

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

Alameda County CC4580  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577

June 20, 1996

STID 2780

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Mel Kauffman  
True Fit Manufacturing  
3515 West Yosemite Avenue

✓ Mr. Brian Burns  
2577 Nordell Avenue  
Castro Valley, CA 94546

RE: (FORMER) EAST BAY SCAFFOLDING, 2552 SAN CARLOS AVENUE,  
CASTRO VALLEY

Dear Messrs. Kauffman and Burns:

This letter confirms the completion of site investigation and remedial action for the underground storage tank formerly located at the above-described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including 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 tank 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 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 Scott Seery at (510) 567-6783 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung  
Director of Environmental Health Services

enclosure

Messrs. Kauffman and Burns  
RE: UST case closure - 2552 San Carlos Ave.  
June 20, 1996  
Page 2 of 2

cc: Gordon Coleman, Acting Chief, Env. Protection Division  
Kevin Graves, RWQCB  
Mike Harper, SWRCB  
Jim Ferdinand, Alameda County Fire Department

*File/SOS*

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

Date: 05/24/96

Agency name: Alameda County-EPD Address: 1131 Harbor Bay Pkwy #250  
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700  
Responsible staff person: Scott Seery Title: Sr. Haz. Materials Spec.

**II. CASE INFORMATION**

Site facility name: (former) East Bay Scaffolding  
Site facility address: 2552 San Carlos Avenue, Castro Valley 94546  
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 2780  
URF filing date: 10/01/90 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Mel Kauffman % True Fit Manufacturing	3515 West Yosemite Ave. Lathrop, CA 95330	(209) 858-4125
Brian Burns dba East Bay Scaffolding	2577 Nordell Ave. Castro Valley, CA 94646	

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	550 gallon	gasoline	removed	08/30/90

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: possible hole in top of tank

Site characterization complete? YES

Date approved by oversight agency: 09/20/95

Monitoring Wells installed? NO Number: NA

Proper screened interval? NA

Highest GW depth below ground surface: UNK Lowest depth: UNK

Flow direction: UNK

Most sensitive current use: commercial

Are drinking water wells affected? NO Aquifer name: Castro Valley basin

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

Off-site beneficial use impacts (addresses/locations): none

Leaking Underground Fuel Storage Tank Program

Report(s) on file? **YES** Where is report 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>of Disposal w/destination)</u>	<u>Date</u>
Tank	550 gallon	<u>disposal</u> - Erickson Inc. Richmond, CA	08/30/90
Piping	UNK	as above	
Free Product	NA		
Soil	~3 yds <sup>3</sup>	UNK	
Groundwater	NA		
Barrels	"		

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)**

**Maximum Documented Contaminant Concentrations - - Before and After Cleanup**

<u>Contaminant</u>	<u>Soil<sup>1</sup> (ppm)</u>		<u>Water<sup>2</sup> (ppb)</u>	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
TPH (Gas)	2000	53	ND	NA
TPH (Diesel)	NA	NA	NA	"
Benzene	5.4	0.074	0.3	"
Toluene	3.7	0.021	ND	"
Xylene	81	1.3	1.0	"
Ethylbenzene	2.0	0.18	ND	"

- Notes:
- 1) "Before" soil results from initial sample #1 collected from the west sidewall @ 3' BG during August 1990 UST closure. "After" sample results from auger sample B3-5.5 collected from below the former dispenser area at the 5½' depth during the August 1995 assessment of the site.
  - 2) "Before" water results from sample W-1 collected through a soil vapor probe emplaced into the former UST pit during November 1990. "After" sample results reflect reported inability to encounter GW during 1995 investigation.

**Comments (Depth of Remediation, etc.):**

The subject business and UST were discovered in 1989 during routine inspections of businesses located in this area of Castro Valley. The UST was neither registered nor appropriately monitored. During the subsequent 1990 UST closure it was discovered that the proprietor of the business had affected an unauthorized "repair" of the UST at some time prior to or during his using the tank.

The UST was removed from the site during August 1990. Brown product was observed floating on (apparent) GW present at the base of the excavation. The UST removal contractor reports water was present at approximately the

**Leaking Underground Fuel Storage Tank Program**

midline of the UST when first uncovered. A distinct "high water mark" was observed ringing the excavation at ~3' BG. Initial soil samples revealed up to 2000 ppm TPH-G and 5.4 ppm benzene in sample #1 collected from the west sidewall of the excavation.

The pit was deepened to ~8½' BG and another soil sample collected. Material at the base of the excavation appeared to be fractured shaley bedrock within a silty matrix. GW did not recharge, and, consequently, a water sample was not collected.

Excavated soil (~3 yds<sup>3</sup>) was reportedly stockpiled on site for a number of years. The property owner indicates the stockpile is no longer present at the site, its disposition unknown. The UST excavation was reportedly restored to grade with clean import provided by the UST removal contractor.

**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: NA

Should corrective action be reviewed if land use changes? YES

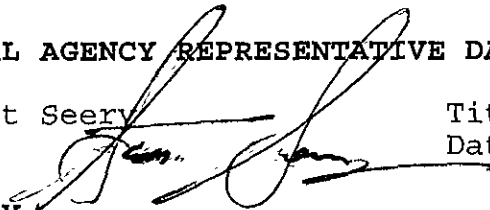
Monitoring wells Decommisioned: NA

Number Decommisioned: NA                      Number Retained: NA


List enforcement actions taken: NOV - 03/18/94;  
RWQCB 13267(b) directive - 09/27/93

List enforcement actions rescinded: NONE

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Scott Seery                      Title: Sr. Haz Mat Specialist  
Signature:                       Date: 6-4-96

Reviewed by  
Name: Barney Chan                      Title: Haz Mat Specialist  
Signature:                       Date: 5/31/96

Name: Tom Peacock                      Title: Supervising Haz Mat Specialist  
Signature:                       Date: 6-4-96

Leaking Underground Fuel Storage Tank Program

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response:  
RWQCB Staff Name: Kevin Graves Title: San. Eng. Assoc. Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

A "vapor probe survey" was reportedly performed at the site during November 1990 as a means of scoping an appropriate GW investigation and soil remediation project. (Note: This project had been completed 3 months before ACDEH received the work plan proposing it. The final report was issued two weeks after receipt of the work plan.)

Samples were reportedly collected through hollow tubes with slotted probe tips, seven in total, driven to 3' BG. A vacuum was applied in some fashion and the extracted vapors measured with an organic vapor analyzer (OVA), type unknown. Additionally, as it was reported that water was encountered between 4 - 6' BG, a water sample (W-1) was collected from a probe driven into the former UST excavation and analyzed for the presence of TPH-G and BTEX.

Up to a reported 319 ppm OVM deflection was identified at sample point #1 located directly adjacent to the former fuel dispenser footing, at the southeast corner of the warehouse. All other OVM readings were an order-of-magnitude lower. Only 0.3 ug/l benzene and 1.0 ug/l toluene were identified in water sample W-1.

The consultant proposed (1991 and 1992) to excavate material surrounding the former UST pit to a depth of ~8' BG, and install a single monitoring well. This work scope, although approved, was not performed.

A subsequent work plan, calling for the installation of a single monitoring well southeast of the former UST pit, was submitted and approved during March 1995. During June 1995, a single borehole was advanced in the proposed location. However, bedrock was encountered at ~3' BG and GW was not encountered to the depth explored, ~15' BG. No subjective evidence of fuel hydrocarbons was identified. No samples were collected.

Six (6) additional hand-augured boreholes were subsequently advanced during August 1995 to determine the depth to bedrock about the site, and to evaluate for the presence of fuel compounds. Augers were advanced to depths ranging from 3½ and 8' BG. Soil samples were collected from the bottom of each borehole; an additional sample was collected from an intermediate depth (3½') from boring B3. Only boring B3, advanced adjacent to the former location of the fuel dispenser, exhibited subjective evidence of fuel compounds (e.g., odors, etc.).

Leaking Underground Fuel Storage Tank Program

Bedrock, described as decomposed, fractured siltstone, was encountered at depths ranging from 3½ to 8' BG. Only those samples collected from boring B3 exhibited detectable concentrations of fuel compounds. Up to 56 ppm TPH-G and 0.074 ppm benzene were identified at the 5½' depth in boring B3. GW was not encountered in any of the boreholes.

Based on the body of work completed, the source of water present in the tank pit observed during the 1990 closure and subsequent "soil vapor survey" appears to have been ephemeral, a possible result of broken water supply piping and/or infiltration of recent winter rains, moving at shallow depth through unconsolidated soil materials, along the underlying weathered bedrock contact. This water does not appear, therefore, to represent resident groundwater. Consequently, expected migration of any residual contaminants away from the source area appears minimal.

# P & D ENVIRONMENTAL

4020 Panama Court  
Oakland, CA 94611  
Telephone (510) 658-6916



Base Map From:  
U.S. Geological Survey  
Hayward, Calif.  
7.5 Minute Quadrangle  
Photorevised 1980

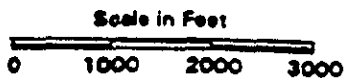


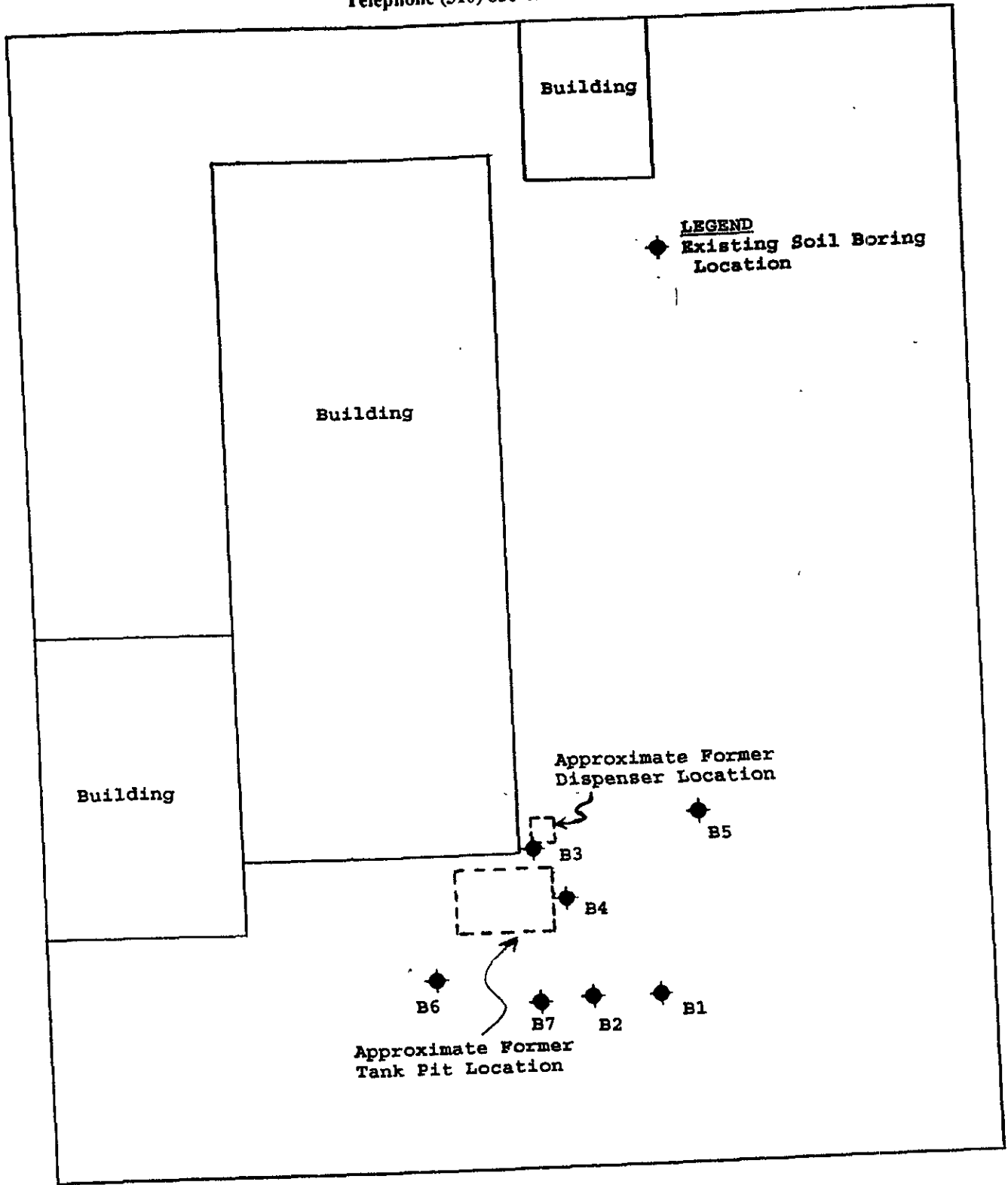
Figure 1  
SITE LOCATION MAP  
Former East Bay  
Scaffolding Facility  
2552 San Carlos Avenue  
Castro Valley, California



# P & D ENVIRONMENTAL

4020 Panama Court  
Oakland, CA 94611  
Telephone (510) 658-6916

1995 2017 BORINGS



Base Map From:  
P&D Environmental  
June, 1995

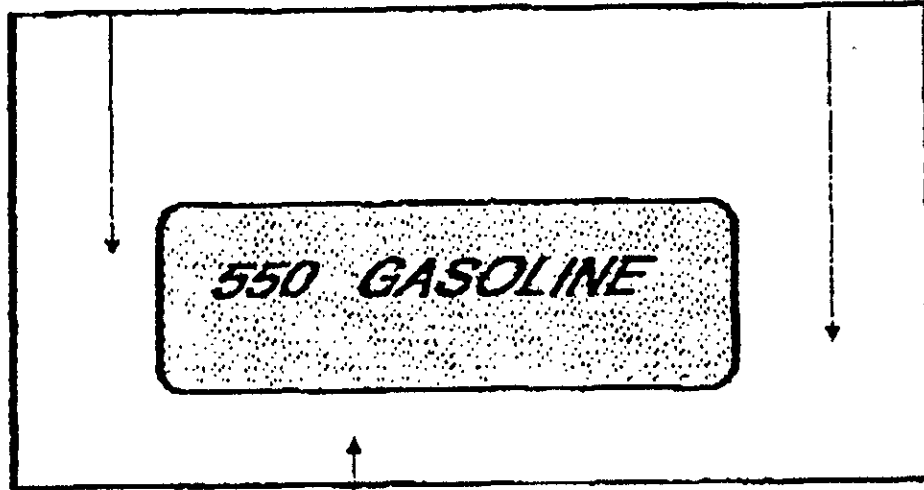
0 10 20  
Scale in Feet

Figure 2  
SITE PLAN  
Former East Bay  
Scaffolding Facility  
2552 San Carlos Avenue  
Castro Valley, California.

# TANK AREA

**SAMPLE # 1**  
**#1-550-GW @ 3'**

**SAMPLE # 2**  
**#2-550-GN @ 4'**



**SAMPLE # 9**  
**#9-550 G B.O.P.**

**FIGURE 3**

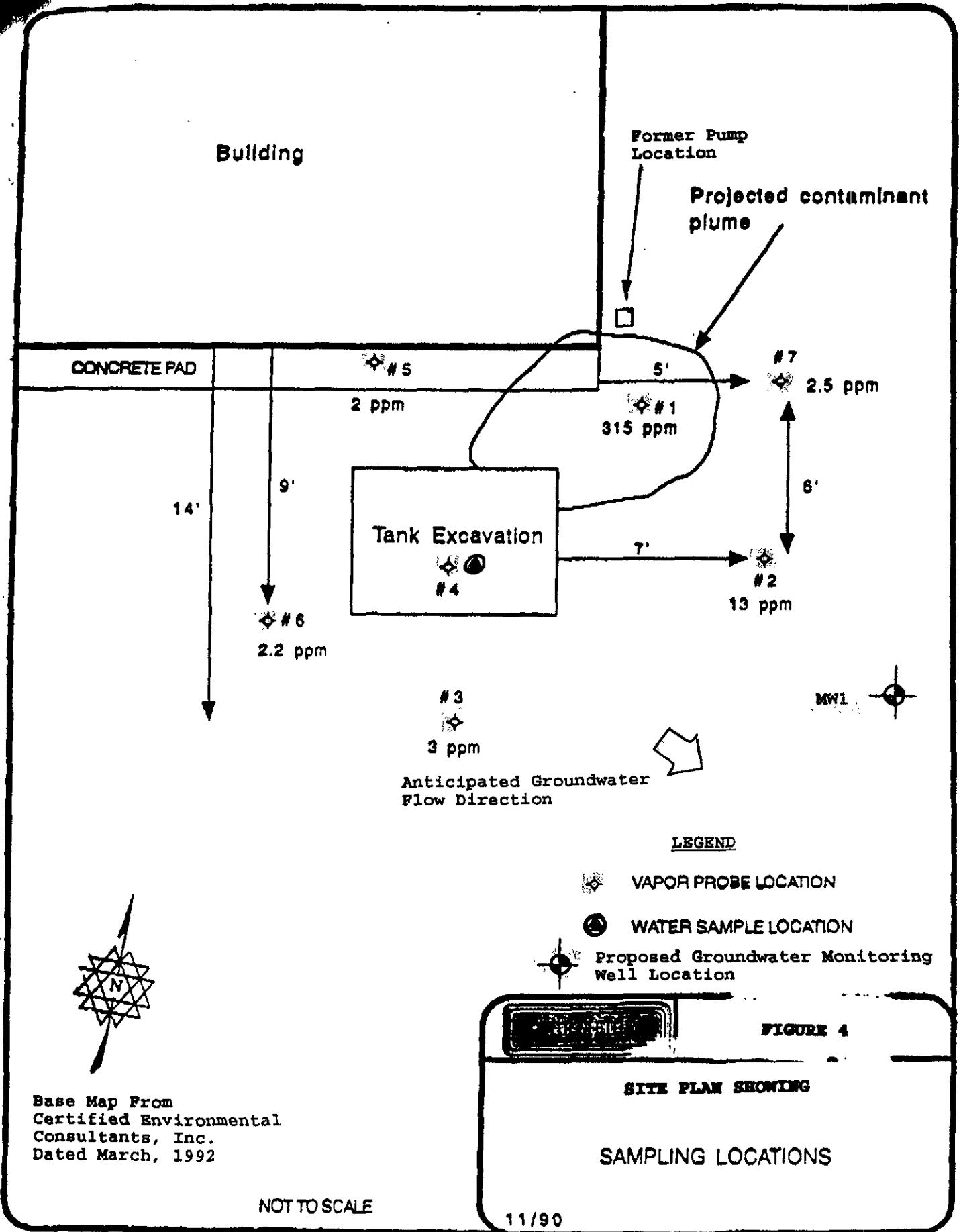
**S E M C O**

**SITE PLAN DETAIL**

**2552 S. ... (SAVE**  
**CASTRO VALLEY**



Base Map From  
Certified Environmental  
Consultants, Inc.  
Dated March, 1992



Base Map From  
Certified Environmental  
Consultants, Inc.  
Dated March, 1992

NOT TO SCALE

LEGEND




-  VAPOR PROBE LOCATION
-  WATER SAMPLE LOCATION
-  Proposed Groundwater Monitoring Well Location

FIGURE 4

SITE PLAN SHOWING

SAMPLING LOCATIONS

September 20, 1995  
Report 0063.R1

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TABLE 1  
SUMMARY OF SOIL SAMPLE LABORATORY ANALYTICAL RESULTS

(Samples Collected by SEMCO  
On October 30, 1990)

Sample No.	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes
*1 Soil-3'-W	2000	5.4	3.7	2.0	81
*2 Soil-4'-N	140	13	0.090	2.3	3.6
*3 Soil-Bottom	1	0.009	0.015	0.035	0.041

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline.  
Results in parts per million (ppm), unless otherwise indicated.

September 20, 1995  
Report 0063.R1

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TABLE 2  
SUMMARY OF GROUNDWATER SAMPLE LABORATORY ANALYTICAL RESULTS

(Sample Collected by CEC  
On November 30, 1990)

Sample No.	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes
Probe 4 W-1	ND	<del>ND</del> 0.3	ND	ND	<del>ND</del> 1.0

## NOTES:

CEC = Certified Environmental Consulting, Inc.  
TPH-G = Total Petroleum Hydrocarbons as Gasoline.  
ND = Not Detected.

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TABLE 3  
SUMMARY OF SOIL VAPOR SURVEY RESULTS

(Sample Collected by CEC  
On November 20, 1990)

<u>Probe No.</u>	<u>Sample Depth (feet)</u>	<u>OVM Concentration (ppm)</u>
1	3.0	319
2	3.0	13
3	3.0	3
4*	3.0	2
5	3.0	2
6	2.5	2.2
7	3.0	0

## NOTES:

CEC = Certified Environmental Consulting, Inc.

\* Very wet zone reported to have been encountered at a depth of 4-6 feet.

McCAMPBELL ANALYTICAL INC.	110 2nd Avenue South, #D7, Pacheco, CA 94553 Tele: 510-798-1620 Fax: 510-798-1622
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P & D Environmental 4020 Panama Court  Oakland, CA 94611	Client Project ID: # 0063; Former East Bay Scaffolding Facility	Date Sampled: 08/28-08/31/95
		Date Received: 09/01/95
	Client Contact: Paul King	Date Extracted: 09/01/95
	Client P.O:	Date Analyzed: 09/04/95

**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) <sup>+</sup>	Benzene	Toluene	Ethylbenzene	Xylenes	% Rec. Surrogate
56005	B2-3.5	S	ND	ND	ND	ND	ND	101
56006	B3-3.5	S	31,b	0.009	0.060	0.28	0.11	94
56007	B3-5.5	S	56,a	0.074	0.21	1.3	0.18	105
56008	B4-8.0	S	ND	ND	ND	ND	ND	103
56009	B5-3.5	S	ND	ND	ND	ND	ND	98
56010	B6-3.5	S	ND	ND	ND	ND	ND	98
56011	B7-3.5	S	ND	ND	ND	ND	ND	98

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.