ALAMEDA COUNTY HEALTH CARE SERVICES

AGENCY



DAVID J. KEARS, Agency Director

June 7, 1996

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

Mr. Eric Schmier / Mr. J.R. Martin Orbit Property Corporation 1475 Powell Street, Suite 201 Emeryville, California 94608

RE: Former Guiton Bus Lines

3421 Hollis Street, Oakland, California 94608

STID # 1668

Dear Mr. Schmier and Mr. Martin:

This letter confirms the completion of site investigation and remedial action for the five underground storage tanks (2 - 10,000 gallon diesel, 1 - 5,000 gallon diesel, 1- 3000 gallon diesel and 1- 1,000 gallon waste oil) removed on December 18, 1989 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 five 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

Lori Casias, SWRCB (with enclosure)

Ms. Lydia Lau, Civic Bank of Commerce, 2101 Webster Street 14th Floor, Oakland, CA 94612-3043

HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

May 13, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH 1131 Harbor Bay Parkway Alameda, CA 94502-6577 (510) 567-6777

STID # 1668

Mr. Eric Schmier Orbit Property Company 1475 Powell Street, # 201 Emeryville, California 94608

RE: Case Closure - Former Guiton Bus Lines 3421 Hollis Street, Emeryville, California 94608

Dear Mr. Martin:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently received concurrence from the Regional Water Quality Control Board regarding this office determination that no further action is required concerning the removal of five underground storage tanks (2 - 10,000 gallon diesel, 1 - 5,000 gallon diesel, 1 - 3,000 gallon diesel and 1- 1,000 gallon waste oil) at the above referenced site.

Please be advised that the three groundwater monitoring wells (MW-1, MW-2, and MW-3) at the site must be properly decommissioned before our agency will issue the Remedial Action Completion Certification (closure letter) for the subject site. A report must be submitted documenting the abandonment of the monitoring wells.

Additionally, you will need to notify this office 72 hours in advance of the well abandonment field activities.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo

Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health Gordon Coleman, Acting Chief, Environmental Protection / files Kevin Graves, San Francisco Bay RWQCB Lydia Lau, Civic Bank of Commerce, 2101 Webster Street 14th Floor, Oakland, CA 94612-3043

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ALAMEDA COUNTY HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

May 13, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH

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To LYDIA LAU From SUSAN HUGO
Co. Cinc Bank of Co. ACDEH

Dept. Co. Phone #

Fax # Commerce Phone #

Fax # (510) 835-1072 Fax # (510) 337-9331

STID # 1668

Mr. Eric Schmier Orbit Property Company 1475 Powell Street, # 201 Emeryville, California 94608

RE: Case Closure - Former Guiton Bus Lines 3421 Hollis Street, Emeryville, California 94608

Dear Mr. Martin:

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Please be advised that the three groundwater monitoring wells (MW-1, MW-2, and MW-3) at the site must be properly decommissioned before our agency will issue the Remedial Action Completion Certification (closure letter) for the subject site. A report must be submitted documenting the abandonment of the monitoring wells.

Additionally, you will need to notify this office 72 hours in advance of the well abandonment field activities.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

CASE CLOSURE SUMMARY Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION Date: April 18,1996

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Parkway

City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700

Responsible staff person: Susan Hugo Title: Sr. Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Guiton Bus Lines

Site facility address: 3421 Hollis Street, Oakland, CA 94608 RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 1668

URF filing date: 010/10/90 SWEEPS No: N/A

Responsible Parties: Addresses: Phone Numbers:

Orbit Property Company 1475 Powell Street #201 Attn: Mr. J. R. Martin Emeryville, CA 94608

<u>Tank</u>	<u>Size in</u>	Contents:	Closed in-place	<u>Date:</u>
No:	<u>gal.:</u>		or removed?:	
1	10,000 gallon	Diesel	Removed	12/18/89
2	10,000 gallon	Diesel	Removed	12/18/89
3	5,000 gallon	Diesel	Removed	12/18/89
4	3,000 gallon	Diesel	Removed	12/18/89
5	1,000 gallon	Waste Oil	Removed	12/18/89

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown, probably from overfilling

Site characterization complete? YES

Date approved by oversight agency: 10/29/90

Monitoring Wells installed? YES Number: Three (3)

Proper screened interval? YES

Highest GW depth below ground surface: 10.75 ft Lowest depth: 11.19 ft

Flow direction: Predominantly southwest

Most sensitive current use: Unknown

Are drinking water wells affected? NO Aquifer name: NA 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 Parkway, Alameda, CA 94502-6577

Treatment and Disposal of Affected Material:

Treatment an	o prehoper or wrrece	ced Material.	
<u>Material</u>	Amount	<u> Action (Treatment</u>	<u>Date</u>
	(include units)	of Disposal w/destination)	
Tank	2 - 10,000 gallon	Erickson, Richmond, CA	12/18/89
	1 - 5,000 gallon	Erickson, Richmond, CA	12/18/89
	1 - 3,000 gallon	Erickson, Richmond, CA	12/18/89
	1 - 1,000 gallon	Erickson, Richmond, CA	12/18/89
Soil	360 cubic yards	W. Contra Costa Landfill	8/15/90
	80 cubic yards	W. Contra Costa Landfill	8/20/90
	No. 0/ Abu		
Water/Sludge	17300 Gallon 96	Erickson, Richmond, CA	Unknown
. 2	14044084		
	08/74		
	1,113		

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)

COILCUILLIAILC		(P.P.***)		(22,
*	Before	<u>After</u>	** Before	<u> After</u>
TPH (Gas)	16	-	5,500	nd
TPH (Diesel)	850	5	68,000	${\tt nd}$
Benzene	\mathtt{nd}	-	4.6	nd
Toluene	nd	-	4.8	\mathtt{nd}
Xylene	0.3	-	240	${\tt nd}$
Ethylbenzene	\mathtt{nd}	-	50	nd
Oil & Grease	86	-	-	nd
Halogenated VOCs	nd	•••	_	-

- * Soil samples collected during the removal of the tanks on 12/18/89 (see Table 1).
- ** Grab water samples collected from the 5 borings conducted on 11/21/90 (see Table 2).

Comments (Depth of Remediation, etc.):

In December 1989, five (5) underground storage tanks (2-10,000 diesel gallon, 1-5,000 gallon diesel, 1-3,000 gallon diesel and 1-1,000 gallon waste oil) were removed from the subject site. The 5 USTs were located basically in a common area north of the building and near the property boundary. The common excavation for the 5 USTs was very close to the north side of the building. Soil samples collected (at aprox. 7 - 9 ft. bgs) following the removal of the USTs showed petroleum hydrocarbon contamination as high as 850 ppm TPH diesel, 16 ppm TPH gasoline and 86 ppm TOG (see Table 1). A grab water sample collected from the excavation showed 49 ppm TPH diesel and 1.7 ppm TPH gasoline.

In November 1990, five soil borings were drilled to define the limits of the contamination. Soil and grab water samples were collected from the borings and four of the five borings (well #1, #2, #4 and #6) found petroleum hydrocarbon in the water (see Table 2).

In June 25, 1991, three groundwater monitoring wells (MW-1, MW-2 and MW-3) were installed at the subject site. Groundwater was encountered at a depth of 14 feet and geologic units consisted of clay to clayey sand. Regional groundwater flow direction is to the west (towards the San Francisco Bay) and flow direction at the site trends to the southwest. The groundwater samples collected from the three wells showed no detectable concentration of TPH gasoline, TPH diesel, TOG and BTEX with the exception of MW-3 which exhibited 50 ppb of TPH diesel.

A total of 480 cubic yards of soil was generated during the excavation / USTs removal activities and bioremediated on site. Confirmation soil samples were collected from the bioremediated soil; 440 cubic yards was disposed at Contra Costa Sanitary Landfill in Richmond and 40 yards was hauled off-site under the overpass adjacent to the property.

Leaking Underground Fuel Storage Tank Program

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 Decommissioned: No, will decommission upon case closure

Number Decommissioned: NA Number Retained: Three (3)

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: Jusan 4/Augo Date: 4/25/96

Reviewed by

Name: Barney Chan Title: Hazardous Materials Specialist

Signature: Bawey lle Date: 4/25/96

Name: Thomas Peacosk Title: Manager, LOP

Signature: Date: 9-25-96

VI. RWOCB NOTIFICATION

Il Lave

Date Submitted to RB: 4/25/96 RB Response: Approved

RWQCB Staff Name: Kevin Graves Title: Water Resources Control Engineer

Date: 5/9/96

Page 3 of 4

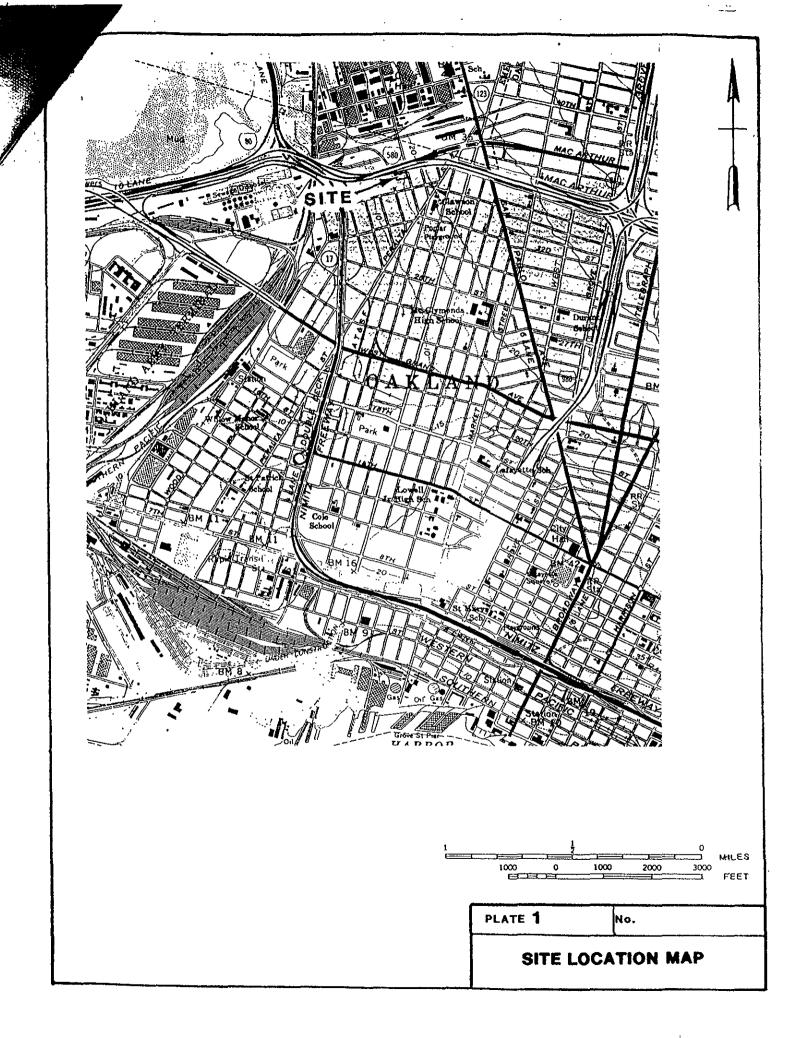
Leaking Underground Fuel Storage Tank Program

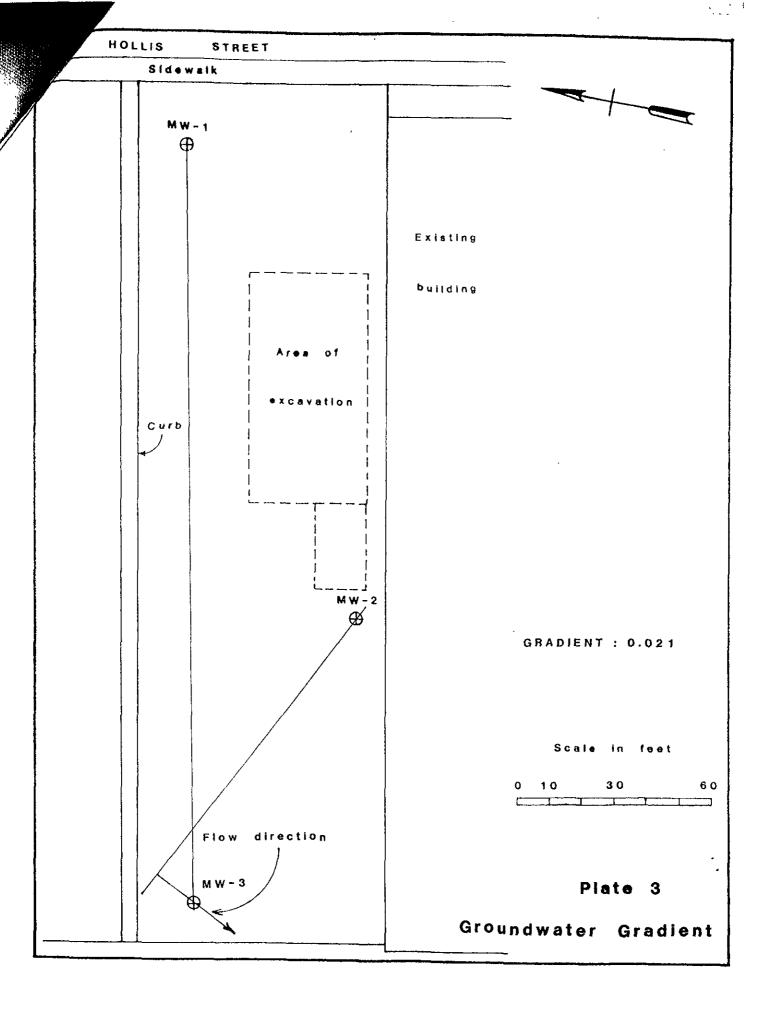
VII. ADDITIONAL COMMENTS, DATA, ETC.

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

- 1) TPH gasoline, TPH diesel, BTEX and TOG were not detected in the three wells during the four monitoring events (7/91, 11/91, 2/96 and 8/92) conducted at the site with the exception of one time hit of TPH diesel at 50 ppb detected in MW-3 on 7/91.
- 2) Contaminated soil (440 cubic yards) had been excavated in the former tank area. Low levels of petroleum hydrocarbon in soil as listed in the above table remain at the site.
- 3) The site presents no significant risk to human health and the environment.

Page 4 of 4





Historical Groundwater Data Former Guiton Bus Lines, 3421 Hollis Street, Oakland 94608

	DTW		TPHg	TPH d	В	T	E	x	TOG
7/2/91 MW-1 MW-2 MW-3			nd nd nd	nd nd 50ppb	nd nd nd	nd nd nd	nd nd nd	nd nd nd	nd nd nd
11/6/9: MW-1 MW-2 MW-3	<u>1</u>		nd nd nd	nd nd nd	nd nd nd	nd nd nd	nd nd nd	nd nd nd	- - -
2/26/92 MW-1 MW-2 MW-3	<u>2</u>		nd nd nd	nd nd nd	nd nd nd	nd nd nd	nd nd nd	nd nd nd	- - -
8/1/92 MW-1 MW-2 MW-3	11.72	_	nd nd nd	nd nd nd	nd nd nd	nd nd nd	nd nd nd	nd nd nd	- - -

718 E. Evelyn Avenue Sunnyvale,: CA 94086

D6 724.Pre

(408)736-1380

December 20, 1989 Ortin Development Co. XXXXXXXXXXXXXXXXXX

Attention: Mark Lee

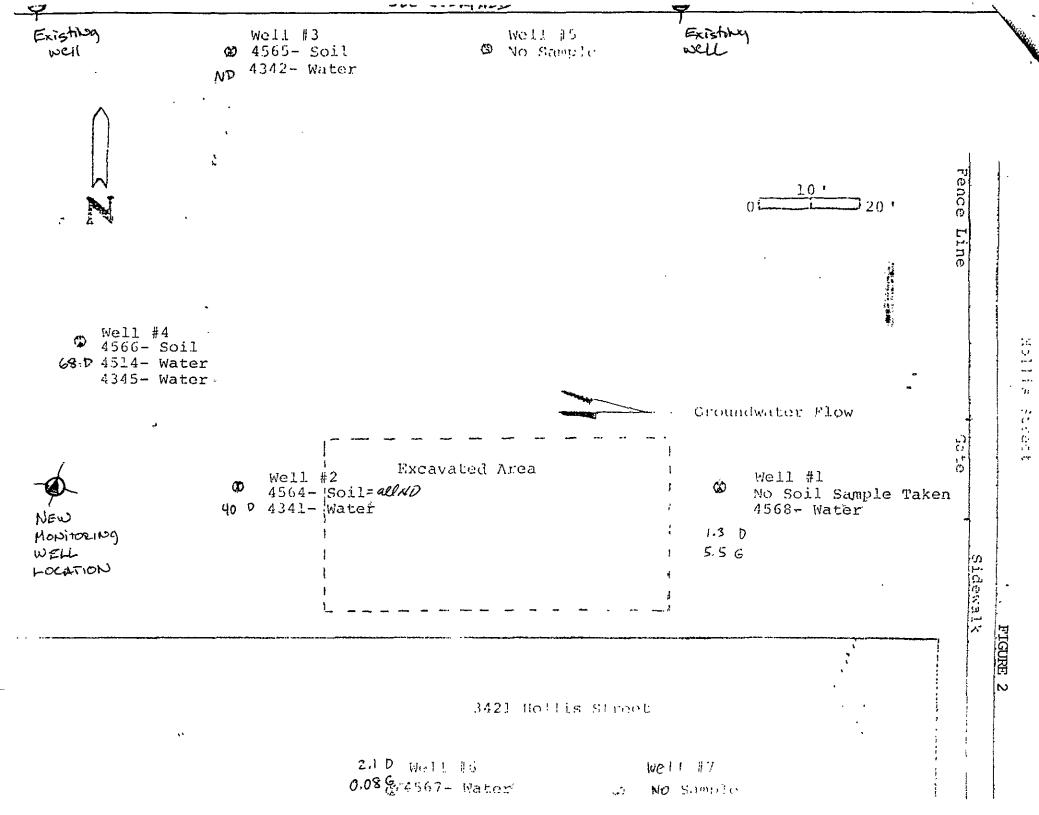
RE: Soil Samples, Guiton Bus Co. 3421 Hollis Street, Oakland, CA TABLE 1

REPORT OF ANALYTICAL RESULTS Cal DHS Certification # 252

	Sample Sample		ion: Soil in PPM Gasoline	Brass tube PPM Diesel	PPM BTEX	
	3587	(PM)	10	135	ND	
	3588		ND	16	ND	
	3593		16	57	0.3 xylene	!
	3589		ND	D	ND	
	3590		0.72	850	ND	
	3591		ND	1.0	ND	
	3592		ND	3,1	ИD	
010g = 01N	3598	86	0.50 -	7.7	ND	
ND=8010	3583	34	ND	1.2	ND	
	3596		N -D	270	ND	
	3597		HD.	8.3	ND	
	3594		, GDA	23	ND	-
(HSD)	3595 308 ND = No PPM	t Detec	HD 1.7 ppm ted, Det. Lim	35 49 ppm it: Gas, BTEX	ND <i>MO</i> 0.05 PPM, Diesel	l 1

3583 8010 Analysis had no detectable compounds* 8010 Analysis had no detectable compounds*

*Det. Limit 20 PPB (50 PPB for ChloroBenzene)





718 E. Evelyn Avenue Sunnyvale, CA 94086

(408)736-1380 FAX (408)736-0887

Mark Lee Orbit Enterprizes 1475 Powell Street Suite 201 Emeryville, CA 94608

Re: Soil and Groundwater Sampling and Analysis at 3421 Hollis Street, Oakland, California.

TABLE 2
Report Of Analytical Results Cylindrical

Pari Corlected	fw#	Sample	Type	Depth	Diesel	<u>Gas</u>	В	T	E	X
11/2/40	1	4568	Water	15′	1.3	5.5	.0046	.015	.050	0.24
11/20190	2	4564 7	Soil	12-13'	ND	ND	ND	ND	ND	ND
11/20/90	2	4341	Water	17'	40	ND	ממ	ND	NĎ	ND
•		4565] plicate	Soil	12-13'	13 36	ND	ND	ND	ND	0.23
11/29/90	3	4342	Water	15'	(ND)	ND	ND	ND	ND	ND
11/20/90	4	4566 ļ	Soil	12-13'	ND	ND	ND	ND	ND	ND
11/27/10	4	4514	Water	17'	n/a	.041	ND	.0036	.0009	.0059
11/29/90	4	4345	Water	17'	68	N/A	n/A	N/A	N/A	N/A
11/2/190	6 Di	4567 uplicate	Water	14'	2.1	.075 .062	.0020	.0048°	.0010	.0077

BORING LOG

' '	Project Orbit Property Man	age	e m e	n t	Hole, Well # MW # 1
1	Location Hollis St., Oakland			_	Otameter of Ortil Hole 8"
,	Job #		Total Depth of Hole 25'		
(Geologist/Engineer J. Alt			Date Started 6/25/91	
	Orill Agency HEW - Drilling				Date Completed 6/25/91
DEPTH IN FEET	WELL CONSTRUCTION DETAIL	N-VALUE	SAWPLE	GRAPHIC SYMBOL	DESCRIPTION
_ 0					4" asphalt.
-	Grout				Dark brown organic clay.
5	Bentonite seal	6 8 9	1		Yellowish brown clay with some_sand and angular rock fragments Gravel at 8'.
10	Slotted pipe 2" dia.	8 10 7	2		Brown medium to coarse sand with scattered angular gravel, wet.
-15 -		- j	5 3		Tan sandy clay, small rock - fragments.
- 20		1:	1		Gray clayey fine sand mottled brown, shell fragments

PROJECT Orbit Property Management

HOLE/WELL # MW- I PAGE OF 2 JOB NUMBER

			PAC	-L	OF 2
DEPTH (FEET) SAMP	E COMPLETION DETAIL	SAMPLE & C	BLOW OUNTS / FOOT	USCS SYMBOL	DESCRIPTION
25	Slotted pipe 2" dia. Bottom of boring	Sample	e not	7	Gray clayey fine-sand mottled brown, shell fragments

BORING LOG

	Project Orbit Proper	ty Manag	gene	∍nt	**************************************			
,	location Hollis St.,	Oakland			Diemeter of Drill Hole 811			
	Job #				Total Depth of Hole 25'			
(Geologist/Engineer J. Al				Date Started 6/25/91			
	Orill Agency HEW - Dr	illing						
<u>.</u>					Date Completed 6/25/91			
DEPTH IN FEET	WELL CONSTRUCTION C	A LUSTAIL	SANAE	GRAPHIC SYMBOL	DESCRIPTION			
_ 0	125							
			1		4" asphalt			
					Dark gray organic clay			
-	Grout	1			-			
-					_			
}-					-			
- 5		4		-				
		5	1		No sample recovery			
	Bentonite	7	-	4	-			
	scal-			1	Light gray clay with shell			
-					fragments			
					Poddich brown angually alam			
-10		9			Reddish brown gravelly clay			
		1	١					
		9	-		Gray to brown clayey gravel			
-	Slotted							
L	pipe							
	2" dia.				Tan clay			
 					-			
-15		3	-	_				
		4	3	.				
		5	-		Fine sandy clay, light gray,			
					brown motteling, oxidation, no			
					odor, moist.			
-								
20		6			_			
20			1 4		Clayey brown gravelly sand,			
 -		1	4		moist.			
 		*						
L	<u> </u>				<u>.</u>			

ORING LOG

PACJECT: Orbit Property Management

JOB NUMBER.

HOLE/WELL # : MW = 2 PAGE . OF 2

DEPTH (FEET)	SAMPLE	COMPLETION DETAIL	SAMPLE #	BLOW COUNTS / FOOT	USCS SYMBOL	OF 2 DESCRIPTION
25		Slotted pipe 2" dia. Bottom of boring	5	5 9 11	SIMBUL	Light gray fine sandy clay

BORING LOG

	Project Orbit Property Man	nag	e a e	ent	MU #
,	locetion Hollis St., Oakland				Hole/Well , MW # 3
	Job /				Dismeter of Drill Hole 8"
ĺ	Geologist/Engineer J. Alt				Total Depth of Hote 25'
	Orill Agency HEW - Drilling				Date Started 6/25/91
			Y		Date Completed 6/25/91
DEPTH IN FEET	WELL CONSTRUCTION DETAIL	N-VALUE	SANAE	GRAPHIC SYMBOL	DESCRIPTION
_ 0		ł			/" acabath
_				i	4" asphalt.
-					Dark brown organic clay.
<u> </u>	Grout				-
					4
					_
- 5		6			Greenish gray clay, shell
<u> </u>		7	1		fragments.
<u> </u>	Bentonite	9			-
	seal —				_
_					
 					
-10		4			-
		6	2		Gray clay with bluish-green
		7			motteling
 	Slotted	ĺ			
 	pipe				
<u> </u>	2" dia.				
-15					-
- I)		4			Tan silty clay, shell fragments
 		5	3		and root holes. Reddish-brown
<u> </u>		5			oxidation
_					
					, -
_					
- 20		8			Light gray fine-sandy clay,
_		12	4,		motteled brown root holes,
		13			shell fragments.
				L	

PHOJECT Orbit Property Management

HOLE / WELL # MW - 3

JOB NUMBER PAGE : OF 2

				PA	GE :	OF 2
OEPTH (FEET)	SAMPLE	COMPLETION DETAIL	SAMPLE #	BLOW COUNTS/ FOOT	USCS SYMBOL	DESCRIPTION
25 —		Slotted pipe	samp]	e not		Light gray fine-sandy clay, motteled brown rootholes, shell fragments.
		2" dia.		overe	<u>d</u>	
		Bottom of boring.	٠.			
					 - -	
_						

ALAMEDA COUNTY **HEALTH CARE SERVICES**

AGENCY





DAVID J. KEARS, Agency Director

April 25, 1996 STID# 1668

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

Ms. Lydia Lau Civic Bank of Commerce 2101 Webster Street, 14th Floor Oakland, California 94612-3043

Status of the Case Closure for the former Guiton Bus Line 3421 Hollis Street, Oakland, CA 94608

Dear Ms. Lau:

Per your request, this letter documents the status of the case closure for the five underground storage tanks (USTs) removed at the above referenced site on December 18, 1989. Based on the data submitted for the site, it appears that no further work is required regarding the five USTs. Therefore, this office is recommending case closure to Mr. Kevin Graves of the San Francisco Bay Regional Water Quality Control Board (RWQCB).

The case closure summary for the subject site is being forwarded to the RWQCB for sign off. The RWQCB has thirty (30) days to concur with our recommendation. Our experience with the RWQCB is very positive in that they respond within the 30 days period and approve the case closure recommendation by this agency.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,

Susan L. Hugo

Susan X. Hugo

Senior Hazardous Materials Specialist

Mee Ling Tung, Director, Environmental Health Gordon Coleman, Acting Chief, Environmental Protection Division Kevin Graves, San Francisco Bay RWQCB Eric Schmier, Orbit Property Co., 1475 Powell Street # 201 Emeryville, California 94608

Files