

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

November 27, 1995

STID 4550

Alameda County Environmental Health Dept.  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510)567-6700  
fax: (510)337-9335

REMEDIAL ACTION COMPLETION CERTIFICATION

Chad Pennebaker  
Douglas Electronics  
2777 Alvarado Street  
San Leandro, CA 94577

Shell Oil Company  
Legal Organization  
P.O. Box 2463  
Houston, TX 77252-2463  
Attn: David Swope

Wayne F. Valley Estate  
% Crosby, Heafy, Roach & May  
1999 Harrison Street  
Oakland, CA 94612-3523  
Attn: Randall Morrison

Wayne F. Valley Trust  
Valley Trust  
3170 Crow Canyon Place, Ste. 270  
San Ramon, CA 94583  
Attn: Paul O'Connor

Gladys Valley  
% Crosby, Heafy, Roach & May  
1999 Harrison Street  
Oakland, CA 94612-3523  
Attn: Randall Morrison

Augusta Corporation  
% Bicoastal Corporation  
1111 North Westshore Blvd., Ste. 200A  
Tampa, FL 33607  
Attn: Joe B. Freeman

RE: BICOASTAL PROPERTIES, 2711 ALVARADO STREET, SAN LEANDRO

Dear Messrs. Pennebaker, Swope, Morrison, O'Connor and Freeman:

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

Messrs. Pennebaker, Swope, Morrison, O'Connor and Freeman  
RE: 2711 Alvarado St., San Leandro  
November 27, 1995  
Page 2 of 2

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 a change in land use is proposed, the owner must promptly notify this agency.

Please contact Scott Seery at (510) 567-6783 if you have any questions regarding this matter.

Sincerely,



Jun Makishima  
Acting Director of Environmental Services

cc: Gordon Coleman, Acting Chief, Env. Protection Division  
Kevin Graves, RWQCB  
Mike Harper, SWRCB  
Mike Bakaldin, San Leandro Hazardous Materials Program

ENVIRONMENTAL  
PROTECTION  
95 NOV 22 PM 2:03

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

**I. AGENCY INFORMATION**

Date: 10/23/95

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: Bicoastal Properties  
Site facility address: 2711 Alvarado Street, San Leandro  
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4550  
URF filing date: 5/15/90 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Chad Pennebaker Douglas Electronics	2777 Alvarado St. San Leandro, CA 94577	510-483-8770
Shell Oil Company Legal Organization <u>Attn:</u> David Swope	P.O. Box 2463 Houston, TX 77252-2463	
Wayne F. Valley Estate % Crosby, Heafy, Roach & May <u>Attn:</u> Randall Morrison	1999 Harrison Street Oakland, CA 94612-3523	510-466-6857
Wayne F. Valley Trust Valley Trust <u>Attn:</u> Paul O'Connor	3170 Crow Cyn. Pl., Ste. 270 San Ramon, CA 94583	
Gladys Valley % Crosby, Heafy, Roach & May <u>Attn:</u> Randall Morrison	1999 Harrison Street Oakland, CA 94612-3523	510-466-6857
Augusta Corporation % Bicoastal Corp. <u>Attn:</u> Joe B. Freeman	1111 N. Westshore Bl., # 200A Tampa, FL 33607	813-286-8889

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	8000 gal.	gasoline	removed	8/27/73
2	7500 "	"	"	"
3	5000 "	"	"	"
4	5000 "	"	"	"
5	550 "	waste oil	"	5/15/90



Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: corrosion of remote fill pipe

Site characterization complete? YES

Date approved by oversight agency: 10-23-95

Monitoring Wells installed? YES Number: 1

Proper screened interval? YES

Highest GW depth below ground surface: 15.76' Lowest depth: 18.92'

Flow direction: presumed SW (regional and nearby-site flow direction)

Most sensitive current use: 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 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	2 x 5000; 7500; 8000 gal. 550 (750?) gal.	UNK <u>Disposal</u> - Erickson Richmond, CA	1973 5/15/90
Piping Product	UNK 100 gallons	<u>Disposal</u> - Refinery Services Patterson, CA	5/15/90
Soil	162.25 tons	<u>Disposal</u> - Laidlaw Env Buttonwillow, CA	8/31/90
Groundwater Barrels	NA "		

## 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)	2600	ND	290	ND
TPH (Diesel)	ND	"	ND	"
Benzene	0.38	"	"	"
Toluene	22	"	"	"
Xylene	160	"	"	"
Ethylbenzene	13	"	"	"
Oil & Grease	33,295	150	"	"
Heavy metals	1100 Pb	NA	NA	NA
Other: HVOC	ND	NA	"	"
SVOC	NA	"	ND	ND

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

It has been reported that four (4) fuel USTs were removed from this former Shell station site during August 1973. The city of San Leandro reports that an inspection of this removal operation was not made.

While conducting intrusive assessment work at the site during December 1989, an abandoned waste oil UST, thought to have been removed during the 1973 closures, was discovered in situ. This tank, which still contained apparent waste oil, was partially penetrated by the auger during boring advancement.

The subject waste oil UST was subsequently removed during May 1990 under San Leandro Fire Department oversight. "Free product" and stained soil was reportedly observed at the base of the UST excavation. GW was not encountered in the excavation.

Visually impacted soil was removed to a depth of ~ 2' below the tank invert (9' BG) before initial samples were collected. An additional ~ 2' of soil was subsequently removed and the pit once again sampled at ~ 11' BG. Because remote fill piping and abandoned fuel tank product piping was also discovered, they, too, were removed. Initial and subsequent soil samples were collected from below the remote fill piping ~ 20' from the UST pit.

Initial sample results indicated up to 33,295 parts per million (ppm) oil and grease, 1100 ppm Pb, 2600 ppm TPH-G and detectable BTEX in the initial sample collected from the base (9' BG) of the UST excavation. The subsequent UST pit bottom sample (11' BG) was "ND" for all target HC compounds; Pb was not sought. Up to 1085 ppm oil and grease was detected in the subsequent soil sample collected from below the remote fill piping (depth unknown).

Leaking Underground Fuel Storage Tank Program

VII. ADDITIONAL COMMENTS, DATA, ETC.

During performance of the 1989 site assessment that led to the discovery of the subject waste oil UST, the former fuel UST area was also explored. Three (3) borings were advanced in the fuel tank area up to a depth of 21.5' BG. GW was encountered at 19.5' BG.

Only low part per billion (ppb) range TEX compounds were discovered in soil sampled from depths between 5.5 and 10.5' BG in two of the borings within the restored, former fuel UST excavation. No GW samples were collected during the course of this study.

Because there was an indication of a buried anomaly in the vicinity of the two former 5000 gallon USTs noted during pre-drilling utility surveys, an exploratory trench was dug to evaluate the source. The source of the detected anomaly was reported to be buried demolition debris (e.g., concrete with rebar, piping, wire, etc.). No stained soil was reportedly encountered.

Subsequent to the 1990 waste oil UST closure and over-excavation activities, a single monitoring well was installed during June 1994 to evaluate what impact there may have been to GW from the known release from the waste oil UST piping. Well placement was based on knowledge of GW flow in the immediate area derived from the DTSC Central San Leandro Plume Study. (Note: this site lies within a known HVOC plume from off-site sources.)

Boring log indicates apparent GW was initially encountered at ~ 12' BG in a silty SAND, stabilizing at ~ 17.6' BG.

Soil and initial GW samples were analyzed for TPH-G/-D, BTEX, TOG, metals and SVOC. No detectable concentrations of target compounds were noted in soil samples, except for the presence of apparent geogenic concentrations of metals (incl. Pb). Only 290 ppb TPH-G range compounds were identified in sampled GW. The laboratory, however, notes that the chromatography did not reflect a typical gasoline pattern.

The monitoring well was sampled three (3) additional times between June 1994 and February 1995. Only TPH-G range compounds ( $\leq$  210 ppb) were detected in sampled GW during two of the three additional sampling events; the final sampling event (2/95) resulted in no detectable target compounds being identified in sampled GW.

During each of the sampling events in which TPH-G range compounds were detected, the laboratory indicated that the response was either: 1) a pattern atypical of gasoline, or 2) an unknown hydrocarbon consisting of a single peak. This atypical or single-peak response is consistent with the presence of HVOC in sampled GW, a likely result of the site's geographic location within the regional HVOC plume.