

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



REMEDIAL ACTION COMPLETION CERTIFICATION

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

August 10, 1998

Mr. Malcolm McGregor
7021 Saroni Drive
Oakland, CA 94611
STID 4835

Re: Wood Street Warehouse, 2510 Wood Street, Oakland, CA 94607

Dear Mr. McGregor:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks 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 Section 2721(e) of Title 23 of the California Code of Regulations.

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

Sincerely,

Mee Ling Tung
Director of Environmental Health Services

c: Chief, Hazardous Materials Division - files
Larry Seto, ACDEH
Chuck Headlee, RWQCB
Dave Deaner, SWRCB (w/ Case Closure Summary)

ALAMEDA COUNTY
HEALTH CARE SERVICES



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

Mr. Malcolm McGregor
7021 Saroni Drive
Oakland, CA 94611
STID 4835

Re: Fuel Leak Site Case Closure, Wood Street Warehouse,
2510 Wood Street, Oakland, CA 94607

Dear Mr. McGregor:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

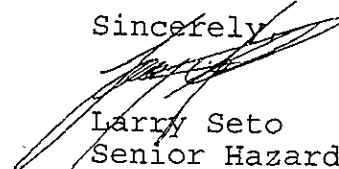
Please be advised that the following conditions exist at the site:

There is no record of over-excavation of impacted soil at this site. Soil samples taken on July 29, 1997 contained up to 3,400 ppm TPH(g), 46 ppm TPH(d), 1,800 ppm TPH(motor oil), 0.008 ppm benzene, 0.006 ppm ethylbenzene and 0.04 ppm total xylenes.

Grab groundwater samples taken in February 1997 contained 78,000 ppb TPH(g), 660 ppb TPH(d), 77,000 ppb TPH(motor oil), 17,000 ppb benzene, 0.8 ppb toluene, 7,800 ppb ethylbenzene, and 8,300 ppb total xylenes.

If you have any questions, please contact me at (510)567-6774.
Thank you.

Sincerely



Larry Seto
Senior Hazardous Materials Specialist

Cc: Leroy Griffin, Oakland Fire-Hazardous Materials

Enclosures:

1. Case Closure Letter
2. Case Closure Summary

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

INFORMED
A
SEP

I. AGENCY INFORMATION

Date: July 19, 1998

Agency name: **Alameda County-HazMat**
City/State/Zip: **Alameda, CA 94502**
Responsible staff person: **Larry Seto**

Address: **1131 Harbor Bay Pkwy.**
Phone: **(510) 567-6774**
Title: **Senior HMS**

II. CASE INFORMATION

Site facility name: **Wood Street Warehouse**

Site facility address: **2510 Wood Street, Oakland, CA 94607**

RB LUSTIS Case No: **NA**

Local Case No./LOP: **4835**

URF filing date: **June 24, 1998**

SWEEPS No: **N/A**

Responsible Parties:

Addresses:

Phone Numbers:

Malcolm McGregor

7021 Saroni Drive, Oakland,
CA 94611

510-339-9004

<u>Tank No</u>	<u>Size in Gallons</u>	<u>Contents:</u>	<u>Closed in-place or Removed?</u>	<u>Date:</u>
1	~ 550	Gasoline	Removed	6/86 per Blymer Engineer

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Most likely from a spill or equipment failure

Monitoring Wells installed? No Number: N.A.

Site characterization complete? Yes

Date approved by oversight agency: July 15, 1998

Proper screened interval? NA

Highest GW depth below ground surface: 5.5' Lowest depth: 9.0'

Flow direction: Assumed in the southern direction. (Based on data from the grab groundwater samples from the subsurface investigation immediately west of the subject property – LDS, 2233 Wood Street, Oakland, CA)

Most sensitive current use: Commercial

Are drinking water wells affected? No Aquifer Name:

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

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

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 (include units)</u>	<u>Action (Treatment or Disposal /destination)</u>	<u>Date</u>
Impacted soil	Unknown	Unknown	Unknown

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After ³	Before ²	After ⁴
TPH(g)	150	3,400	78,000	ND
TPH(d)	NA	46.0	660	NA
TPH (Motor Oil)	NA	1,800	77,000	NA
Benzene	1.8	0.008	17,000	ND
Toluene	0.6	ND	0.8	ND
Ethylbenzene	4.6	0.006	7,800	ND
Total Xylenes	1.2	0.04	8,300	ND
MTBE	<5.0	<0.05	<500	ND
HVO's (Halogenated Organic Compounds)	NA	NA	ND	NA
Lead	32.0	NA	NA	NA

ND - Non-Detect

NA- Not Analyzed

1- Phase II, Environmental Site Assessment sampling, February 1997 from boring B2 @5.5' bgs

2- Grab groundwater samples taken from borings B1 and B2 in February 1997

3- Soil samples taken on July 29, 1997 (No record of over-excavation at site) from B3, B4 & B10

4- Most recent groundwater sampling, February 9, 1998 from B13 & B14

Comments (Depth of Remediation, etc.): See "Additional Comments" section.

Leaking Underground Fuel Storage Tank Program

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: **Industrial use only**

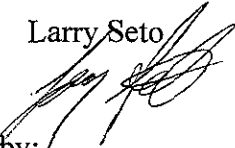
Should corrective action be reviewed if land use changes? **Yes, see attached Risk Management Plan**

List enforcement actions taken: None

List enforcement actions rescinded: None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Larry Seto

Signature: 

Title: Senior HMS

Date: 7-20-98

Reviewed by:

Name: Madhulla Logan

Signature: 

Title: Hazardous Materials Specialist

Date: 7/20/98

Name: Thomas Peacock

Signature: 

Title: Supervising HMS

Date: 7-28-98

VI. RWQCB NOTIFICATION

Date Submitted to RB:

RB Response:

RWQCB Staff Name: Chuck Headlee

Title: Engineering Geologist

Date:

Leaking Underground Fuel Storage Tank Program

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: **Industrial use only**

Should corrective action be reviewed if land use changes? **Yes, see attached Risk Management Plan**

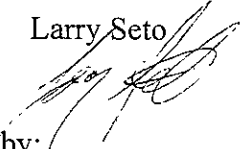
List enforcement actions taken: None

List enforcement actions rescinded: None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Larry Seto

Title: Senior HMS

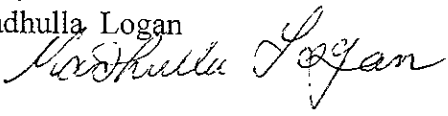
Signature: 

Date: 7-20-98

Reviewed by:

Name: Madhulla Logan


Title: Hazardous Materials Specialist

Signature: 

Date: 7/20/98

Name: Thomas Peacock

Title: Supervising HMS

Signature: 

Date: 7-28-98

VI. RWQCB NOTIFICATION

Date Submitted to RB: 8/3/98

RB Response: 

RWQCB Staff Name: Chuck Headlee

Title: Engineering Geologist

Date: 8/4/98

Leaking Underground Fuel Storage Tank Program

VII. ADDITIONAL COMMENTS, DATA, ETC.

The property comprises approximately 0.64 acres of generally flat land and contains two one-story buildings. The north building is used for offices and warehousing by Pyro Minerals. Kiln Works occupies the south building. Pyro Minerals and other businesses have been warehousing materials on this property since 1980.

A Phase I Environmental Site Assessment was performed in October 1996. Two findings were identified that prompted the recommendation that a Phase II assessment be performed: 1) A gasoline underground storage tank was removed from the property in June 1986. No analysis was performed on the backfill material, and there was no indication as to the disposal of the backfill. 2) Numerous unauthorized releases have been reported in close proximity to the property.

A Phase II Environmental Site Assessment was performed in February 1997. Two soil bores were advanced and soil and groundwater samples were collected. Soil sample, B2-5.5 contained 150ppm, 1.8ppm, 0.6ppm, 4.6ppm and 1.2 ppm of TPH(g), and BTEX respectively.

On July 29, 1997, ten Geoprobe bores B3 through B12 were installed to delineate the lateral and vertical extent of petroleum hydrocarbons at the site. A minimum of one soil sample and a groundwater sample were collected from all Geoprobe bores except bores B7 and B4. Soil was not collected from B7 as it was immediately adjacent to bore B2. Soil in contact with groundwater at bore B4 was highly impacted, and it was assumed that groundwater would also be highly impacted. Groundwater samples from all bores, except B3, were nondetectable for TPH(g), TPH (oil), MTBE and BTEX. Soil samples contained up to 3,400 ppm, 1,800 ppm, and 46 ppm of TPH(g), TPH (oil) and TPH(d) respectively. BTEX were 0.008ppm, ND, 0.006 ppm, and 0.04 ppm respectively.

On February 9, 1998, two additional soil bores were advanced within 20 feet of the assumed downgradient direction of the former underground tank. A soil and a water sample were submitted to the laboratory for analysis. The soil and water samples were non-detect for TPH(d), TPH(oil), TPH(g), BTEX and MTBE.

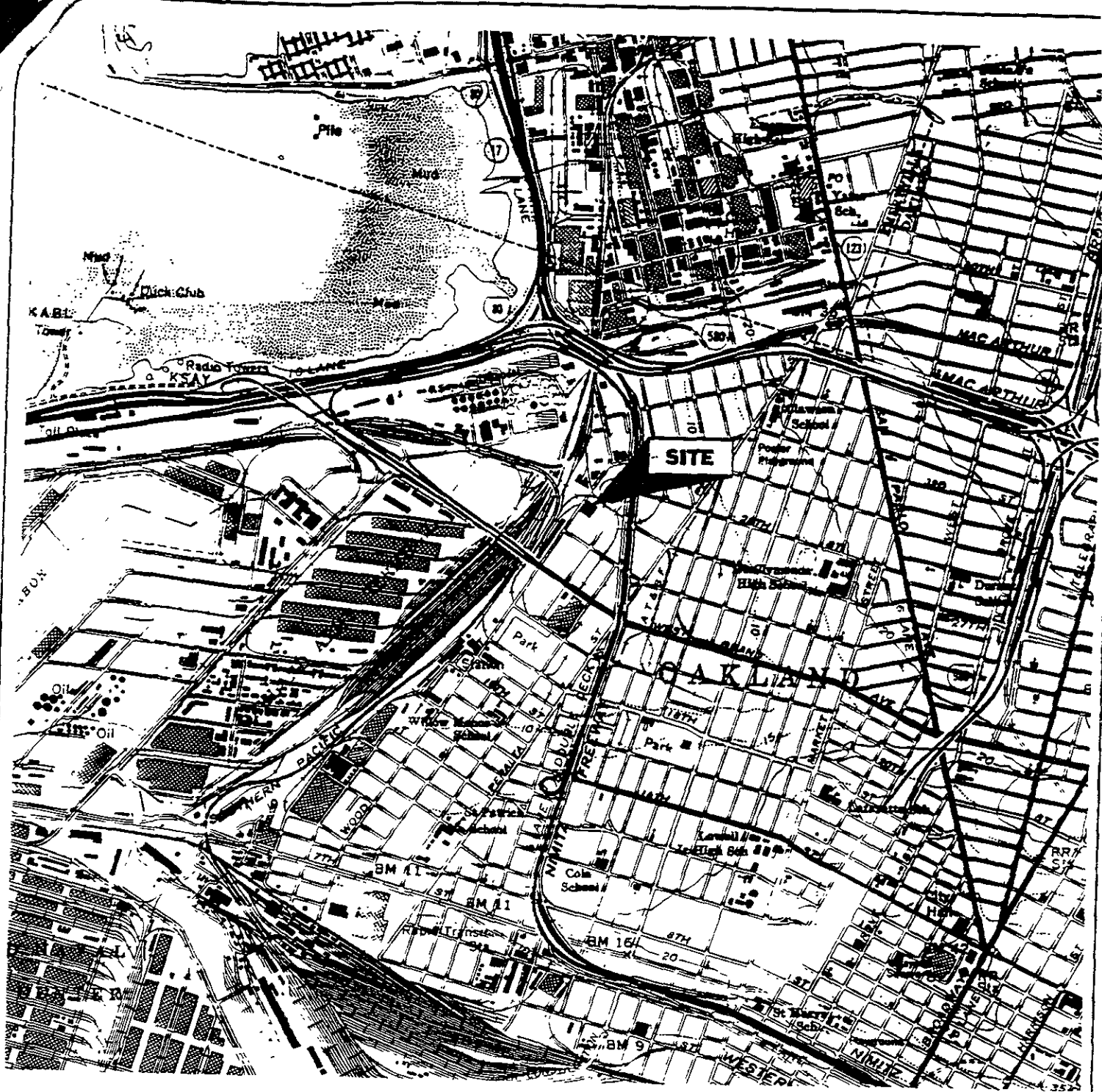
The extent of the hydrocarbon impacted soil related to the former underground storage tank (UGT) is relatively limited to the area around the UGT location.

A simple Tier I review of soil and groundwater data from bore B2 indicated that a health risk would likely be present, hence a Tier II Risk Based Corrective Action (RBCA) was done in May 1998 using site specific data. The contaminants present in the limited area of the former location of the underground storage tank at the site do not appear to be migrating, nor do they represent a health risk.

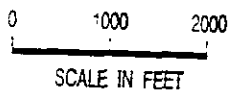
Leaking Underground Fuel Storage Tank Program

In summary, this office is recommending that this case be closed for the following reasons:

- 1) The leak has been stopped, and ongoing sources removed or remediated
- 2) The site has been adequately characterized
- 3) Little or no groundwater impact currently exist
- 4) No water well, deeper drinking aquifers, surface water or other sensitive receptors are likely to be impacted
- 5) The site presents no significant risk to human health



UNITED STATES GEOLOGICAL SURVEY 7.5' QUAD, "OAKLAND WEST, CA" PHOTOREVISED 1980



SITE LOCATION MAP
WOOD STREET WAREHOUSE
2510 WOOD STREET
OAKLAND, CA

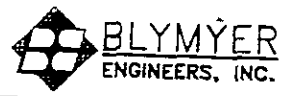
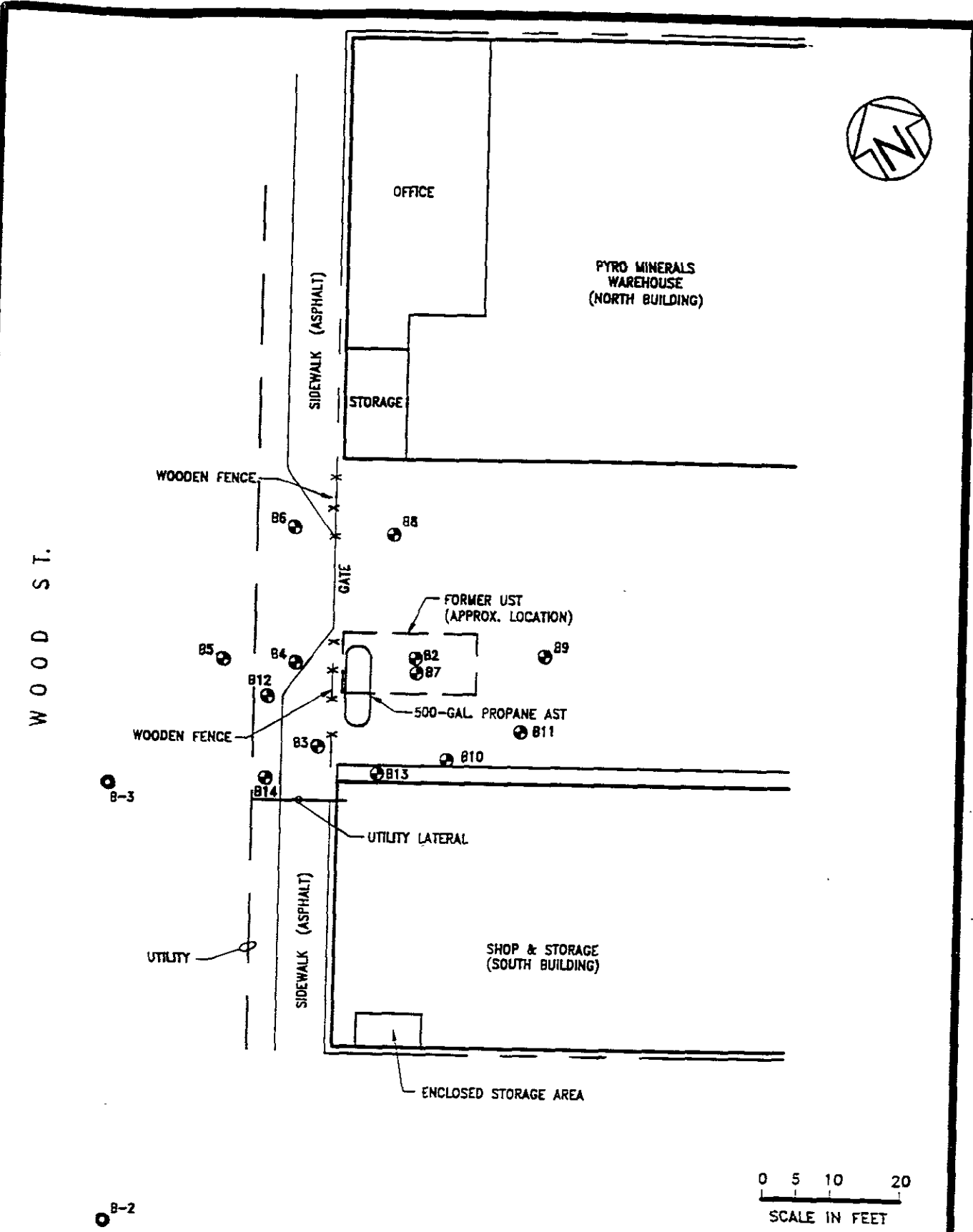
FIGURE

1

SEE JOB NO
97087

DATE
7/22-97

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- LEGEND**
- AST ABOVEGROUND STORAGE TANK
 - UST UNDERGROUND STORAGE TANK
 - ⊕ GEOPROBE LOCATION
 - ⊙ SOIL BORE (BY OTHERS)

PARTIAL SITE PLAN
WOOD STREET WAREHOUSE
2510 WOOD ST.
OAKLAND, CA

FIGURE
2

BEI JOB NO. 97087
 DATE 2-25-98

Table I, Summary of Soil Sample Analytical Results, continued

Notes:

EPA	=	Environmental Protection Agency
TPH	=	Total Petroleum Hydrocarbons
MTBE	=	methyl-tert-butyl ether
mg/kg	=	milligrams per kilogram (parts per million)
$\mu\text{g}/\text{kg}$	=	micrograms per kilogram (parts per billion)
<x	=	Not detected above the listed detection limit
B2-5.5	=	Soil sample from bore 2 at a depth of 5.5 feet
^a	=	Quantification verbally reported by laboratory
^b	=	Inadvertently mislabeled in field; true depth is 5.5 feet below grade surface
STLC	=	Soluble Threshold Limit Concentration
TTLC	=	Total Threshold Limit Concentration
mg/L	=	milligrams per liter (parts per million)

Bold results indicate concentrations over the listed method detection limit.

Table II, Summary of Groundwater Sample Analytical Results
BEI Job No. 97087, Wood Street Warehouse
2510 Wood Street, Oakland, California

Sample I.D.	Sample Date	Modified EPA Method 8015								EPA Method 8020		HVOs
		Modified EPA Method 8015			EPA Method 8020					EPA Method 8010		
		TPH as diesel (mg/L)	TPH as motor oil (mg/L)	TPH as gasoline (mg/L)	Benzene (μ g/L)	Toluene (μ g/L)	Ethylbenzene (μ g/L)	Total Xylenes (μ g/L)	MTBE (μ g/L)	HVOs (μ g/L)		
B1W	2/11/97	0.66	NA	<0.05	<0.5	0.8	<0.5	<2	<5.0	ND		
B2W	2/10/97	<2	77	78	17,000	<50	7,800	8,300	<500	ND		
B3W	7/29/97	NA	<0.2	0.65	24	1.8	59	91	<5	NA		
B5W	7/29/97	NA	<0.2	<0.05	<0.5	<0.5	<0.5	<2	<5	NA		
B6W	7/29/97	NA	<0.2	<0.05	<0.5	<0.5	<0.5	<2	<5	NA		
B8W	7/29/97	NA	<0.4	<0.05	<0.5	<0.5	<0.5	<2	<5	NA		
B9W	7/29/97	NA	<0.4	<0.05	<0.5	<0.5	<0.5	<2	<5	NA		
B10W	7/29/97	NA	<0.4	<0.05	<0.5	<0.5	<0.5	<2	<5	NA		
B11W	7/29/97	NA	<0.4	<0.05	<0.5	<0.5	<0.5	<2	<5	NA		
B12W	7/29/97	NA	<0.4	<0.05	<0.5	<0.5	<0.5	<2	<5	NA		
B13W	2/9/98	NA	NA	<0.05	<0.5	<0.5	<0.5	<2	<5	NA		
B14W	2/9/98	NA	NA	<0.05	<0.5	<0.5	<0.5	<2	<5	NA		
MCL ^a	N/A	N/A	N/A	N/A	1	150	700	1,750	35*	N/A		

Table II, Summary of Groundwater Sample Analytical Results, continued

Notes:

EPA	=	Environmental Protection Agency
TPH	=	Total Petroleum Hydrocarbons
MTBE	=	methyl-tert-butyl ether
HVOs	=	Halogenated Volatile Organic Compounds
mg/L	=	milligrams per liter (parts per million)
$\mu\text{g/L}$	=	micrograms per liter (parts per billion)
NA	=	Not analyzed, insufficient sample volume
MCL	=	Maximum Contaminant Level
<x	=	Not detected above the listed detection limit
N/A	=	Not applicable
^a	=	Information obtained from <i>Compilation of Federal and State Drinking Water Standards and Criteria</i> , July 1995, Quality Assurance Technical Document No. 3, State of California Department of Water Resources.
ND	=	Not detected above the detection limit, see laboratory sheet for individual compound detection limits
*	=	Preliminary MCL, not yet determined

Bold results indicate concentrations over the listed method detection limit.

Shaded results indicate concentrations over the respective MCL