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

January 22, 1997
StID # 3803

REMEDIAL ACTION COMPLETION CERTIFICATION

Ms. Gladys Cheney
c/o Mr. Dennis Welch
Melfort Properties
30593 Union City Blvd.
Union City, CA 94587

Re: Former Chip Steak Company, 958 77th Ave., Oakland 94621

Dear Ms. Cheney:

This letter confirms the completion of site investigation and remedial action for the one underground 1,000 gallon gasoline tank 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 tank is greatly appreciated.

Based upon the available information and with 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 the regulation contained in Title 23, Division 3, Chapter 16, Section 2721 (e) of the California Code of Regulations.

Please contact Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director

c: B. Chan, Hazardous Materials Division-files
Kevin Graves, RWQCB
L. Casias, SWRCB (with attachment)
Mr. J. Walton Cheney, 3282 Chablis Court, Pleasanton, CA 94566
RACC958-77

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION **Date:** 12/29/95

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Parkway Rm 250, Alameda CA 94502**

City/State/Zip: **Alameda** Phone: **(510) 567-6700**

Responsible staff person: Barney Chan Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: Chip Steak Company

Site facility address: 958 77th Ave., Oakland CA 94621

RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: 3803

ULR filing date: 10/31/88 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Ms. Gladys H. Cheney c/o Mr. Dennis Welch Melfort Properties	30593 Union City Blvd. Union City, CA 94587 S.F, CA 94119-3575	

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	1,000	gasoline	Removed	10/05/88

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown

Site characterization complete? Yes

Date approved by oversight agency: 4/20/95 work plan approved

Monitoring Wells installed? YES Number: 3

Proper screened interval? Yes, from 7-24' bgs

Leaking Underground Fuel Storage Program

Highest GW depth: 5.22'BGS Lowest depth: 8.25' BGS

Flow direction: northwesterly

Most sensitive current use: unknown

Are drinking water wells affected? No Aquifer name: NA

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)? Alameda County
1131 Harbor Bay Parkway,
Room 250, Alameda CA 94502-6577

Treatment and Disposal of Affected Material:

Material	**Amount (include units)**	**Action (Treatment or Disposal w/destination)**	**Date**
Tank	1-1000 gallon gas	Disposed @ H& H, 220 China Basin, San Francisco	10/5/88
Soil	35 cy	Disposed, Redwood Landfill Novato	9/13/89
Liquid	100 gallon	Disposed, @ H&H, SF	10/5/88
Groundwater	1500 gallon	Evergreen Oil, Inc, Newark, CA 94560	5/23/95

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	**Soil (ppm)**		*** Water (ppb)**	
	Before	After	Before	After
TPH (Gas)	1400	130 [1]	--	170
Benzene	3.1	<0.04	--	8
Toluene	59	<0.02	--	0.63
Ethylbenzene	26	0.04	--	1.6
Xylenes	150	0.11	--	0.57
Other Lead			80	
Chlorobenzene	<0.03			44
cis 1,2-DCE, TCE, Vinyl Chloride			100, 8.8,	8.9

Comments (Depth of Remediation, etc.):
* from initial groundwater sample
[1] from overexcavation floor sample

IV. CLOSURE
Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? YES

Leaking Underground Fuel Storage Tank Program

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: NA

Should corrective action be reviewed if land use changes? No

Monitoring wells Decommissioned: NO, pending closure

Number Decommissioned: 0 Number Retained: 3

List enforcement actions taken: NOV 2/3/89

List enforcement actions rescinded: Received wp on August 24, 1989

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: Barney M. Chan Date: 1/2/96

Reviewed by

Name: Susan Hugo Title: Sen. Haz. Materials Specialist

Signature: Susan L. Hugo Date: 1/2/96

Name: Eva Chu Title: Haz. Mat. Specialist

Signature: Eva Chu Date: 1/2/96

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response:

RWQCB Staff Name: K. Graves Title: AWRCE Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

Site Summary for Chip Steak Co., 958 77th Ave. Oakland #3803

A 1000 gallon gasoline tank located just north of the main building, lying between the building and the street, was removed on October 5, 1988. Running parallel to the tank and street is a 12" clay sanitary sewer line. Two soil samples taken from the base of the tank detected 1400 and 730 mg/kg TPHg. Since an original tank closure plan was never submitted it is unclear exactly where the original soil samples were taken.

On March 8, 1989, overexcavation was performed. Approximately 35 cy of soil was removed, during which rainfall prevented any more excavation. Only one soil sample was taken from the center of the floor bottom after the over-excavation at a depth of 13.5'. This sample exhibited 130 ppm TPHg and 0.11 ppm and 0.04 ppm xylene and ethylbenzene respectively.

On August 9, 1989 three monitoring wells were installed around the former tank pit, with MW3 being the downgradient well and lying closest to the sanitary sewer. Soil samples from these wells were rather unremarkable with levels of TEX just ~~above~~ above detection limits and TPHg at 20 mg/kg in MW1 (8-8.5')

Groundwater monitoring was performed only once in 1990, twice in 1991 and discontinued in 1992. It was resumed in 1993 and performed more regularly in 1993-1994. Based on the monitoring results, it appeared that petroleum contamination had attenuated, however, chlorobenzene at concentrations above the CA MCL of 30 ppb continued to be detected in MW3, the downgradient well.

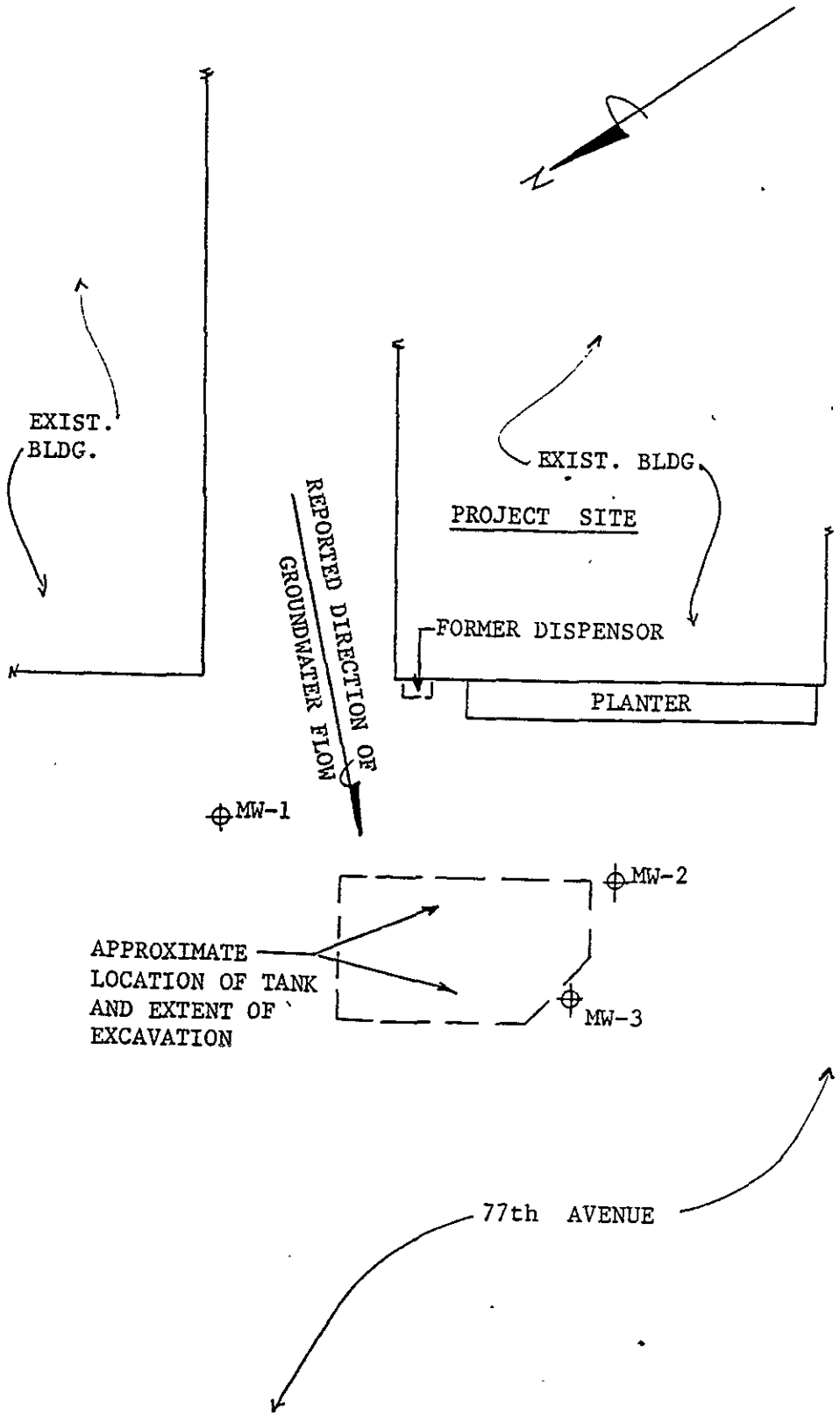
Based on the presence of the majority of contaminants being detected in MW3, a work plan was proposed and accepted for the removal of groundwater from this well. Also, it was believed that the sanitary sewer line may be acting as a conduit and source of contamination being detected in MW3. The work plan therefore included the installation of hydropunch borings up- and downgradient along the sewer line along with borings next to MW3. A total of 1500 gallons of water was removed from MW3. Five hydropunch borings were advanced and grab groundwater samples collected. Only three of the five samples were analyzed,(HP-1, HP-2 and HP-5). With the exception of HP-3, all borings encountered gravel and sandy clay which are common to trench backfill material. MW-3 was also sampled after the removal of the 1500 gallons of water.

The results of this investigation are as follows:

Rationale for no further work:

It has been demonstrated that there is definitely communication with the water in MW3 and the water around the sanitary sewer line. The shallow groundwater table (approx. 5-6') makes this a very likely and probable condition. The extraction of groundwater from MW-3 drew water and contamination from around the sewer line. This is evidenced in the elevated contaminant levels detected in the May 95 MW-3 water sample taken just after groundwater removal compared to the more typical contaminant levels found in the recent 9/26/95 sample. If we assume that contamination migrates along the sewer line and that the contaminant flows also along the sewer line (not unusual) the high levels of chlorinated solvents detected in HP-5 could account for the contamination found in MW-3. It would be pointless to continue to monitor MW-3 which is in communication with contaminants found in the sanitary sewer.

The source of chlorobenzene in groundwater has not been determined. Chlorobenzene was not detected in any soil samples from beneath the former tank or from any soil from the monitoring well borings. The concentration of chlorobenzene has equilibrated to approx. 40-50 ppb. Yet, the grab groundwater sample from HP-1, closest to MW-3 did not detect chlorobenzene. It appears residual chlorobenzene in groundwater is limited in extent. Chlorobenzene does not significantly impact groundwater quality as the California MCL is 30 ppb and the EPA MCL is 100 ppb.



MELFORT PROPERTIES		
DATE 4/5/95	SCALE NTS	DRAWN BY dcg
SITE PLAN		
	Figure 2	

GeoPlexus, Inc.

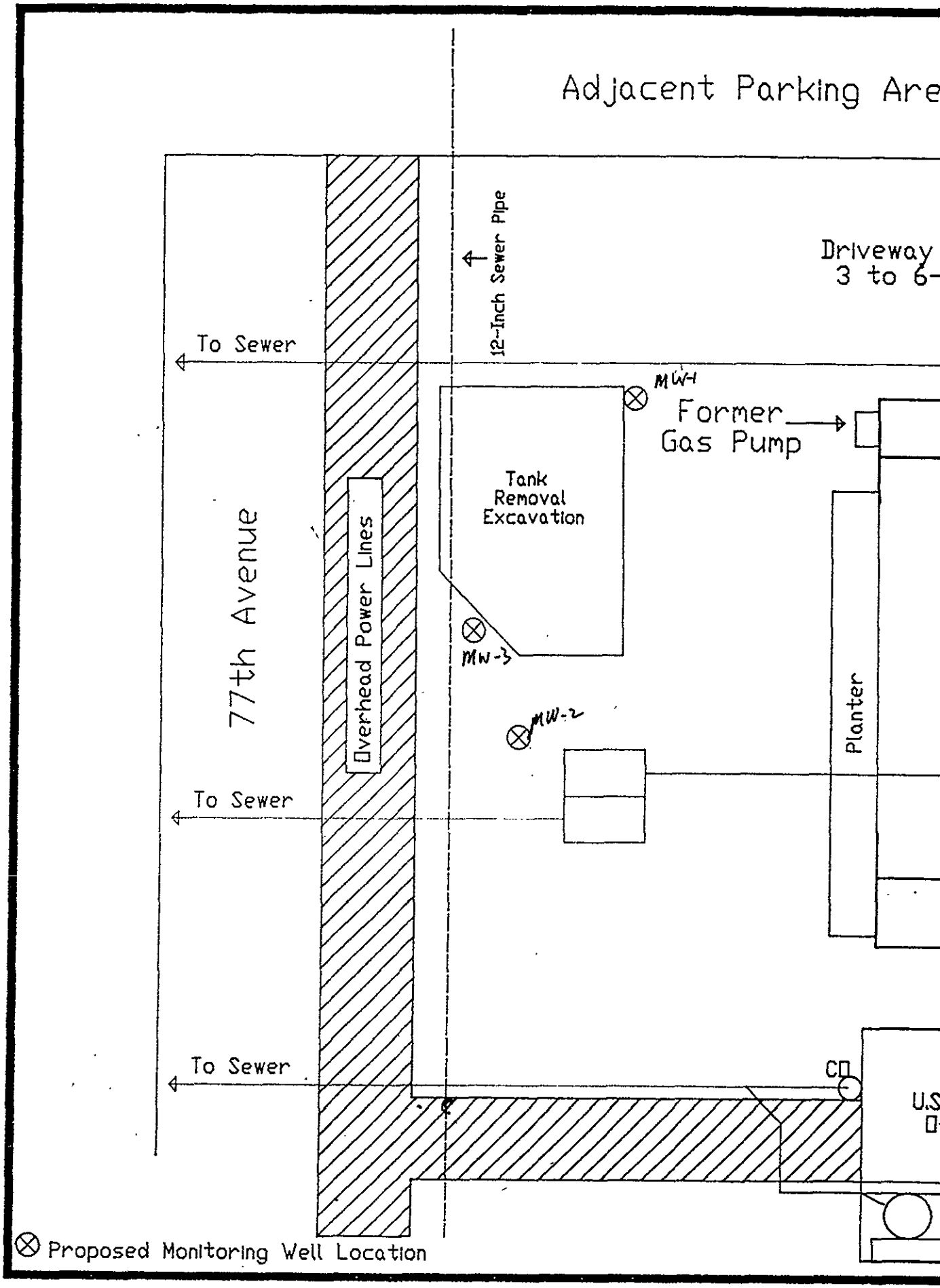
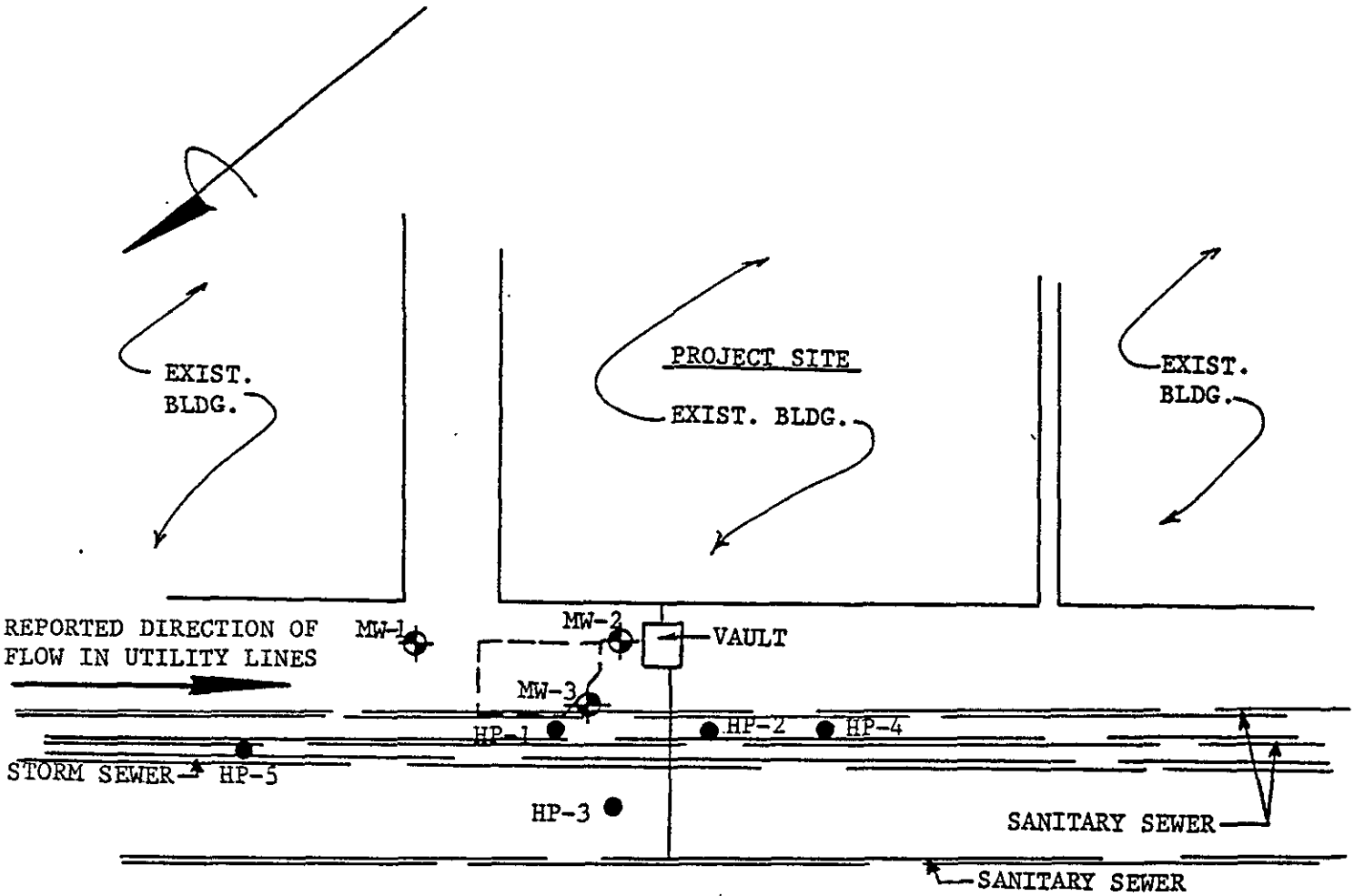

Adjacent Parking Are
12-Inch Sewer Pipe
Driveway
3 to 6-
To Sewer
MW-1
Former
Gas Pump
Tank
Removal
Excavation
77th Avenue
Overhead Power Lines
MW-3
MW-2
Planter
To Sewer
To Sewer
CO
U.S
Proposed Monitoring Well Location

TABLE 1
SUMMARY OF GROUND WATER ANALYTICAL TEST DATA

Date Sampled	TPH Gas	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Chloro-benzene
Monitoring Well MW-1						
9-89 (1)	560	5.4	<0.3	15	1.2	<0.3
10-90 (1)	350	0.8	<0.3	0.5	4.1	<0.3
1-91 (1)	80	0.6	<0.3	<0.4	0.3	<0.3
4-91 (1)	170	17	7.3	<0.4	<0.3	<0.3
3-16-93 (1)	90	<0.5	<0.5	<0.5	<0.5	--
6-16-93 (1)	60	<1	<1	<1	<1	<1
10-14-93 (1)	63	<1	<1	<1	<1	<1
1-3-94 (1)	<50	<1	<1	<1	<1	<1
4-26-94 (1)	<50	<1	<1	<1	<1	<1
8-12-94 (1)	<50	<1	<1	<1	<1	<1
Monitoring Well MW-2						
9-89 (1)	<50	<0.4	<0.3	<0.5	<0.3	16
10-90 (1)	<50	<0.4	<0.3	<0.4	<0.3	11
1-91 (1)	<50	<0.4	<0.3	<0.4	<0.3	3.9
4-91 (1)	<50	<0.4	<0.3	<0.4	<0.3	10
3-16-93 (1)	<50	<0.5	<0.5	<0.5	2.3	--
6-16-93 (1)	<50	<1	<1	<1	<1	3
10-14-93 (1)	<50	<1	<1	<1	<1	<1
1-3-94 (1)	<50	<1	<1	<1	<1	2
4-26-94 (1)	<50	<1	<1	<1	<1	<1
8-12-94 (1)	<50	<1	<1	<1	<1	<1
Monitoring Well MW-3						
9-89 (1)	120	16	<0.3	9	<0.3	<0.3
10-90 (1)	230	13	1.5	19	8.5	95
1-91 (1)	220	5	3	18	5	75
4-91 (1)	300	16	5.5	41	14	79
3-16-93 (1)	170	28	<0.5	<0.5	1.6	--
6-16-93 (1)	180	24	<1	<1	<1	62
10-14-93 (1)	140	3	<1	1	<1	90
1-3-94 (1)	130	4	<1	<1	<1	42
4-26-94 (1)	210	4	1	2	<1	34
8-12-94 (1)	90	2	<1	<1	<1	52
Following Extraction						
5-15-95 (2)	1300	50	8.1	53	140	42
Current Sample						
9-26-95 (2)	170	8	0.63	1.6	0.57	44

Note: (1) Concentrations reported by Subsurface Consultants, Inc.
(2) Samples obtained and reported by Geo Plexus, Inc.
concentrations reported as parts per billion (ppb)



● INDICATES LOCATIONS OF HYDROPUNCH BORINGS

Source: Ron Archer Survey Plan prepared for Clayton Environmental, dated 9/22/89

GeoPlexus, Inc.

MELFORT PROPERTIES		
DATE 5/25/95	SCALE 1"=30'	DRAWN BY dcg
BORING LOCATION PLAN		
	Figure 3	

Hydrogeneo

McCAMPBELL ANALYTICAL INC.	110 2nd Avenue South, #D7, Pacheco, CA 94553 Tele: 510-798-1620 Fax: 510-798-1622

Geo Plexus, Inc. 1900 Wyatt Drive, # 1 Santa Clara, Ca. 95054	Client Project ID: # C95015; Decon Environmental, Melfort Properties	Date Sampled: 05/15/95
		Date Received: 05/16/95
	Client Contact: David Glick	Date Extracted: 05/17/95
	Client P.O:	Date Analyzed: 05/17/95

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with BTEX and Chlorobenzene*

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g)+	Benzene	Toluene	Ethylben-zene	Xylenes	Chloroben-zene	% Rec. Surrogate
52499	HP1-WS1A	W	100,f	1.0	ND	ND	ND	ND	108
52500	HP2-WS1A	W	140,f,j	(32)	ND	3.2	3.0	ND	100
52503	HP5-WS1A	W	(1200),f,i	0.92	0.79	ND	0.93	ND	—#
	MW-3		1300	50	8.1	53	140	42	105
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	0.5	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.005	0.005	0.005	0.005	0.005	

* water and vapor samples are reported in ug/L, soil samples in mg/kg, and all TCLP extracts in mg/L

cluttered chromatogram; sample peak coelutes with surrogate peak

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~ 5 vol. % sediment; j) no recognizable pattern.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC. | 110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

Geo Plexus, Inc. 1900 Wyatt Drive, # 1 Santa Clara, Ca. 95054	Client Project ID: # C95015; Decon Environmental, Melfort Properties	Date Sampled: 05/15/95
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	Client Contact: David Glick	Date Extracted: 05/16-05/17/95
	Client P.O:	Date Analyzed: 05/16-05/17/95

Volatile Halocarbons

EPA method 601 or 8010

Lab ID	52498			
Client ID	MW3-WS1B	HP-1	HP-5	HP-2
Matrix	W			
Compound	Concentration*			
Bromodichloromethane	ND< 5			
Bromoform(b)	ND< 5			
Bromomethane	ND< 5			
Carbon Tetrachloride(c)	ND< 5			
Chlorobenzene	45	ND	<50	ND
Chloroethane	ND< 5			
2-Chloroethyl Vinyl Ether(d)	ND< 5			
Chloroform (e)	ND< 5			
Chloromethane	ND< 5			
Dibromochloromethane	ND< 5			
1,2-Dichlorobenzene	ND< 5			
1,3-Dichlorobenzene	ND< 5			
1,4-Dichlorobenzene	ND< 5			
Dichlorodifluoromethane	ND< 5			
1,1-Dichloroethane	ND< 5			0.63
1,2-Dichloroethane	ND< 5			0.56
1,1-Dichloroethene	ND< 5			
cis 1,2-Dichloroethene	200	190	360	24
trans 1,2-Dichloroethene	ND< 5			
1,2-Dichloropropane	ND< 5			
cis 1,3-Dichloropropene	ND< 5			
trans 1,3-Dichloropropene	ND< 5			
Methylene Chloride(f)	ND< 5			
1,1,2,2-Tetrachloroethane	ND< 5			
Tetrachloroethene	ND< 5			3
1,1,1-Trichloroethane	ND< 5			
1,1,2-Trichloroethane	ND< 5			
Trichloroethene	20	24	300	3
Trichlorofluoromethane	ND< 5			
Vinyl Chloride(g)	20	7.8	<50	2.1
% Recovery Surrogate	89			
Comments				

* water and vapor samples are reported in ug/L, soil samples in ug/kg and all TCLP extracts in ug/L.

Reporting limit unless otherwise stated: water/TCLP extracts, ND< 0.5ug/L; soil, ND< 5ug/kg

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis

(b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethene; (h) a lighter than water immiscible sheen is present; (i) liquid sample that contains greater than ~ 5 vol. % sediment.

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	Client P.O:	Date Analyzed: 05/16-05/22/95

Volatile Halocarbons

EPA method 601 or 8010

Lab ID	52499	52500	52503	
Client ID	HP1-WS1B	HP2-WS1A,B	HP5-WS1B	
Matrix	W	W	W	
Compound	Concentration*			
Bromodichloromethane	ND< 5	ND	ND< 50	
Bromoform[b]	ND< 5	ND	ND< 50	
Bromomethane	ND< 5	ND	ND< 50	
Carbon Tetrachloride[c]	ND< 5	ND	ND< 50	higher det.
Chlorobenzene	ND< 5	ND	ND< 50	
Chloroethane	ND< 5	ND	ND< 50	
2-Chloroethyl Vinyl Ether[d]	ND< 5	ND	ND< 50	
Chloroform[e]	ND< 5	ND	ND< 50	
Chloromethane	ND< 5	ND	ND< 50	
Dibromochloromethane	ND< 5	ND	ND< 50	
1,2-Dichlorobenzene	ND< 5	ND	ND< 50	
1,3-Dichlorobenzene	ND< 5	ND	ND< 50	
1,4-Dichlorobenzene	ND< 5	ND	ND< 50	
Dichlorodifluoromethane	ND< 5	ND	ND< 50	
1,1-Dichloroethane	ND< 5	0.63	~~ND< 50~~	degradates
1,2-Dichloroethane	ND< 5	0.56	ND< 50	
1,1-Dichloroethene	ND< 5	ND	ND< 50	
cis 1,2-Dichloroethene	190	24	360	
trans 1,2-Dichloroethene	ND< 5	ND	ND< 50	
1,2-Dichloropropane	ND< 5	ND	ND< 50	
cis 1,3-Dichloropropene	ND< 5	ND	ND< 50	
trans 1,3-Dichloropropene	ND< 5	ND	ND< 50	
Methylene Chloride[f]	ND< 5	ND	ND< 50	
1,1,2,2-Tetrachloroethane	ND< 5	ND	ND< 50	
Tetrachloroethene	ND< 5	3.0	ND< 50	
1,1,1-Trichloroethane	ND< 5	ND	ND< 50	
1,1,2-Trichloroethane	ND< 5	ND	ND< 50	
Trichloroethene	24	3.0	3000	
Trichlorofluoromethane	~~ND< 5~~	ND	~~ND< 50~~	
Vinyl Chloride[g]	7.8	2.1	ND< 50	degradate
% Recovery Surrogate	87	89	86	
Comments			i	

* water and vapor samples are reported in ug/L, soil samples in ug/kg and all TCLP extracts in ug/L.

Reporting limit unless otherwise stated: water/TCLP extracts, ND< 0.5ug/L; soil, ND< 5ug/kg

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(b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethene; (h) a lighter than water immiscible sheen is present; (i) liquid sample that contains greater than ~ 5 vol. % sediment.

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