

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

August 15, 1995

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

STID 1078

REMEDIAL ACTION COMPLETION CERTIFICATION

Dorothy White Trust
c/o Herman J. Radvizza
Radvizza Real Estate
7700 College Town Drive, Ste. 205
Sacramento, CA 95826

Jack Tracy
1293 Sunnyhills Road
Oakland, CA 94610

RE: OAKLAND DODGE, 2735 BROADWAY, OAKLAND

Dear Messrs. Radvizza and Tracy:

This letter confirms the completion of site investigation and remedial action for the two (2) underground storage tanks 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 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,

A handwritten signature in cursive script that reads "Jun Makishima".

Jun Makishima
Acting Director of Environmental Services

cc: Leroy Todd, Acting Chief, Env. Protection Division / file
Kevin Graves, RWQCB
* Mike Harper, SWRCB

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 07/20/95

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: Oakland Dodge
Site facility address: 2735 Broadway, Oakland 94612
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 1078
URF filing date: 06/30/89 SWEEPS No: N/A
11/16/91

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Dorothy White Trust % Herman J. Radvizza	7700 College Town Dr., #205 Sacramento, CA 95826	916-386-8886
Jack Tracy	1293 Sunnyhills Rd. Oakland, CA 94610	

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	250 (500?) gal.	waste oil	removed	06/16/89
2	500 "	" "	"	09/10/91

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: UNK
Site characterization complete? YES
Date approved by oversight agency:
Monitoring Wells installed? YES Number: 4
Proper screened interval? YES
Highest GW depth below ground surface: 10.82' Lowest depth: 17.49'
Flow direction: SE - S - SW
Most sensitive current use: commercial; adjacent church and residences
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): 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> (include units)	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
Tank	500 gal.	<u>disposal</u> - Erickson Inc. Richmond, CA	09/10/91
	250 (500?) gal.	<u>disposal</u> - H&H Ship Serv. So. S.F., CA	06/16/89
Piping	NA		
Free Product	"		
Soil	30 yds ³	<u>disposal</u> - PWI Buttonwillow, CA	09/15/89
	162 yds ³	<u>disposal</u> - BFI landfill Livermore, CA	12/16/91 - 12/20/91
Groundwater	NA		
Barrels	"		

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)	-- ²	3300 ⁴	510 ¹	ND
TPH (Diesel)	-- ²	22	ND	"
TPH (hydrocarbons)	1800 ²	NA	NA	NA
TPH (mo)	NA	"	1200 ¹	"
Benzene	ND	5.3	58 ¹	ND
Toluene	"	24	3 ¹	"
Xylene	"	54	9 ¹	"
Ethylbenzene	"	6.8	ND	"
Oil & Grease	2900 ¹	17	ND	1900
Heavy metals	<u>See Note 3</u>		<u>See Note 3</u>	
Other: HVOC	ND	NA	14 ¹	NA
PCB	"	"	NA	"
SVOC ⁵	"	ND	14	ND
			130	
			87	
			3	
			35	
			21	

Notes: 1) Sample collected during 2/89 Geomatrix preliminary soil and water investigation. Soil collected from a depth of 7.5' in boring 4. Water "before" results are for samples collected from probes GW-1 and GW-2. "Before" HVOC result is for *methylene chloride*, a likely lab contaminant.

Leaking Underground Fuel Storage Tank Program

- 2) TPH "before" soil results are from 6/89 UST removal and represent a *single* analysis. Analysis for TPH was via method 503 D&E, which did not distinguish between the various petroleum HCs - result was simply reported as "TPH."
- 3) Metals were sought during the 6/89 Geomatrix study, the 9/91 UST closures, and the final investigation performed by Park Environmental during 1993 and 1994. Target metals appear to be present at geogenic concentrations. Dissolved metal concentrations in collected ground water are unremarkable.
- 4) All soil "after" results are from soil borings advanced during 10/93 by Park Environmental, except where otherwise indicated.
- 5) "Before" soil results for SVOC analyses are from 9/91 UST closure. "After" soil results are from boring MW-2 advanced during 10/93 by Park Environmental. "Before" and "after" water results represent samples collected from well MW-2. In order of appearance, the "before" SVOC results are for the compounds: bis(2-ethylhexyl)phthalate; 4-chloro-3-methylphenol; 2-chlorophenol; di-n-butyl phthalate; pentachlorophenol (PCP); and, phenol.

Comments (Depth of Remediation, etc.):

A 250 gallon (the Uniform Hazardous Waste Manifest indicates the tank to be 500 gallon in size) waste oil UST was removed from within the service area during June 1989. Initial samples revealed up to 1800 mg/kg "TPH" (Method 503 D&E) and 2300 mg/kg TOG (Method 413.1). BTEX and HVOC were "ND." Metals and SVOC were not sought. The tank pit was further excavated to depth of ~ 13' below grade (BG) and resampled. Up to 21 mg/kg "TPH" was noted in one of four confirmatory samples, with "ND" results for BTEX, HVOC and TOG. Ground water (GW) was not encountered. Stockpiled soil (30 yds³) was eventually transported to PWI landfill in Buttonwillow, CA.

A single 500 gallon waste oil UST was removed from below the 28th Street sidewalk during September 1991. (Note: The tank was initially thought to be a 2000 gallon gasoline tank; however, field evidence indicated the subject UST was a much smaller waste oil tank.) Although observations suggested the presence of contamination in native material encountered below the UST during removal, the single sample collected at the base of the excavation at a depth of ~ 11' BG revealed no detectable concentrations of TPH-G/-D, TPH-mo, TOG, BTEX, SVOC, or HVOC. Metals analyses suggest geogenic concentrations, although the initial zinc concentration (210 mg/kg) was somewhat higher than a subsequent sample (76 mg/kg).

Because of the "apparent" contamination in the UST excavation and the presence of up to 200 mg/kg of TPH-D (characterized as "mineral spirits" by the lab) in stockpiled soil, ACDEH requested further excavation and resampling of the UST pit. Confirmatory sample "EX1-21" was collected at a depth of ~ 21' BG and revealed no detectable concentrations of TPH-G/-D or BTEX. No GW was encountered in the resultant excavation. Approximately 162 yds³ of stockpiled soil was transported to BFI landfill in Livermore, CA during December 1991.

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 Decommisioned: NO

Number Decommisioned: 0 Number Retained: 4 (pending case closure)

List enforcement actions taken: NOV (06/30/89; 1/14/93)

List enforcement actions rescinded: NONE

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Scott Seery Title: Sr Haz Mat Specialist
Signature: *[Signature]* Date: 7-21-95

Reviewed by
Name: Barney Chan Title: Haz mat Specialist
Signature: *BChan* Date: 7/27/95

Name: Madhulla Logan Title: Haz Mat Specialist
Signature: *Madhulla Logan* Date: 8-2-95

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: *Approved*
RWQCB Staff Name: Kevin Graves Title: San. Engineering Asso. Date:

[Signature] 8/1/95

VII. ADDITIONAL COMMENTS, DATA, ETC.

A preliminary assessment of the site was performed by Geomatrix Consultants on behalf of Chrysler Corporation during early 1989 in preparation for the opening of the Oakland Dodge dealership; Tracy Buick had previously occupied the site and owned the subject USTs. The presence of only the 250

Leaking Underground Fuel Storage Tank Program

gallon UST, located within the enclosed service area, was identified by Geomatrix during this 1989 investigation. Five (5) soil borings and seven (7) shallow GW probes were advanced in total at the site. Four soil borings (B-1, -2, -3, and -4) and five attempted GW probes (GW-1, -2, -3, -6, and -7) were advanced within the enclosed service area. Probes GW-1 and -2, and soil borings B-3 and -4 were advanced adjacent to the noted UST within the subject service area. Boring B-1 and probe GW-3 were located near a steam cleaning area floor drain, at the SW corner of the subject service area.

GW was only collected from probes GW-1, -2, and -3. Insufficient water was reportedly present in probe GW-6 to enable sampling. A dense gravel layer at ~ 10' BG was reportedly encountered in probes GW-4, -5 and -7 which prevented penetration into the water bearing strata below. (Probe GW-5 was advanced near an auxiliary service garage located outside and to the west of the subject service area.)

Up to 2900 mg/kg TPH-mo was discovered in boring B-4 @ a depth of 7.5' BG, which is consistent with a "strong odor" noted in a clayey SAND encountered between 6 - 9' BG during drilling. The same sedimentary unit was encountered at similar depth in boring B-3; however, only 140 mg/kg TPH-mo was discovered in the 7.5' sample, and no odor was identified during drilling. HVOC were not detected in either 7.5' sample. SVOC were not sought. Metals appear to be at geogenic concentrations.

Up to 510 ug/l TPH-G (GW-1), 1200 ug/l TPH-mo (GW-2), and 58 ug/l benzene (GW-1) were detected in sampled GW. Methylene chloride (14 ug/l) was also detected in GW sampled from GW-1. Minor toluene and total xylenes were also found in water sampled from probes GW-2 and GW-1, respectively.

During 1993, Park Environmental (Park) advanced four (4) soil borings at the site, each converted to a monitoring well. Wells MW-1-P and -2-P were emplaced next to the subject USTs; wells MW-3-P and -4-P were emplaced along 27th Street, south of both UST locations.

Up to 3300 mg/kg of TPH-G (lab indicates result appears to be from an "unknown HC mixture") and 5.3 mg/kg benzene, among other low concentrations of the remaining fuel aromatics, were noted in soil sampled at the 10' depth in boring MW-1-P, emplaced through the street, adjacent to the UST formerly located below the sidewalk along 28th Street. Minor "hits" for TPH-G/-D, TOG and select aromatics were identified in soil samples collected from boring MW-2-P, located adjacent to the UST formerly located within the enclosed service area. SVOC compounds were "ND" in soil from Boring MW-2-P, the only boring for which such analysis was requested. Metals were at apparent geogenic concentrations.

Leaking Underground Fuel Storage Tank Program

GW was initially encountered in a silty SAND at depths ranging from 19 - 27' BG. Based on stabilized levels, GW appears to be present under confined conditions. GW flow was initially calculated towards the SSE.

Initial GW samples collected from MW-1-P and MW-2-P revealed only concentrations of xylenes at 1.5 ug/l and 1.3 ug/l, respectively. TPH-G was "ND" in water sampled from MW-1-P; TPH-G, -D and TOG were also "ND" in samples from MW-2-P. However, several SVOC compounds were detected in GW sampled from MW-2-P (SEE sample concentration data table, above).

Between 11/93 and 11/94, wells were sampled and monitored quarterly. GW flow has ranged from SE to SW during this time. Of all the target analytes sought in the four well network, only minor periodic "hits" for toluene and xylenes were discovered in GW sampled from MW-2-P. Additionally, TOG has been discovered at a concentration of up to 1900 ug/l in water sampled from MW-2-P as recently as 11/94. SVOC have been "ND" since the initial sampling event.

An attempt was (reportedly) made by Park representatives to acquire a soil sample or samples from the approximate 10' depth adjacent to well MW-1-P and the UST formerly located under the sidewalk along 28th Street in order to better identify the TPH-G range compound(s) detected during the 1993 Park study. Park reports that their several attempts to hand or power hand auger to the target sampling depth failed as a result of auger "refusal." Hence, no additional soil samples were collected from this area, and the noted contamination identified at the 10' depth in boring MW-1-P remains in place.

Based upon the results of GW monitoring performed between November 1993 and November 1994, GW appears to be only marginally impacted by hydrocarbon compounds. Aromatic compounds and TPH-G were "ND" during the last sampling event (11/94). Benzene has not been detected in sampled GW since the wells were first completed. SVOC have been "ND" in water sampled from well MW-2-P since 11/93. Only TOG has been detected in sampled GW on a consistent basis, and only in GW sampled from well MW-2-P.

There is evidence that latent contamination (i.e., 3300 ppm "TPH-G," 5.3 ppm benzene) remains in place at depth below 28th Street, as discussed previously. However, based on four quarters of GW sampling results, and an evaluation of plausible exposure scenarios as presented in the ASTM ES 38 - 94 *Emergency Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites*, such does not appear to pose a significant risk in terms of either potential future GW impact, or human exposure. Therefore, no further work should be required.