

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

May 3, 1996

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Rick Gerow
Gerow Properties
8393 Capwell Drive
Oakland, California 94621

RE: Gerow Properties
1255 Park Avenue, Emeryville, California 94608
STID # 5510

Dear Mr. Gerow:

This letter confirms the completion of site investigation and remedial action for the two underground storage tanks (one - 1,500 gallon heating fuel and one - 200 gallon gasoline) removed on November 14, 1995 at the above described location. 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 storage tanks release is required.

This notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721 (e). If a change in the present land use is proposed, the property owner must promptly notify this agency.

Please contact Susan L. Hugo at (510) 567-6780 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director

Enclosure

c: Gordon Coleman, Acting Chief, Environmental Protection - files
Kevin Graves, RWQCB
Mike Harper, SWRCB (with enclosure)

Leaking Underground Fuel Storage Tank Program

Does corrective action protect public health for current land use? YES

Site management requirements: NA

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommissioned: NA

Number Decommissioned: NA

Number Retained: NA

List enforcement actions taken: NA

List enforcement actions rescinded: NA

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Susan L. Hugo

Title: Sr. Hazardous Materials Specialist

Signature: *Susan L. Hugo*

Date: *4/28/96*

Reviewed by

Name: Barney Chan

Title: Hazardous Materials Specialist

Signature: *Barney Chan*

Date: *3/4/96*

Name: Thomas Peacock

Title: Sup. Hazardous Materials Specialist

Signature: *Thomas Peacock*

Date: *2-29-96*

VI. RWQCB NOTIFICATION

Date Submitted to RB: *3/18/96*

RB Response:

RWQCB Staff Name: Kevin Graves

Title: Water Resources Control Engineer

Date:

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	ND	-	ND	-
TPH (Diesel)	ND	-	340	-
Benzene	ND	-	ND	-
Toluene	ND	-	1.9	-
Xylene	ND	-	0.80	-
Ethylbenzene	ND	-	ND	-
MTBE	ND	-	-	-
Total Lead	4.2	-	-	-
Semi VOCs	ND	-	-	-

* Grab water sample collected from the boring.

Comments (Depth of Remediation, etc.):

In November 1995, two USTs (1500 gallon heating fuel and 200 gallon gasoline) were removed from the subject site. Prior to the UST removals, 1300 gallons of liquid material was pumped out from the heating fuel tank. As the heating fuel tank was being lifted out of the excavation, it was noted that the northern and southern bottom ends were missing. Some of the residual product in the tank spilled into the excavation area and was removed later on prior to backfilling. Two bottom soil samples (one from each end of the heating fuel tank) were collected at approximately 11 feet bgs. One bottom soil sample was collected from the gasoline tank at 8 feet bgs. The soil samples did not detected TPH gasoline, TPH diesel, BTEX, MTBE or semi-volatile organics. However, total lead at 4.2 ppm was found in the soil sample collected beneath the gasoline tank.

Due to the condition of the leaking heating fuel tank and the levels of TPH diesel (1,200 ppm) detected in the stockpiled soil, additional subsurface investigation was conducted at the site. In February 6, 1996, one soil boring was drilled within 10 feet of the former heating fuel tank in the assumed downgradient direction (westerly). One soil sample was collected at the soil/water interface (approx. 28 feet bgs.). In addition, a grab water sample was obtained from the boring. TPH diesel and BTEX were not found in the soil sample. The grab water sample found low levels of dissolved petroleum hydrocarbon as listed in the table above.

IV. CLOSURE

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

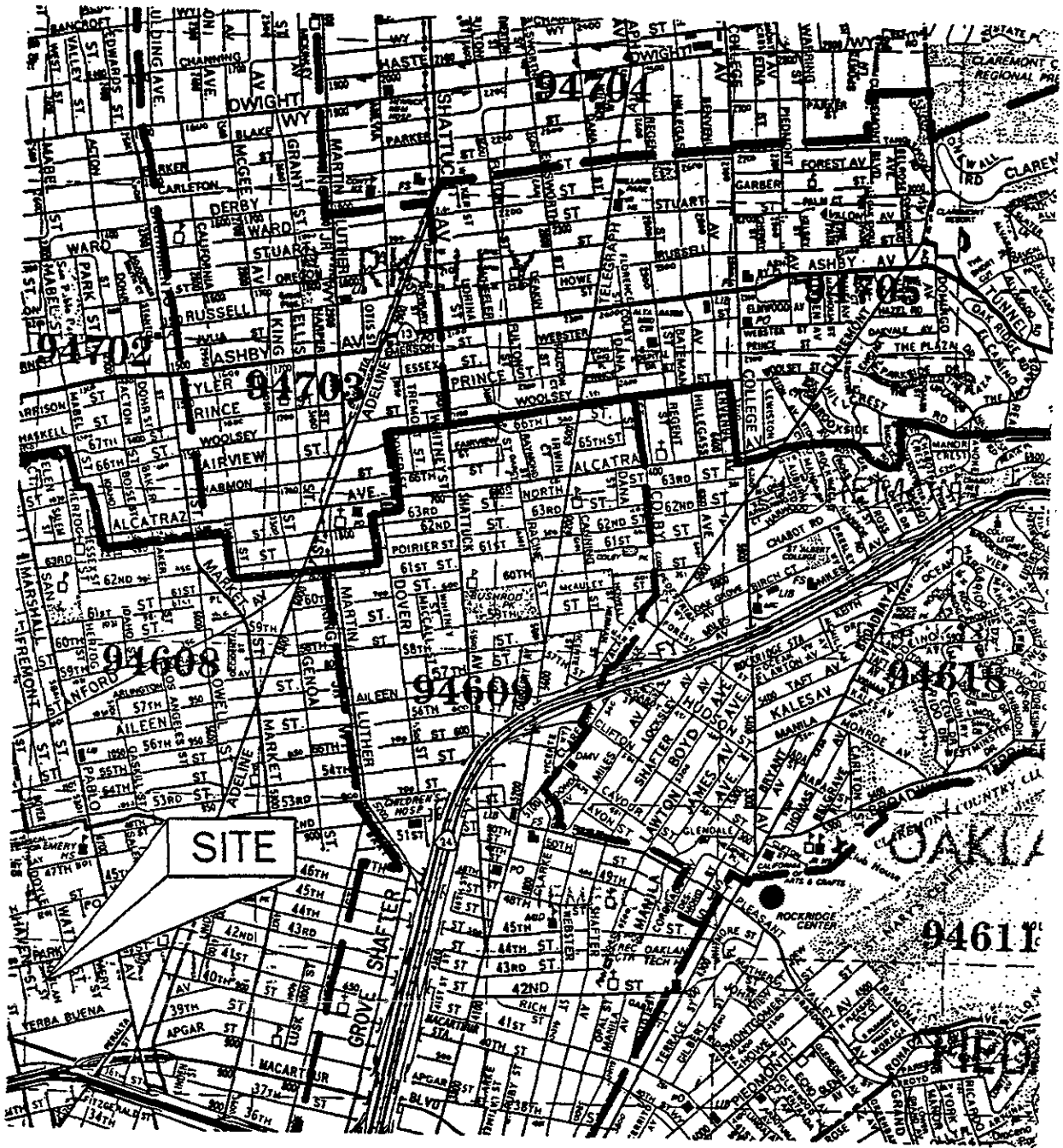
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **Undetermined**

Leaking Underground Fuel Storage Tank Program

VII. ADDITIONAL COMMENTS, DATA, ETC.

The rationale for recommending case closure for the subject site are as follows:

- 1) TPH diesel, TPH gasoline and BTEX were not detected in the soil samples collected from the bottom of the tanks and from the boring.
- 2) Benzene and ethyl benzene were not found in the grab water sample.
- 3) TPH diesel at very low concentration (340 ppb) was detected in the grab water sample.
- 4) The site present no significant risk to human health and the environment.



FROM:
 SAN FRANCISCO/ALAMEDA/
 CONTRA COSTA COUNTIES
 THOMAS BROS. MAPS
 1994 EDITION

ALL ENVIRONMENTAL, INC.		
2641 CROW CANYON ROAD, SUITE 5, SAN RAMON		
SCALE 1 INCH 1/4 MILE	APPROVED BY:	DRAWN BY:
DATE 15 NOV 1995		REVISED:
SITE LOCATION MAP		
1255 PARK AVENUE EMERYVILLE		DRAWING NUMBER. FIGURE 1

Table 1: Soil Sample Analyses

Sample I.D.	Gasoline (mg/Kg)	Diesel (mg/Kg)	Benzene (ug/Kg)	Toluene (ug/Kg)	Ethyl Benzene (ug/Kg)	Total Xylenes (ug/Kg)	Methyl Tertiary Butyl Ether (ug/Kg)
EB-1N (11.0')	NA	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-1S (11.0')	NA	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-2 (8')	N.D.	NA	N.D.	N.D.	N.D.	N.D.	N.D.
STKP-1 (1-3)*	N.D.	NA	N.D.	N.D.	N.D.	N.D.	N.D.
STKP-2 (1-4)*	NA	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
STKP-3 (1-2)*	NA	1200	N.D.	N.D.	N.D.	N.D.	N.D.

Sample I.D.	Lead (Pb) (mg/Kg)	Semi-Volatile Organics (VOC's) (mg/Kg)
EB-1N (11')	NA	N.D.
EB-1S (11')	NA	NA
EB-2 (8')	4.2	N.D.
STKP-1 (1-3)*	7.0	NA
STKP-2 (1-4)*	NA	NA
STKP-3 (1-2)*	NA	NA

(mg/Kg) = ppm (parts per million)

(ug/Kg) = ppb (parts per billion)

N.D. = Not Detected

NA = Not Analyzed

* Compositied soil samples

Copies of all analytical results and Chain of Custody documentation are located in Appendix D: Sample Analytical Documentation.

5.0 CONTAMINATED SOIL PROFILING AND OFFHAUL

Stockpile 3 (STKP-3) was profiled and accepted for disposal at the Vero Beach Landfill.

PARK AVENUE

SUBJECT PROPERTY -
EMERYVILLE PROPERTIES
1255 PARK AVENUE

HARLAN STREET

SIDEWALK

FORMER LOCATION
OF 1500-GALLON
FUEL OIL TANK
"TANK A"

SB-1

FORMER LOCATION
OF 200-GALLON
GASOLINE TANK
"TANK B"

DRIVEWAY
ENTRANCE

FENCE

SOIL BORING LOCATION



ALL ENVIRONMENTAL, INC. 2641 CROW CANYON ROAD, SUITE 5, SAN RAMON		
SCALE: 1" : 10'	APPROVED BY:	DRAWN BY: C. SPARKS
DATE 6 FEB 1996		APPROVED BY J. ANDERSON
SITE PLAN		
1255 PARK AVENUE EMERYVILLE		DRAWING NUMBER: FIGURE 1

PARK AVENUE

SUBJECT PROPERTY -
EMERYVILLE PROPERTIES
1255 PARK AVENUE

HARLAN STREET

SIDEWALK

FORMER 1500-GALLON
FUEL OIL TANK LOCATION
"TANK A"

FORMER 200-GALLON
GASOLINE TANK LOCATION
"TANK B"

DRIVEWAY
ENTRANCE

FENCE



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

SCALE: NOT TO SCALE

APPROVED BY:

DRAWN BY:

DATE: 14 NOV 1995

REVISED:

SAMPLE LOCATION MAP

1255 PARK AVENUE
EMERYVILLE

DRAWING NUMBER:
FIGURE 3

PROJECT: GEROW #1350		LOG OF BOREHOLE: SB-1	
BORING LOC.: DOWNGRAIENT FROM FORMER 1500 GALLON FUEL OIL UST		ELEVATION, TOC: --	
DRILLING CONTRACTOR: GREGG DRILLING		START DATE: 2/6/96	END DATE: 2/6/96
DRILLING METHOD: DIRECT PUSH		TOTAL DEPTH: 28.0'	
DRILLING EQUIPMENT: GEOPROBE DRILL RIG		DEPTH TO WATER: 28.0'	
SAMPLING METHOD: 2" DRIVE SAMPLER		LOGGED BY: J.S. ANDERSON	
HAMMER WEIGHT and FALL: N/A		RESPONSIBLE PROFESSIONAL: MC	

DEPTH (feet)	SOIL SYMBOLS	DESCRIPTION	SAMPLES			COMMENTS
			SAMPLE NO.	INTERVAL	BLOW COUNTS	
0.0 - 0.6	AB	Asphalt, 3" Aggregate Base.				
0.6 - 14.0	CL	Silty Clay; dark gray 3 N3; medium stiff; gravel up to 1/4".				
4.0 - 4.5			L-1			No odor. Staining.
8.0 - 8.5		Color Change; moderate yellowish brown 10YR 5/4.	L-2			No odor. Staining.
12.0 - 12.5		Same.	L-3			No odor. Staining.

PROJECT: GEROW #1350

LOG OF BOREHOLE: SB-1

DEPTH (feet)	SOIL SYMBOLS	DESCRIPTION	SAMPLES		COMMENTS
			SAMPLE NO.	INTERVAL BLOW COUNTS	
15	CL	14.0 - 18.0; Silty Clay (cont.)			
16			L-4	X	No odor. Staining.
18		18.0 - 20.0; Sandy Clay; moderate yellowish brown 10YR 5/4; moist; gravel up to 1/2".			
20		20.0 - 28.0; Silty Clay; moderate yellowish brown 10YR 5/4; moist.	L-5	X	No odor.
24		Same.	L-6	X	No odor.
28		Same.	L-7	X	No odor.
28		Borehole terminated at 28.0 feet.			▼ Borehole backfilled with cement grout.
29					
30					
31					

All Environmental, Inc. 2641 Crow Canyon Rd., # 5 San Ramon, CA 94583	Client Project ID: # 1350; Gerow	Date Sampled: 02/06/96
		Date Received: 02/07/96
	Client Contact: Jennifer Anderson	Date Extracted: 02/07-02/13/96
	Client P.O:	Date Analyzed: 02/07-02/13/96

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with BTEX*
 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	Ethylbenzene	Xylenes	% Rec. Surrogate
61195	SB-1, L-7, 28*	S	—	ND	ND	ND	ND	101
61196	W-1	W	—	ND	1.9	ND	0.80	108
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	
		S	1.0 mg/kg	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.