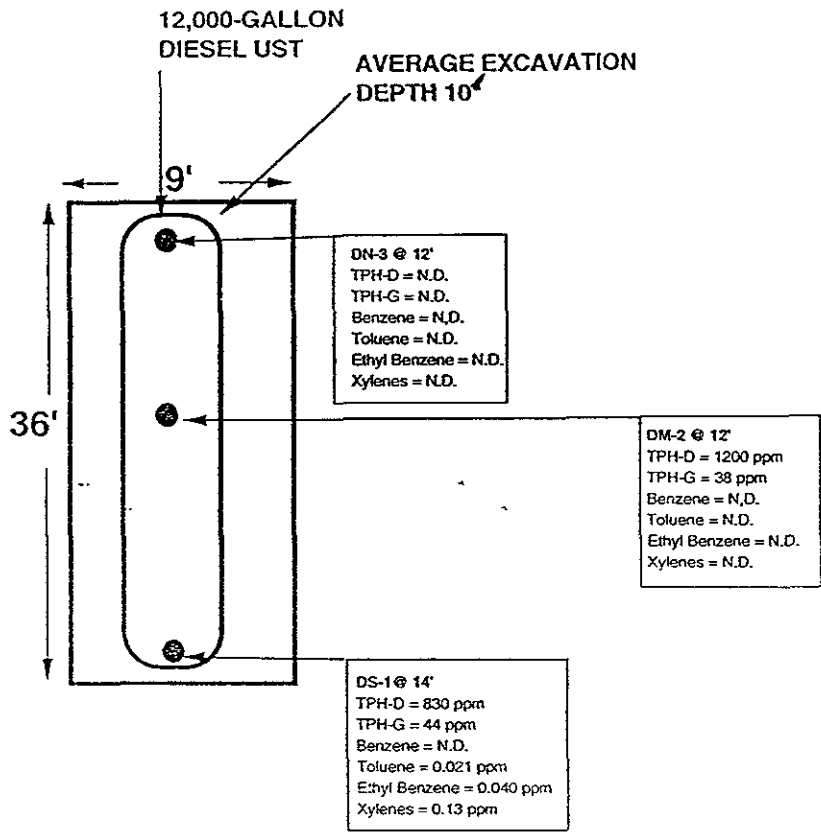
Medford Avenue



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	6/26/95	1		
1		of 1		
<p>NORTH</p> <p>↖</p> <p>Not To Scale Dimensions as Indicated</p>			<p>Figure 4</p> <p>LOCATION AND ANALYTICAL FINDINGS OF THE BACKGROUND SAMPLES (GASOLINE TANK EXCAVATION)</p> <p>93098GOVE</p>	

98TH Avenue

Medford Avenue



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	1/24/95	1		
1		of 1		
<p>NORTH</p>		<p>Not to Scale Dimensions are as indicated</p>	<p>Figure 5 TANK REMOVAL DIESEL UST</p>	<p>93098THTR2</p>

98th Avenue

Medford Avenue

Gould Avenue

Granny Goose Main Office Bldg.
930-98th Avenue

Granny Goose Building

Diesel Tank Excavation
After Over Excavation

sample Collected
after Tank Removal
on 2/24/95

DN-3-12'
TPH-D N.D.
TPH-G N.D.
BTEX N.D.

DEPTH
13'

E-2-11'
TPH-D N.D.

W-2-11'
TPH-D N.D.

W-1-11'
TPH-D N.D.

E-1-11'
TPH-D N.D.

S-1-10'
TPH-D N.D.

40'

18'

45'

Processing Building

Granny Goose Building

Processing Building

Parking Lot

Maintenance Garage

Building

5,000-Gallon
Gasoline
UST

10,000-Gallon
Gasoline UST

Soil stockpile
from around
the gasoline
tank

House

Parking

Fence

Soil stockpiles
from around
the diesel
tanks

Parking

Corrugated Steel
Building


Revisions	Date	Page	Site:	By:
1	6/26/95	1 of 1	Granny Goose Company 930-98th Avenue Oakland, California	ACCUTITE ENVIRONMENTAL ENGINEERING
<p>NORTH</p> 			<p>Figure 6</p> <p>LOCATION AND ANALYTICAL FINDINGS OF THE BACKGROUND SAMPLES (DIESEL TANK EXCAVATION)</p> <p>93098ANA</p>	<p>35 South Linden Avenue South San Francisco California 94080</p>
<p>Scale: Diesel Tank Excavation Dimensions as Indicated</p>				

Table 1- Summary of the Analytical Results from the Gasoline Tank Excavation and Stockpile

Sample ID	Date Collected	Sample Description	TPH-G ¹ ppm ²	Benzene ppm	Toluene pp.	Ethyl Benzene ppm	Xylenes ppm	Total Lead (Pb) ppm
N-1-11'	5/23/95	North wall at 11 to 12 feet below surface. See Figure 3	N.D. ³	N.D.	N.D.	N.D.	N.D.	N.D.
N-2-11'	5/23/95	North wall at 11 to 12 feet below surface. See Figure 3	N.D.	N.D.	0.016	0.008	0.090	N.A. ⁴
S-1-11'	5/23/95	South wall at 11 to 12 feet below surface. See Figure 3	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
S-2-11'	5/23/95	South wall at 11 to 12 feet below surface. See Figure 3	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
G-5000-14'-W	1/24/95	Sample collected after Tank removal. See attached tank closure report	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
G-10000-15'-W	1/24/95	Sample collected after Tank removal. See attached tank closure report	1.7	0.016	N.D.	0.017	0.055	N.A.
G-5000-13.5'-E	1/24/95	Sample collected after Tank removal. See attached tank closure report	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
G-10000-13.5'-E	1/24/95	Sample collected after Tank removal. See attached tank closure report	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
Comp-1,A,B,C,D	5/23/95	Soil Stockpile Sample	N.D.	N.D.	N.D.	N.D.	0.030	N.D.
Comp-2,A,B,C,D	5/23/95	Soil Stockpile Sample	N.D.	N.D.	N.D.	N.D.	N.D.	34
Comp-3,A,B,C,D	5/23/95	Soil Stockpile Sample	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
W-1	5/30/95	Grab Ground water sample collected from the bottom of the excavation	0.2	N.D.	0.008	0.003	0.045	N.D.

¹ TPH-G = Total Petroleum Hydrocarbons as Gasoline

² ppm = Parts per Million, mg/kg or mg/liter

³ N.D. = Non Detect or Lower than the Detection Limit

⁴ N.A. = Not analyzed for



Table 2-Summary of the Analytical Results of the Background Soil Samples Collected from the Diesel Tank Excavation and Stockpile Samples

Sample ID	Date Collected	Sample Description	TPH-D ¹ ppm ²	TPH-G ³ ppm	Benzene ppm	Toluene ppm	Ethyl-Benzene ppm	Xylenes ppm
DS-1	1/24/95	Soil Sample collected from the south wall after tank removal	830	44	N.D. ⁴	0.021	0.04	0.13
DM-2	1/24/95	Soil Sample collected from the middle after tank removal	1200	38	N.D.	N.D.	N.D.	N.D.
DN-3	1/24/95	Soil Sample collected from the north wall after tank removal	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
W-1-11'	6/2/95	Soil Sample Collected at 11 to 12 feet below surface on the west wall	N.D.	N.A. ⁵	N.A.	N.A.	N.A.	N.A.
W-2-11'	6/2/95	Another Soil Sample Collected at 11 to 12 feet below surface on the west wall	N.D.	N.A.	N.A.	N.A.	N.A.	N.A.
E-1-11'	6/2/95	Soil Sample Collected at 11 to 12 feet below surface on the east wall	N.D.	N.A.	N.A.	N.A.	N.A.	N.A.
E-2-11'	6/2/95	Another Soil Sample Collected at 11 to 12 feet below surface on the east wall	N.D.	N.A.	N.A.	N.A.	N.A.	N.A.
S-1-10'	6/2/95	Soil Sample Collected at 11 to 12 feet below surface on the south wall	N.D.	N.A.	N.A.	N.A.	N.A.	N.A.
COMP-1, A,B,C,D	6/2/95	Stockpile composite sample, used for soil profiling for disposal	110	5	N.D.	N.D.	N.D.	0.020
COMP-2, A,B,C,D	6/2/95	Stockpile composite sample, used for soil profiling for disposal	71	3	N.D.	N.D.	N.D.	N.D.
COMP-3, A,B,C,D	6/2/95	Stockpile composite sample, used for soil profiling for disposal	19	2	N.D.	N.D.	N.D.	0.023
COMP-4, A,B,C,D	6/2/95	Stockpile composite sample, used for soil profiling for disposal	8	2	N.D.	N.D.	N.D.	N.D.

- ¹ TPH-D = Total Petroleum Hydrocarbons as Diesel
- ² ppm = Parts per Million, mg/kg or mg/liter
- ³ TPH-G = Total Petroleum Hydrocarbons as Gasoline
- ⁴ N.D. = Non Detect or Lower than the Detection Limit
- ⁵ N.A. = Not analyzed for



1.0 INTRODUCTION

Granny Goose retained Accutite Environmental Engineering (Accutite) to conduct quarterly sampling and analysis of the ground water from one monitoring well at 930-98th Avenue in Oakland, California (Figure 1). This report presents the analytical findings from the third quarter of 1996 (the second sampling episode).

2.0 BACKGROUND

For background information about the tank removal and the monitoring well installation at this site please refer to Accutite's report titled "Installation of One Monitoring Well and Sampling and Analysis at 930-98th Avenue, Oakland, California", dated April 22, 1996.

3.0 SAMPLING AND ANALYSIS

On July 18, 1996, monitoring well MW-1 was purged with the use of a variable speed, non air-actuated hydrolift pump. This pump was connected to a high density polyethylene clean tubing and check valve. With the use of the well dedicated tubing, a minimum of three well volumes of water were removed prior to sampling, or until temperature, conductivity, and pH stabilized. Purged water was collected in a labeled drum onsite. The ground water sampling form is provided in Appendix A.

Ground water samples were obtained through the same well dedicated tubing, and were directly transferred into the sampling bottles. VOA laboratory cleaned glass vials were used for analysis of Benzene, Toluene, Ethyl Benzene and Xylenes (BTEX). Amber jars, for analysis of Total Petroleum Hydrocarbons as Diesel (TPH-D), were provided by North State Environmental Laboratory. Containers were labeled, placed on blue ice inside an ice chest, and transported under a chain of custody, within the same day, to North State Environmental Laboratory for analysis.

4.0 ANALYTICAL RESULTS

The collected samples were analyzed for the following contaminants:

- ◆ BTEX;
- ◆ TPH-D;

The laboratory results for both sampling episodes are presented in the Table below and included in Appendix B.

Table 3 Analytical Results

Sample ID	Sampling Date	TPH-D ppb ¹	Benzene ppb	Toluene ppb	Ethyl- benzene ppb	xylenes ppb
MW-1	04/05/96	ND ²	ND	ND	ND	ND
MW-1	07/18/96	ND	ND	ND	ND	ND

1- ppb = Parts per billion

2- ND = Below the specified detection limit, or non detect

excavation. The water was pumped by using a vacuum truck. Subsequently, the waste water was sent to Gibson Environmental in Redwood City for Treatment and disposal. A copy of the Hazardous waste manifest accompanying the water is provided in Attachment B.

After the water purging, in the presence of Ms. Chu, a grab ground water sample (GW-1) was collected from the bottom of the gasoline tank excavation. There was not enough water accumulated in the diesel tank excavation for sampling.

ANALYTICAL FINDINGS

The analytical findings of the samples collected from the diesel tank excavation are presented in Table 1 below and in the attached Figure 2. Table 2 and the attached Figure 3 contain the analytical findings of the samples collected from the gasoline tank excavation.

Table 1- Analytical Results from the Samples Collected from the Diesel Tank Excavation

Sample ID	TPH-D ppm	TPH-G ppm	Benzene ppm	Toluene ppm	Ethyl Benzene ppm	Xylenes ppm
DS-1	830	44*	N.D.	0.021	0.040	0.13
DM-2	1200	38*	N.D.	N.D.	N.D.	N.D.
DN-3	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.

*Non Gas Mix > C6

Table 2- Analytical Results from the Samples Collected from the Gasoline Tank Excavation

Sample ID	Sample Description	TPH-G ppm	Benzene ppm	Toluene ppm	Ethyl Benzene ppm	Xylenes ppm
G-5000-14'-W	Soil	N.D.	N.D.	N.D.	N.D.	N.D.
G-5000-13.5'-E	Soil	N.D.	N.D.	N.D.	N.D.	N.D.
G-10000-15'-W	Soil	1.7	0.016	N.D.	0.017	0.055
G-10000-13.5'-E	Soil	N.D.	N.D.	N.D.	N.D.	N.D.
GW-1	Water	6	0.046	0.050	.075	0.94

All laboratory results are included in Attachment C.

CONCLUSIONS AND RECOMMENDATIONS

- ◆ Based on the analytical findings and field observations at this site, the soil and groundwater surrounding the USTs in both excavations appeared to be impacted with petroleum hydrocarbons. Ms Eva Chu of the ACDEH recommended over excavating the petroleum hydrocarbon impacted soil in both excavations prior to backfilling.
- ◆ The tank Owner is required under County and State regulations to submit to the following agency for its review, a copy of this report.

