



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

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 4306 - 9235 San Leandro St, Oakland, CA

August 26, 1996

Mr. Bryan Bevers
St. Vincent de Paul
9235 San Leandro Street
Oakland, CA 94603

Dear Mr. Bevers:


This letter confirms the completion of site investigation and remedial action for the former underground storage tank (1-8,000 gallon gasoline tank) removed from the above site on March 21, 1994. 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 tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations. 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 Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,


Mee Ling Tung, Director

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
Dave Sadoff, EBS, 30997 Huntwood Ave, #106, Hayward 94544
files (stvnent.s)

ENVIRONMENTAL PROTECTION

CASE CLOSURE SUMMARY

Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: May 10, 1996

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Eva Chu Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Society of St. Vincent de Paul
Site facility address: 9235 San Leandro St, Oakland 94603
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4306
URF filing date: 4/4/94 SWEEPS No: N/A

Table with 3 columns: Responsible Parties, Addresses, Phone Numbers. Row 1: Society of St. Vincent de Paul, 9235 San Leandro Street, Oakland, CA 94603.

Table with 5 columns: Tank No, Size in gal., Contents, Closed in-place or removed?, Date. Row 1: 1, 8,000, Gasoline, Removed, 3/21/94.

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Leaking dispenser/piping.
Site characterization complete? YES
Date approved by oversight agency: 9/22/95
Monitoring Wells installed? Yes Number: 3
Proper screened interval? Yes, 8 to 19.5' bgs
Highest GW depth below ground surface: 8.90' Lowest depth: 9.10' in MW-2
Flow direction: West
Most sensitive current use: Industrial/commercial
Are drinking water wells affected? No Aquifer name: San Leandro Cone
Is surface water affected? No Nearest affected SW name: NA
Off-site beneficial use impacts (addresses/locations): NA

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 w/destination)</u>	<u>Date</u>
Tank & Piping	1 UST	H & H to Schnitzer Steel	3/28/94
Rinseate	150 gallon	Alviso Independent Oil	3/21/94
Soil	Unknown qty	Aerated and re-used to fill pit	

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After	Before	After
TPH (Gas)	920	ND	ND	ND
Benzene	1.6	ND	ND	ND
Toluene	4.4	ND	ND	ND
Ethylbenzene	16	ND	ND	ND
Xylenes	23	ND	ND	ND
Oil & Grease	940 ⁴	ND ⁴	ND	
Heavy metals Total Pb	340 ²	34	ND	
Other SVOCs	ND	ND	NA	
TCE	1.6 ³	ND ⁴	ND	
Chlorobenzene	2.6 ³	ND ⁴	ND	

- NOTE:
- 1 soil sample S4 from 2.5' bgs, beneath former dispenser
 - 2 from boring B-3, in the former drum storage area
 - 3 from boring B-10, adjacent to sump inlet
 - 4 from sump inlet excavation

Comments (Depth of Remediation, etc.):

See Section VII, Additional Comments, etc...

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: **None**

Should corrective action be reviewed if land use changes? **YES**

Monitoring wells Decommissioned: **None, pending site closure.**

Number Decommissioned: 0 Number Retained: 3

List enforcement actions taken: **None**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Eva Chu** Title: **Haz Mat Specialist**

Signature: *eva chu* Date: *5/24/96*

Reviewed by

Name: **Barney Chan** Title: **Haz Mat Specialist**

Signature: *Barney Chan* Date: *5/10/96*

Name: **Tom Peacock** Title: **Supervisor**

Signature: *Tom Peacock* Date: *5-24-96*

VI. RWQCB NOTIFICATION

Date Submitted to RB: *5/24/96* RB Response: *Approved*

RWQCB Staff Name: **Kevin Graves** Title: **AWRCE**

Signature: *Kevin Graves* Date: *6/14/96*

VII. ADDITIONAL COMMENTS, DATA, ETC.

As a result of previously observed improper storage of approximately 129 55-gallon metal drums, a soil contamination assessment was conducted at the site in November 1992. Many of the drums were uncovered, damaged, severely corroded, and/or leaking. Staining was evident on the asphalt surface where the drums were stored. Some of the drums may have stored motor oils, paints, formaldehyde, carburetor cleaner, and plasticizers.

A total of 13 test borings (B-1 through B-13) were drilled within the drum storage and paint areas, to a depth of approximately 2 feet. Because contamination was evident at 2' bgs in borings B-10 and B-11, these borings were extended to 11.5' and 6.5' bgs, respectively. Boring B-10, which is adjacent to a sump inlet, exhibited up to 1,400 ppm TEH as motor oil, 270 ppm TOG, 30 ppm TPH-D, 6.2 ppm xylenes, 2.6 ppm chlorobenzene, 1.0 ppm TCE, and 90 ppm total lead. Elevated lead levels (up to 340 ppm) were also identified in borings B-3, B-5, and B-8 at 1.5' bgs. (See Fig 1 and 2, Table 1)

This phase of the investigation/assessment determined that the area where the drums were stored was underlain by approximately 3' of fill which contained TOG, BTEX, and lead. The fill is underlain by relatively impermeable clayey marsh soils. The consultant concluded that the soil contamination noted was not a result of improper drum storage and/or leakage, rather, that the fill material was probably contaminated. This was based on studies by the consultant at other fill sites in the S.F. Bay margin, which also contained similar levels of petroleum hydrocarbons and

heavy metals. Further, since the entire area is covered by intact asphalt pavement, with minor cracking/deterioration, infiltration of surface water and contaminant exposure risk is negligible. Therefore, it was judged that remediation was not warranted in the paint and drum storage areas.

On March 23, 1994 a 10K gasoline UST was removed. Excavation also commenced around the sump inlet to removed obviously contaminated soil, as documented by the previous subsurface investigation. Soil samples collected from the UST excavation identified up to 920 ppm TPH-G, and 1.6, 4.4, 16, and 230 ppm BTEX, respectively, below the dispenser, at approximately 2.5' bgs. Soil samples collected from the sump inlet pit identified up to 770 ppm TPH-G, and 930 ppm TOG. ClHCs were not detected. Cd, Cr, Pb, Ni, and Zn levels were <10x STLC. (See Fig 3, Table 2)

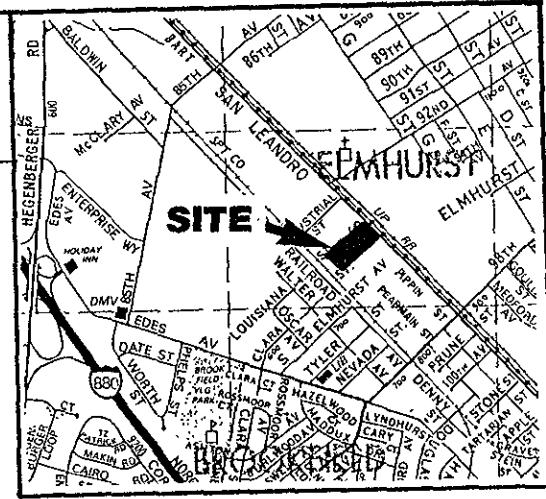
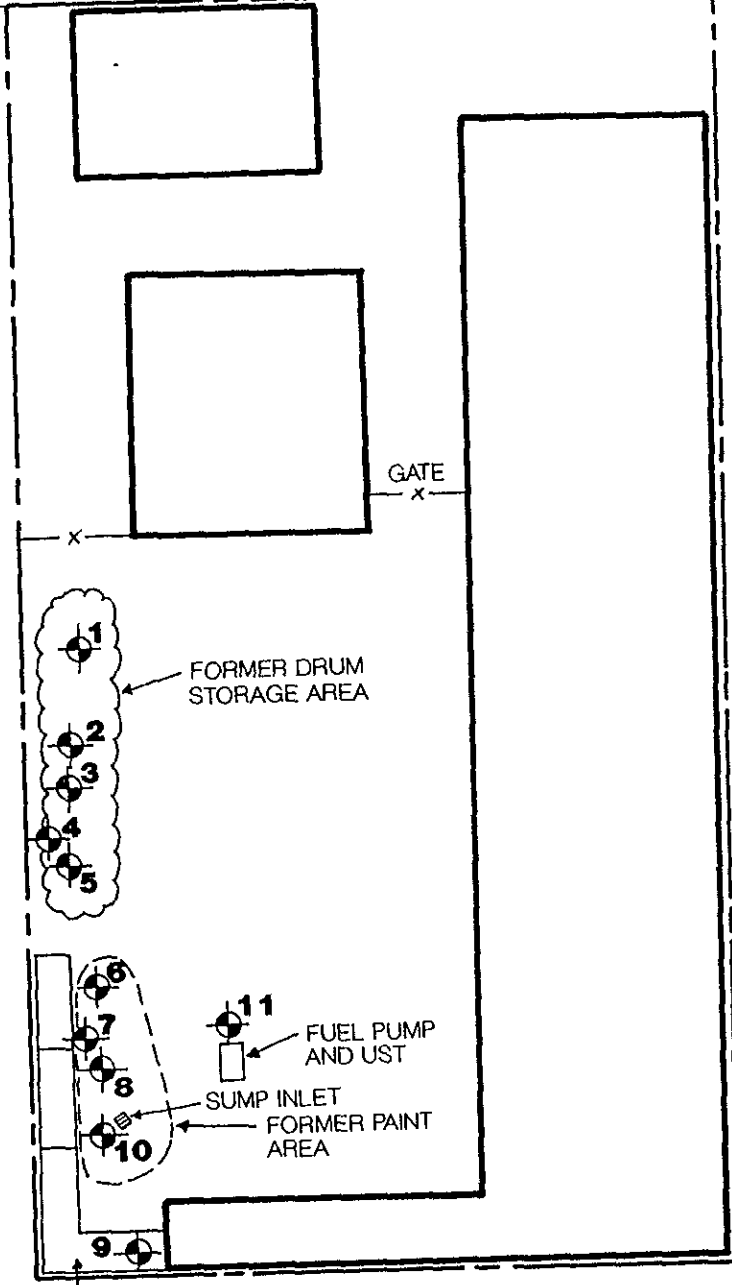
Additional overexcavation below the former fuel dispenser and in the sump area was completed in April 1994. Verification soil samples did not identify TPH-D or BTEX in the gasoline pit; and did not identify TOG in the sump inlet excavation. Stockpiled soil from the gasoline pit was subsequently aerated and re-used onsite as backfill material. Soil removed from the sump drain excavation was disposed offsite (no disposal documents were provided). (See Table 5)

In March 1995 three monitoring wells (MW-1 through MW-3) were installed. Well MW-1 was downgradient of the storm drain, and well MW-2 was downgradient of the former tank pit. Soil samples from boring MW-1 contained trace levels of DCE and TCE, and lead. TPH-G and BTEX were not detected in soil or groundwater from the three well borings. (See Fig 4, Table 3)

Groundwater has been sampled for 4 consecutive quarters (from 4/95 to 1/96) without exhibiting TPH-G, BTEX, VOCs, TOG, or lead. (See Table 4). Continued groundwater sampling/monitoring is not warranted.

SAN LEANDRO STREET

9235

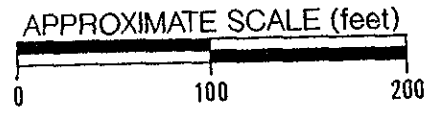


VICINITY MAP

APPROXIMATE LOCATION OF SCI TEST BORING

MECHANIC AREA

2pgs.
 To: TIM BABCOCK
 Env. Bio Systems
 Fr: [Signature] Alameda Co Meth

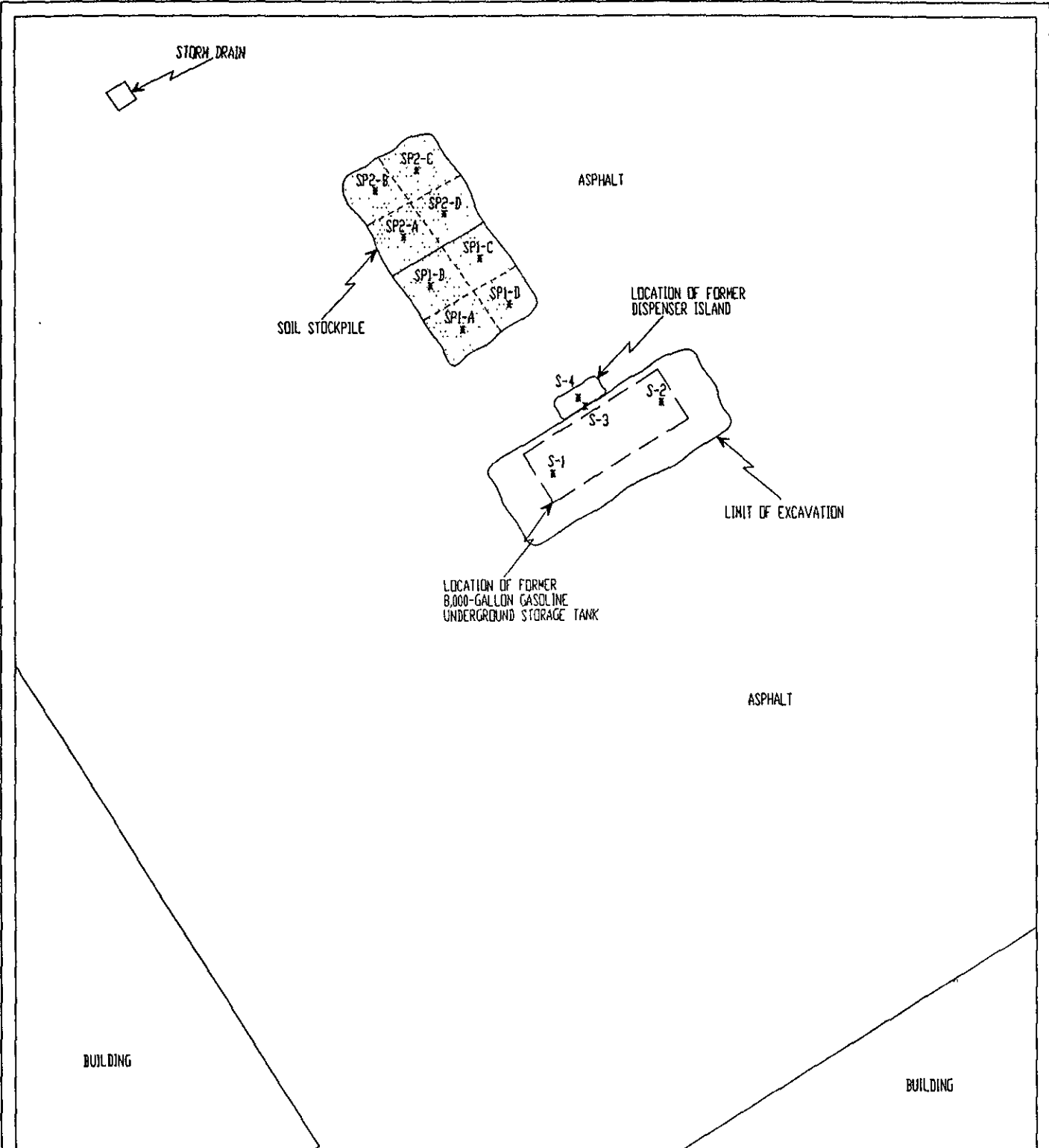


SITE PLAN FIG 2

Subsurface Consultants

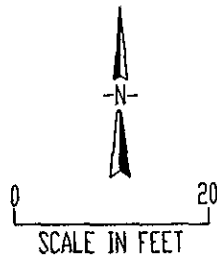
9235 SAN LEANDRO STREET - OAKLAND, CA		PLATE
JOB NUMBER 803.001	DATE 11/19/92	APPROVED PFE





LEGEND

S-1 * NAME AND LOCATION OF SOIL SAMPLE

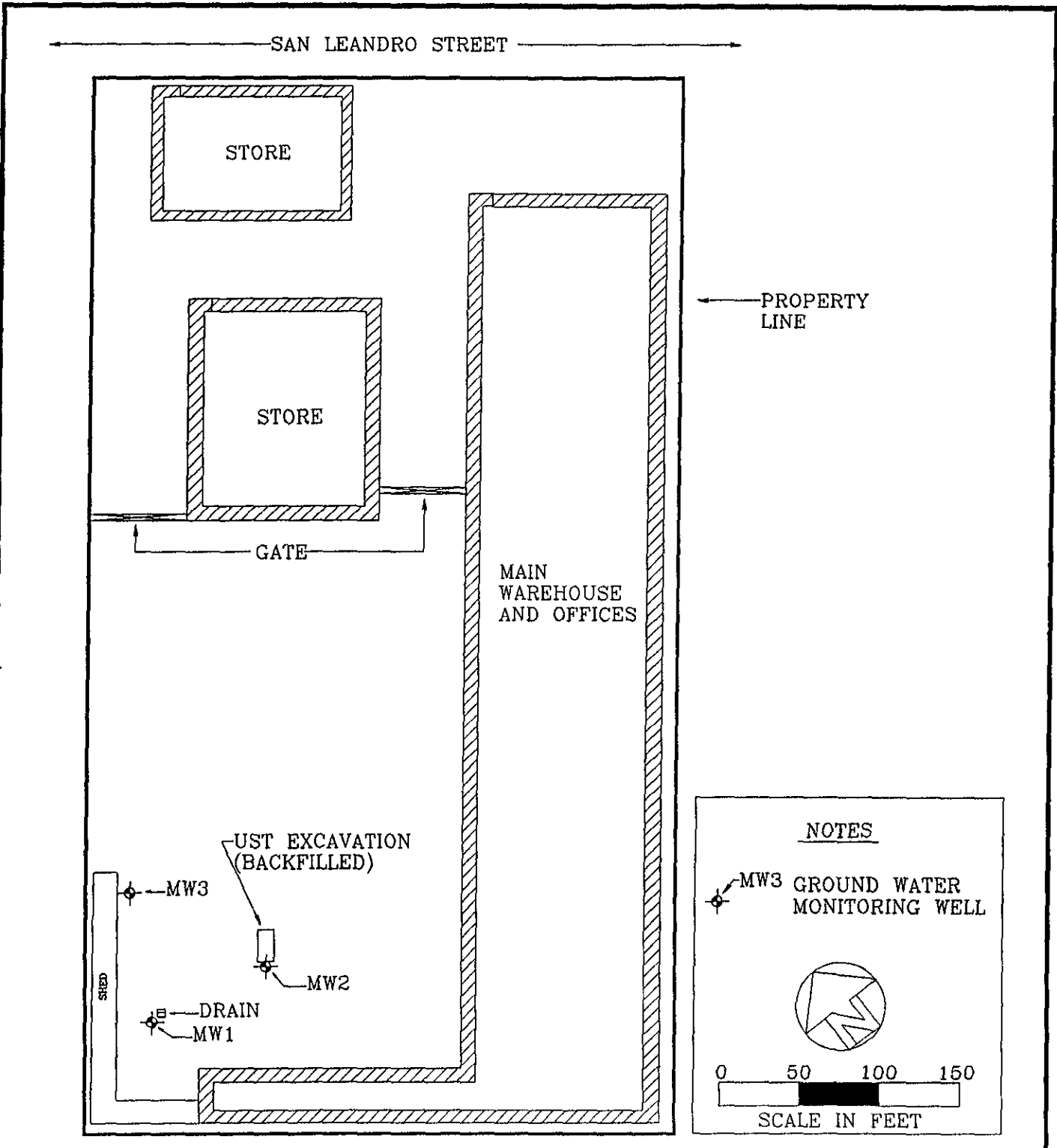


TANK PROTECT ENGINEERING

SITE PLAN:
TANK REMOVAL (3/23/94)

SOCIETY OF SAINT VINCENT DE PAUL
9235 SAN LEANDRO STREET
OAKLAND, CA 94603

DATE	8/12/94
FIGURE	3
FILE #	303
DRAWN BY	MT
CHECKED BY	LT



DATE:
2/21/96

DRAWN BY:
DAS

SCALE:
1" = 100' +/-

FIGURE 4
SITE MAP

ST. VINCENT DE PAUL
9235 SAN LEANDRO ST.
OAKLAND, CALIFORNIA

Table 1.
Summary of Contaminant Concentrations in Soil

	Total Oil & Grease mg/kg	TEH as Diesel mg/kg	TEH as Motor Oil mg/kg	Aromatic Volatile Organic Compounds					Total Lead mg/kg	Semi-Volatile Organic Compounds ug/kg	Purgeable Halocarbons		
				B1	T ¹	E ¹	X ¹	C ¹			TCE ug/kg	Methylene Chloride ug/kg	Others ug/kg
				ug/kg	ug/kg	ug/kg	ug/kg	ug/kg					
B1 @ 2.0'	<50	1	30	<5	<5	<5	<5	<5	17	-- ²	<5	<20	ND ³
B3 @ 1.5'	<50	2	40	<5	32	9	47	<5	340	--	<5	20	ND
B5 @ 1.5'	160	4	180	<5	<5	<5	<5	<5	200	--	<5	<20	ND
B6 @ 2.0'	58	<1	<30	<5	7	13	280	<5	40	--	<5	20	ND
B8 @ 2.0'	250	4	70	<5	<5	<5	<5	<5	160	--	<5	70	ND
B9 @ 1.5'	60	<10	600	<5	<5	<5	<5	<5	18	--	<5	20	ND
B10 @ 1.5'	270	30	1,400	<5	<5	<5	6,200	2,600	90	ND	1,600	<20	ND
B10 @ 4.0'	<50	<1	<30	11	<1	<1	<1	<1	5	--	<5	<20	ND
B11 @ 1.5'	<50	<10	500	22	<5	32	56	<5	6	--	<5	<20	ND
B11 @ 5.5'	<50	<1	<30	21	<5	11	25	<5	4	--	<5	<20	ND
Composite A ⁴ (Main Drum Area)	--	--	--	--	--	--	--	--	--	ND	--	--	--
Composite B ⁵ (Paint Area)	--	--	--	--	--	--	--	--	--	ND	--	--	--

¹ Benzene, Toluene, Ethylbenzene, Total Xylenes, Chlorobenzene

² Test not performed

³ Not detected at or above reporting limit. For specific reporting limit refer to the analytical test results.

⁴ Composite A consists of discrete samples from Borings 1, 2, 3 and 4

⁵ Composite B consists of discrete samples from Borings 6, 7, 8 and 9

TABLE 12
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS FROM UST
(ppm¹)

Sample ID Name	Date	Depth (Feet)	TPHG	Benzene	Toluene	Ethyl-Benzene	Xylenes	Total Lead
S-1	03/23/94	12.5	<.500	.018	<.0050	.015	.053	<4.5
S-2	03/23/94	12.5	<.500	<.0050	<.0050	<.0050	<.015	<4.5
S-3	03/23/94	10.0	120	<.060	.410	4.5	16.0	<4.5
S-4	03/23/94	2.5	920	1.6	4.4	16.0	230	34.0
SP1-(A-D)	03/25/94	2.0-2.5	120	.034	.030	.600	.130	NA
SP2-(A-D)	03/25/94	2.0-2.5	9.8	.043	.012	.034	.080	NA

¹ PARTS PER MILLION

TABLE 1.3 RESULTS OF SOIL AND GROUND WATER SAMPLE ANALYSES, COLLECTED 29 MARCH AND 13 APRIL 1995

SAMPLE ID	MATRIX	TPHg (mg/Kg)	BTEX (mg/Kg)	VOCs (µg/Kg)	TOG (mg/Kg)	LEAD (mg/Kg)
MW1-5'	SOIL	ND	ND	DCE=28 TCE=7	ND	9
MW1-15'	SOIL	ND	ND	ND	ND	7
MW1-H ₂ O	WATER	ND	ND	ND	ND	ND
MW2-10'	SOIL	ND	ND	NA	NA	NA
MW2-15'	SOIL	ND	ND	NA	NA	NA
MW2-H ₂ O	WATER	ND	ND	NA	NA	NA
MW3-5'	SOIL	ND	ND	NA	NA	NA
MW3-15'	SOIL	ND	ND	NA	NA	NA
MW3-H ₂ O	WATER	ND	ND	NA	NA	NA

NOTES

TPHg: Total petroleum hydrocarbons as gasoline.
 BTEX: Benzene, toluene, ethylbenzene, and total xylenes.
 VOCs: Volatile organic compounds.
 TOG: Total oil and grease.
 mg/Kg: Milligrams per kilogram.
 µg/Kg: Micrograms per kilogram.
 DCE: Cis 1,2-dichloroethene.
 TCE: Trichloroethene.
 See laboratory reports for detection limits.

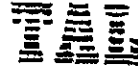
TABLE 4: RESULTS OF GROUND WATER ANALYSES

SAMPLE ID	DATE	TPHg (mg/L)	BTEX (µg/L)	VOCs (µg/L)	TOG (mg/L)	LEAD (mg/L)
MW1	4/13/95	ND	ND	ND	ND	ND
MW1	7/28/95	ND	ND	ND	ND	--
MW1	10/18/95	ND	ND	ND	--	--
MW1	1/29/96	ND	ND	ND	--	--
MW2	4/13/95	ND	ND	--	--	--
MW2	7/28/95	ND	ND	--	--	--
MW2	10/18/95	ND	ND	--	--	--
MW2	1/29/96	ND	ND	--	--	--
MW3	4/13/95	ND	ND	--	--	--
MW3	7/28/95	ND	ND	--	--	--
MW3	10/18/95	ND	ND	--	--	--
MW3	1/29/96	ND	ND	--	--	--

NOTES

TPHg: Total petroleum hydrocarbons as gasoline.
 BTEX: Benzene, toluene, ethylbenzene, and total xylenes.
 VOCs: Volatile organic compounds.
 TOG: Total oil and grease.
 --: Not Analyzed
 See laboratory reports for detection limits.

Table 5



Trace Analysis Laboratory, Inc.

LOG NUMBER: 4322
 DATE SAMPLED: 04/20/94
 DATE RECEIVED: 04/21/94
 DATE EXTRACTED: 04/29/94
 DATE ANALYZED: 05/02/94
 DATE REPORTED: 05/02/94
 PAGE: Two

Sump Area excavation

Sample Type: Soil

Method and
 Constituent:

Standard Method 5520F:
 Hydrocarbons

Oil and Grease

Units	VSW-1		VSN-1		Method Blank	
	Concentration	Reporting Limit	Concentration	Reporting Limit	Concentration	Reporting Limit
ug/kg	ND	50,000	ND	50,000	72,000	50,000

QC Summary:

% Recovery: 92
 % RPD: 0.0

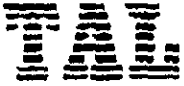
Concentrations reported as ND were not detected at or above the reporting limit.

Trace Analysis Laboratory, Inc.

cont. Table 5

3423 Investment Boulevard, #8 • Hayward, California 94545

Telephone (510) 783-6360
Facsimile (510) 783-1512



LOG NUMBER: 4322
DATE SAMPLED: 04/20/94
DATE RECEIVED: 04/21/94
DATE EXTRACTED: 04/21/94
DATE ANALYZED: 04/23/94
DATE REPORTED: 05/02/94

CUSTOMER: Tank Protect Engineering
REQUESTER: Jeff Farhoomand
PROJECT: No. 303-042094, Society of St. Vincent De Paul, 9235 San Leandro Street, Oakland, CA

Gasoline Pt Excav. Sample Type: Soil

<u>Method and Constituent:</u>	<u>Units</u>	<u>VS-3</u>		<u>Method Blank</u>	
		<u>Concentration</u>	<u>Reporting Limit</u>	<u>Concentration</u>	<u>Reporting Limit</u>
DHS Method:					
Total Petroleum Hydrocarbons as Gasoline	ug/kg	ND	500	ND	500
Modified EPA Method 8020 for:					
Benzene	ug/kg	ND	5.0	ND	5.0
Toluene	ug/kg	ND	5.0	ND	5.0
Ethylbenzene	ug/kg	ND	5.0	ND	5.0
Xylenes	ug/kg	ND	15	ND	15

QC Summary:

% Recovery: 74
% RPD: 19

Concentrations reported as ND were not detected at or above the reporting limit.