

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

January 9, 1996
StID # 4615

ALAMEDA COUNTY CC4580
ENVIRONMENTAL HEALTH SERVICES
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Don Jones
Cottonmill Properties
2081 Adams Ave.
San Leandro CA 94577

RE: Children's Hospital Warehouse, 1050 22nd Ave., Oakland 94606

Dear Mr. Jones:

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.

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,

Jun Makishima
Acting Agency Director

c: G. Coleman, Acting Chief, Hazardous Materials Division-files
Kevin Graves, RWQCB
Mike Harper, SWRCB
J. Anderson, AEI, 2641 Crow Canyon Rd., #5, San Ramon CA 94583

RACC1050

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 06/14/95

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: Children's Hospital Warehouse
Site facility address: 1050 22nd Ave., Oakland CA 94606
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4615
ULR filing date: 9/30/93 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Cottonmill Properties Attn: Mr. Don Jones	2081 Adams Ave. San Leandro CA 94577	(510) 562-2580

<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	9/08/93

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown

Site characterization complete? Yes

Date approved by oversight agency: 6/13/95

Monitoring Wells installed? YES Number: 1

Proper screened interval? Yes, 12.5-27.5'

Screen interval based on first encountered water at 14.5', DTW has risen since the initial monitoring well installation

Leaking Underground Fuel Storage Program

Highest GW depth: 8.36'

Lowest depth: 14.5

Flow direction: assumed southwesterly from nearby site, see attached gradient map

Most sensitive current use: unknown

Are drinking water wells affected? No Aquifer name:

Is surface water affected? No Nearest affected SW name: NA

Off-site beneficial use impacts (addresses/locations): unknown

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:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment of Disposal w/destination)</u>	<u>Date</u>
Tanks & Piping	1-1000 gallon gas	Disposed @ Erickson Richmond	9/08/93
Soil	54 cubic yards	Disposed at Vasco Rd Landfill, Livermore	10/21/93

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)	1100	ND		ND
Benzene	1.5	ND		ND
Toluene	1.7	ND		ND
Ethylbenzene	1.9	ND		ND
Xylenes	7.4	ND	*1.4	ND
Other Lead	77			

* observed in 2nd monitoring event

Comments (Depth of Remediation, etc.):
 see site summary

IV. CLOSURE

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

Site Summary for 1050 22nd Ave., Children's Hospital

A 1000 gallon gasoline single walled steel UST was removed from this site on September 8, 1993. The tank was located in front of the warehouse loading dock. Several through holes were observed on the top and bottom of the tank. A short piping run, approximately 10 feet, ran from the tank to the warehouse where the dispenser was located. Soil samples were taken from each end of the tank approx. 9' depth and from beneath the piping as it entered the excavation pit. The soil sample from the east end approximately two feet beneath the tank, in native soil, detected 1,100 ppm gasoline and 1.5, 1.7, 1.9 and 7.4 ppm BTEX respectively. The highest concentration of lead detected was 77 ppm found in the piping sample. For safety reasons, the stockpiled soils were reused to fill the pit.

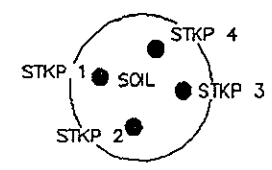
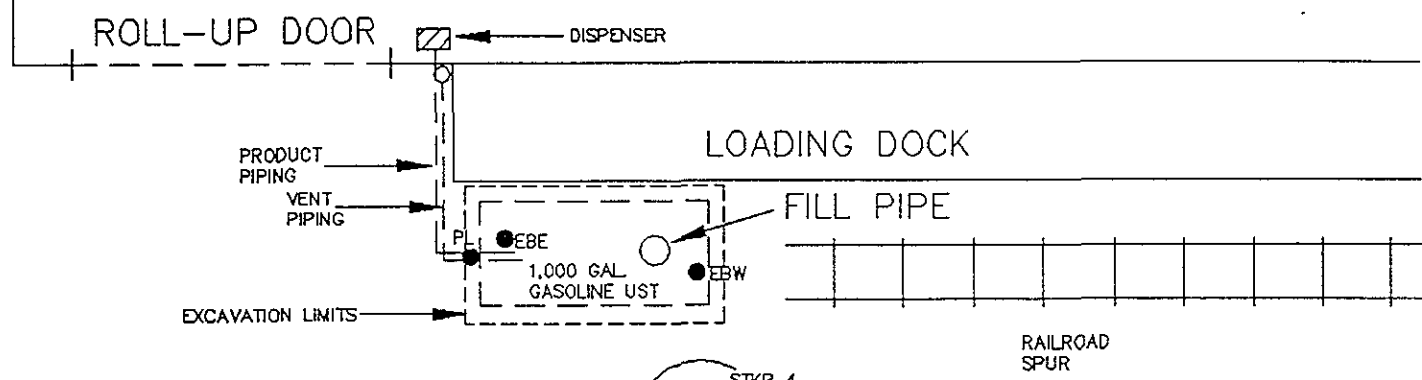
On October 8, 1993 the pit was overexcavated to 13' and the soil resampled. Approximately 54 cubic yards of soil was generated. Four sidewall samples and one floor sample were taken. No gasoline or BTEX was detected in any of these samples. The stockpile soil detected up to 94 ppm gasoline. The spoils were disposed at Vasco Rd. Landfill on October 21, 1993.

Based on the groundwater gradient of a nearby site, Kilpatrick's Bakery garage located at 955 Kennedy St., one monitoring well was installed in the assumed downgradient direction of the former tank pit and within ten feet. Two soil samples from 11' and 16 bgs were taken from the boring. Both samples were ND for gasoline and BTEX as was the groundwater sample from the developed well. After four sampling events all parameters have been ND except for one event where 1.4 ppb xylene was detected.

Excavation has apparently been successful in removing contaminated soil and groundwater does not appear to have been impacted.

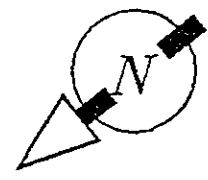
ssum1050

1050 22ND AVENUE
OAKLAND, CALIFORNIA

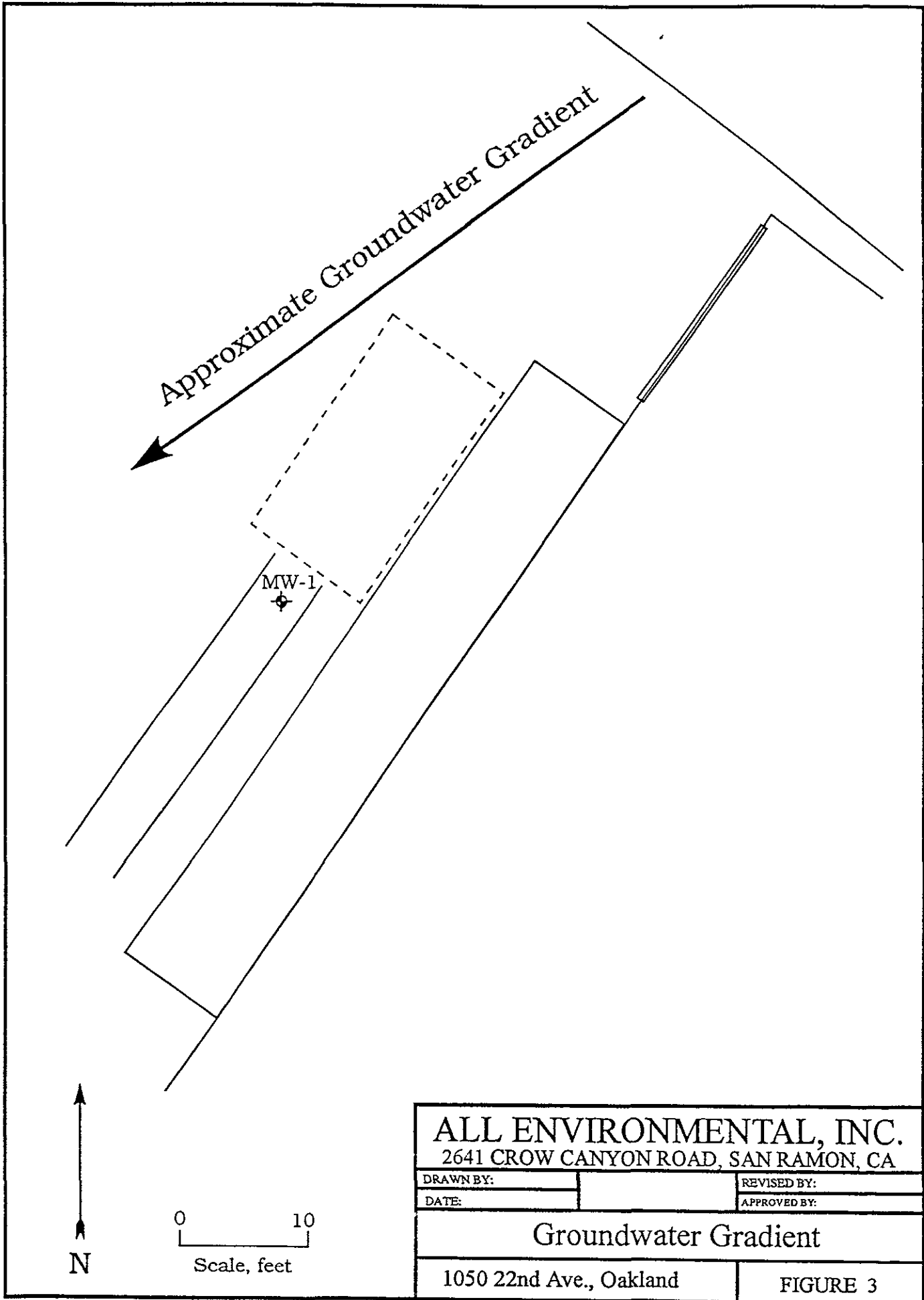


22ND AVENUE

I-880 FREEWAY SOUTHBOUND



ALL ENVIRONMENTAL, INC. 2641 CROW CANYON RD, SAN RAMON		
SCALE: NTS	APPROVED BY:	DRAWN BY: C.H.
DATE: 9-22-93		REVISED: G.O.
SITE AND SAMPLE LOCATION PLAN		
1050 22ND AVENUE		DRAWING NUMBER: FIGURE 2



ALL ENVIRONMENTAL, INC.
 2641 CROW CANYON ROAD, SAN RAMON, CA

DRAWN BY:

REVISED BY:

DATE:

APPROVED BY:

Groundwater Gradient

1050 22nd Ave., Oakland

FIGURE 3

Table 1 - Water Sample Analysis Results, Well No. MW-1

Compound	June 1994	Sep. 1994	Dec. 1994	Mar. 1995
TPH-G (ug/L)	ND	ND	ND	ND
TPH-D (ug/L)	ND	--	--	--
Benzene (ug/L)	ND	ND	ND	ND
Toluene (ug/L)	ND	ND	ND	ND
Et. Benz. (ug/L)	ND	ND	ND	ND
Xylene (ug/L)	ND	1.4	ND	ND
Oil & Grease (mg/L)	ND	--	--	--
Lead (mg/L)	--	ND	ND	ND

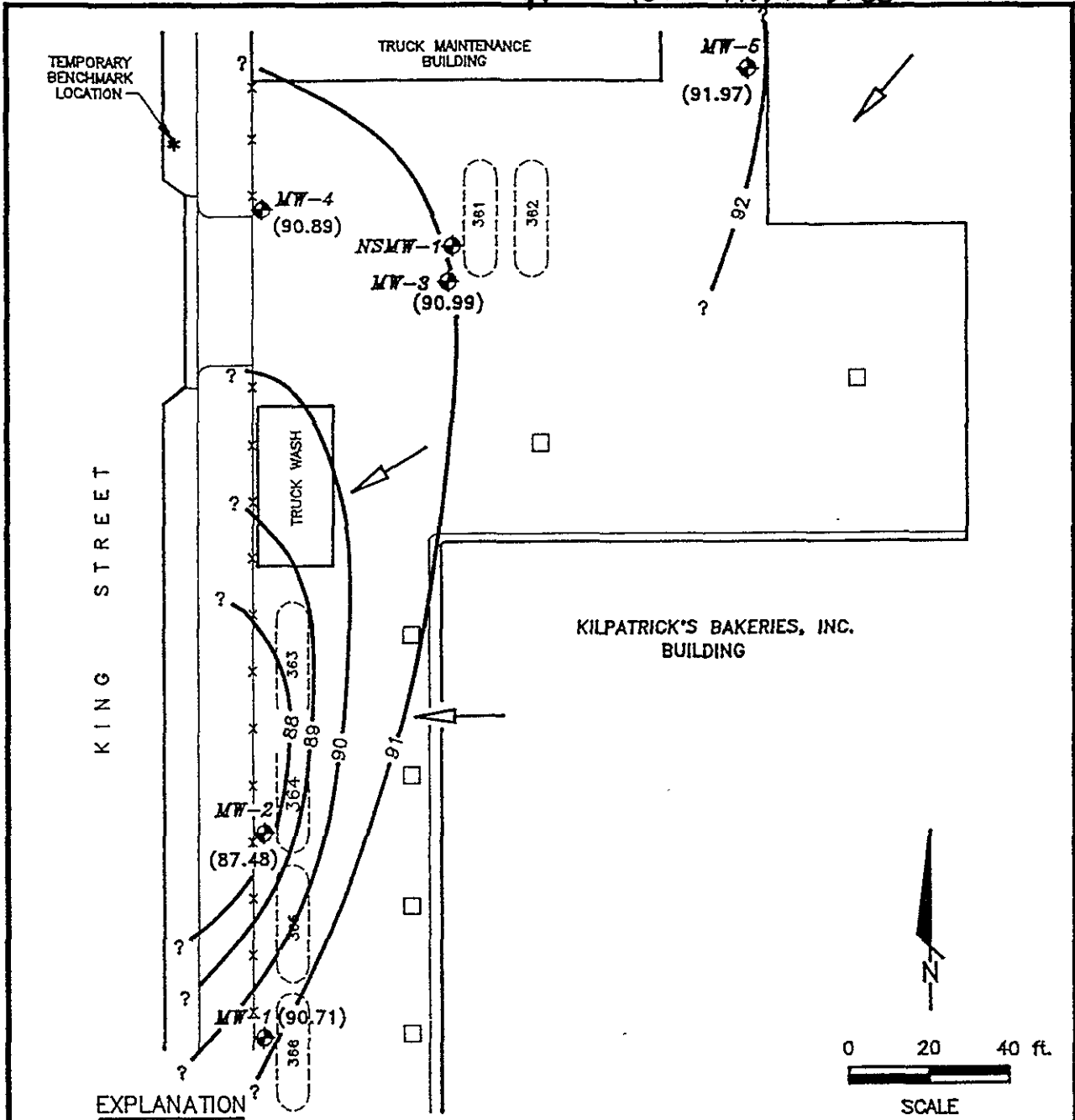
ug/L = ppb; mg/L = ppm; ND = not detected; -- = not tested

6.0 CONCLUSIONS AND RECOMMENDATIONS

The groundwater samples taken on March 14, 1995 as part of this, the fourth quarter of the quarterly sampling program, showed non-detect (ND) for all of the constituents for which tests were performed. Groundwater samples taken during the three previous samplings showed ND for all constituents, except for a minor amount of xylene on one occasion, as Table 1 indicates. Tests show that the groundwater retrieved from well number MW-1 has not been impacted adversely by the release of hydrocarbons at the site.


Based on the results of the monitoring program, we recommend granting closure for the site. Once site closure is granted by the ACHCSA, the well should be destroyed by over-drilling and backfilling with a cement grout.

Approx. 400' from site



EXPLANATION

- MW-1** ◆ APPROXIMATE GROUNDWATER MONITORING WELL LOCATION AND NUMBER
- NSMW-1** ◆ APPROXIMATE NON-STANDARD MONITORING WELL LOCATION AND NUMBER
- (90.71) WATER-LEVEL ELEVATION IN FEET ABOVE MEAN SEA LEVEL
MEASURED ON 3/24/93
- 91 — GROUNDWATER ELEVATION CONTOURS. CONTOUR INTERVAL= 1.0'
- ▶ APPROXIMATE GROUNDWATER FLOW DIRECTION
- (366) FORMER UNDERGROUND TANK LOCATION AND NUMBER
- CATCH BASIN
- x x x- FENCE

 BURLINGTON ENVIRONMENTAL INC.	GROUNDWATER ELEVATION CONTOUR MAP Kilpatrick's Bakeries, Inc. 955 Kennedy Street Oakland, California		Figure 3	
	Reviewed By : <i>CM</i>		Date : <i>5/6/92</i>	
		Project No. CTI-106		Drawn By PPK
		Date 5/4/93		Drawing No. A0649903