

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



October 3, 1994  
STID 3161

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 HARBOR BAY PARKWAY, 2ND FLOOR  
ALAMEDA, CA 94502-6577

**REMEDIAL ACTION COMPLETION CERTIFICATION**

Louis Arrighi  
L&B Arrighi Investments  
20 Summit Lane  
Novato CA 94945

RE: Kalmar AC site, 2792 Cypress St., Oakland CA 94607

Dear Mr. Arrighi,

This letter confirms the completion of site investigation and remedial action for the former 500-gallon waste oil underground storage tank and the former 1,000-gallon gasoline underground storage tank at the above referenced site.

Based on the available information 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(s) 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 you have any questions regarding this letter, please contact Jennifer Eberle at (510) 567-6700.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Rafat A. Shahid'.

Rafat A. Shahid, Director

cc: Edgar B. Howell, Chief, Hazardous Materials Division/files  
Kevin Graves, RWQCB  
Mike Harper, SWRCB  
Jennifer Eberle  
Eva Vanek, Dennis Bates Assoc., 1020 Railroad Ave., Suite  
E, Novato CA 94945

LOP/Completion  
je 3161clos.let

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

**I. AGENCY INFORMATION**

Date: 8/5/94

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Pky**  
 City/State/Zip: **Alameda CA 94502** Phone: **(510) 567-6700**  
 Responsible staff person: **Jennifer Eberle** Title: **Hazardous Materials Spec.**

**II. CASE INFORMATION**

Site facility name: **Kalmar AC**  
 Site facility address: **2792 Cypress St., aka Mandela Pky, Oakland CA 94607**  
 RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **3161**  
 URF filing date: **2/23/89** SWEEPS No: **N/A**

**Responsible Parties: Addresses: Phone Numbers:**  
 Louis Arrighi, L&B Arrighi Investments, 20 Summit Lane, Novato CA 94945

| <u>Tank No:</u> | <u>Size in gal.:</u> | <u>Contents:</u> | <u>Closed in-place or removed?:</u> | <u>Date:</u> |
|-----------------|----------------------|------------------|-------------------------------------|--------------|
| 1               | 1,000-gal            | gasoline         | removed to Erickson (#87505741)     | 1/26/89      |
| 2               | 500-gal              | waste oil        | removed to Erickson (#93243867)     | 3/3/94       |

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: unknown  
 Site characterization complete? YES  
 Date approved by oversight agency: 8/26/94  
 Monitoring Wells installed? YES Number: 3  
 Proper screened interval? apparently yes  
 Highest GW depth below ground surface: 13.95' Lowest depth: 12.05'  
 Flow direction: varies, see attached Table 4  
 Most sensitive current use: commercial  
 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): unknown  
 Report(s) on file? YES Where is report(s) filed? **Alameda County, 1131 Harbor Bay Pky, Alameda CA 94502**

**Treatment and Disposal of Affected Material:**

| <u>Material</u> | <u>Amount (include units)</u> | <u>Action (Treatment of Disposal w/destination)</u> | <u>Date</u> |
|-----------------|-------------------------------|---|-------------|
| <u>Tank</u>     | 1,000-gal                     | to Erickson (#87505741)                             | 1/26/89     |
|                 | 500-gal                       | to Erickson (#93243867)                             | 3/3/94      |

Soil (fm gasoline UST) 40 YD3 To Forward Landfill, Stockton by 3/8/90  
 (note the only documentation we have is a waste characterization form)  
Soil (fm waste oil UST) 14.6 tons to Port Costa in Richmond 8/4/94

Oily Water from waste oil UST, 75 gal, to Gibson (#92219149) 3/3/94

## 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)    | 30*        | ND    | 410         | 330      |
| TPH (Diesel) | ND*        | ND    | 290         | 250      |
| Benzene      | 2.8*       | 5.50  | ND          | 40       |
| Toluene      | .690*      | .970  | ND          | ND       |
| Xylene       | .810*      | 10.0  | 10          | 11       |
| Ethylbenzene | .130*      | 6.80  | ND          | ND       |
| Oil & Grease | 2,900**    | NA    | 10,000**    | 1,100*** |

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

\* in gasoline tank pit. Post-aeration samples from soil stockpile for gasoline UST: 600 ppm TPH-d, 170 ppm TPH-g, 1.5 ppm benzene.

\*\* note that they used EPA 3510/SM503D, which includes non-petroleum oils and greases (the soil concentration is from boring MW-1). The "Before" water samples were from the 3 wells sampled 12/19/89.

\*\*\* Method 418.1

THE SOIL SAMPLES ARE FOR GASOLINE UST PIT. SEE SECTION VII FOR DISCUSSION OF WASTE OIL UST SAMPLES (ALSO THE ATTACHED TABLE 2).

#### 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? perhaps, if site becomes a sensitive receptor such as residential, school, or hospital

Monitoring wells Decommissioned: they all will be, following receipt of closure letter

Number Decommissioned:

Number Retained:

List enforcement actions taken: none

List enforcement actions rescinded: none

Leaking Underground Fuel Storage Tank Program

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Jennifer Eberle

Signature: *J Eberle*

Reviewed by

Name: Barney Chan

Signature: *Barney Chan*

Name: Scott Seery

Signature: *Scott Seery*

Title: Haz Mat Specialist

Date: 8/5/94

Title: Haz Mat Specialist

Date: 9/22/94

Title: Sr. Haz Mat Specialist

Date: 9-22-94

VI. RWQCB NOTIFICATION

Date Submitted to RB: 9/27/94

RWQCB Staff Name: Kevin Graves

RB Response: *Approved*

Title: AWRCE Date: 9/27/94

VII. ADDITIONAL COMMENTS, DATA, ETC.

*K Graves*

The gasoline UST had corrosion holes (observed during removal in 1989); it failed a pressure test on 11/1/88. The gasoline pit was overexed on 10/9/89. Approx 20 yd<sup>3</sup> were removed. GW encountered at 6'bgs. Two sidewall samples at gw interface had ND TPH-g, ND TPH-d, but 5.5 ppm benzene. Pit was backfilled w/clean sand. This stockpile was hot: 360 ppm TPH-g, 180 ppm TPH-d, but some BTEX (2.0 ppm benzene). The stockpile was disposed.

Three MWs installed on 12/19/89. Up to 2,900 ppm TOG (by SM503D) was found in soil sampled at 5'bgs from all 3 borings. (Note that SM503D includes both petroleum and non-petroleum oils and greases.) TPH-d, TPH-g and BTEX were ND except for 7.1 ppm TPHg and trace BTEX in MW-1. As for the water, the wells were sampled 12/89, then not again until 5/12/92. See attached Table 1 for gw sampling history.

It was suspected that the waste oil UST was the probable source of the oil in the soil. The last time this tank was tested (tight) was 2/89 (before the earthquake and the collapse of the adjacent Cypress Structure). In correspondence from the ACDEH dated 3/26/93 and 12/2/93, the RP was requested to submit tank integrity results (and begin quarterly sampling).

The waste oil UST was removed on 3/3/94. UST was tar-coated with no obvious holes. After tank was removed, water was sitting in pit at about 4.5'bgs. This water appeared to be entering the pit at approx. 3'bgs. The soils included 0-3'bgs fill, and 3' to at least 5'bgs green-grey tight clay. Soil in the sidewall in the pit was sampled at approx. 6'bgs in apparent bay mud. Water in the pit was not sampled because a) there are 3 MWs onsite nearby, and b) it may not be true gw. The pit soil sample was ND for everything except .062 ppm 1,1-DCA (and some metals, but they were all <10X the STLCs). However, the stockpile

## Leaking Underground Fuel Storage Tank Program

soils had 13,000 ppm TOG (SM5520) and an assortment of other compounds, including many HVOCs (see attached Table 2). Thus, the stockpile soils appeared to have been affected by a release from the waste oil tank.

Groundwater flow direction has been a mystery at this site. The GWEs have been presented in feet **below** mean sea level; the flow directions have varied widely (see attached table 4). The gw flow direction is not reliable in any one direction.

Dennis Bates Associates (DBA) theorized that the upper 3 feet of soils throughout the site were contaminated from "dirty fill" material. However, during a mtg w/Kevin Graves of RWQCB on 7/13/94, these points all became moot. The germane points became a) TDS was 8,600 mg/L, and b) the recharge rate is very low (<2 liters per 8 hr., as per John Sammons of DBA). Based on these two points, the RWQCB determined that gw underlying this site was of no potential beneficial use, and agreed that the case could be closed. Note that low levels of benzene were left in gw and soil. See Part III on page 2, and the attached Table 1.

TABLE 1

Summary Analytical Results for Groundwater Samples  
L & B Investments, Oakland, CA

| WELL | DATE  | TPH as Diesel (mg/l) | TRPH/TOG (mg/l) | TPH as Gasoline (mg/l) | Benzene (µg/l) | Toluene (µg/l) | Ethyl Benzene (µg/l) | Xylenes (µg/l) | Sampler |
|------|-------|----------------------|-----------------|------------------------|----------------|----------------|----------------------|----------------|---------|
| MW1  | 12/89 | 0.28                 | ND              | 0.2                    | ND             | ND             | ND                   | ND             | MEC     |
| MW1  | 05/92 | 0.64                 | ND              | 0.52                   | 27             | ND             | 2.1                  | 4              |         |
| MW1  | 12/92 | ND                   | 20              | ND                     | ND             | ND             | ND                   | ND             |         |
| MW1  | 03/93 | ND                   | NA              | 0.13                   | ND             | ND             | ND                   | ND             | DBA     |
| MW1  | 06/93 | ND                   | ND              | ND                     | 1.3            | ND             | ND                   | ND             |         |
| MW1  | 02/94 | 0.080 ↑              | NA              | ND                     | 40 ↑           | ND             | ND                   | ND             |         |
| MW2  | 12/89 | 0.29                 | ND 10           | ND 40                  | ND             | ND             | ND                   | ND             | MEC     |
| MW2  | 05/92 | NS                   | NS              | NS                     | NS             | NS             | NS                   | NS             |         |
| MW2  | 12/92 | NS                   | NS              | NS                     | NS             | NS             | NS                   | NS             |         |
| MW2  | 03/93 | NS                   | NA              | NS                     | NS             | NS             | NS                   | NS             | DBA     |
| MW2  | 06/93 | ND                   | ND              | ND                     | ND             | 0.68           | ND                   | ND             |         |
| MW2  | 02/94 | ND                   | NA              | ND                     | ND             | ND             | ND                   | ND             |         |
| MW3  | 12/89 | 0.15                 | ND              | 0.41                   | ND             | ND             | ND                   | 0.01           | MEC     |
| MW3  | 05/92 | 0.93                 | ND              | 0.52                   | 73             | 2.5            | 4                    | 6.2            |         |
| MW3  | 12/92 | ND                   | ND              | 0.79                   | 46             | ND             | 7.8                  | 1.6            |         |
| MW3  | 03/93 | ND                   | NA              | 0.51                   | 63             | 110            | ND                   | 13             | DBA     |
| MW3  | 06/93 | 0.21                 | 1.1             | 0.78                   | 240 ↑          | 2.1            | ND                   | 14             |         |
| MW3  | 02/94 | 0.250 ↑              | NA              | 0.330 ↓                | 23 ↓           | ND             | ND                   | 11             |         |

gw flow  
SE  
S

ND = Not Detected at the method reporting limit  
NA = Not Analyzed  
NS = Not Sampled

NOTES: FOR THE SAMPLES ANALYZED IN MAY OF 1992, NET PACIFIC LABORATORIES NOTED: "THE POSITIVE RESULTS FOR PETROLEUM HYDROCARBONS AS DIESEL APPEAR TO BE BOTH HEAVIER AND LIGHTER HYDROCARBONS THAN DIESEL".

MEC = Miller Environmental Company  
DBA = Dennis Bates Associates, Inc.

TABLE 2

SUMMARY ANALYTICAL RESULTS FOR SOILS SAMPLES  
COLLECTED FROM THE WASTE OIL TANK PIT  
L & B Investments, Oakland, CA

| Sample No.  | Method           | S-1 (Bottom Sidewall) | SP-2 (Stockpile)  | P-1 (Vent Line) |     |
|---|------------------|-----------------------|---|-----------------|-----|
| Date  |                  | 03/04/94              | 03/04/94  | 03/04/94        |     |
| Constituent   |                  |                       |   |                 |     |
| TPH as Diesel (mg/kg)                               | 8015M            | ND                    | 610   | ---             |     |
| TOG (mg/kg)   | SM5520           | ND                    | 13,000  | 180             |     |
| TPH as Gasoline (mg/kg)                             | 8015M            | ND                    | 4.3   | ---             |     |
| Benzene (µg/kg)                                     | EPA 8020         | ND                    | 29  | ---             |     |
| Toluene (µg/kg)                                     | EPA 8020         | ND                    | 210   | ---             |     |
| Ethyl Benzene (µg/kg)                               | EPA 8020         | ND                    | 56  | ---             |     |
| Xylenes (µg/kg)                                     | EPA 8020         | ND                    | 360   | ---             |     |
| <sup>1</sup> Halogenated Volatile Compounds (µg/kg) | EPA 8010         | 1,1 Dichloroethane-62 | Methylene Chloride-1,200<br>1,1,1-TCA-4,700<br>1,1-Dichloroethane-590<br>Tetrachloroethane-730                      | ---             |     |
| <sup>2</sup> Extractable Organics (µg/kg)           | EPA 8270         | ND                    | Naphthalene-2,300<br>2-Methyl Naphthalene-2,600<br>Butylbenzylphthalate-7,500<br>Bis (2-ethylhexyl) phthalate-4,900 | ---             |     |
| METALS  | Cadmium (mg/kg)  | EPA 6010              | ND  | ND              | --- |
|   | Chromium (mg/kg) | EPA 6010              | 20  | 16              | --- |
|   | Lead (mg/kg)     | EPA 6010              | 10  | 21              | --- |
|   | Nickel (mg/kg)   | EPA 6010              | 35  | 26              | --- |
|   | Zinc (mg/kg)     | EPA 6010              | 52  | 140             | --- |

ND Not Detected at the method reporting limit

(---) Not Tested

NOTES: <sup>1</sup> Constituents detected reported in this column, all constituents tested for included in Appendix B.

TABLE 4

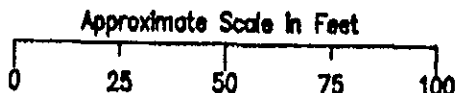
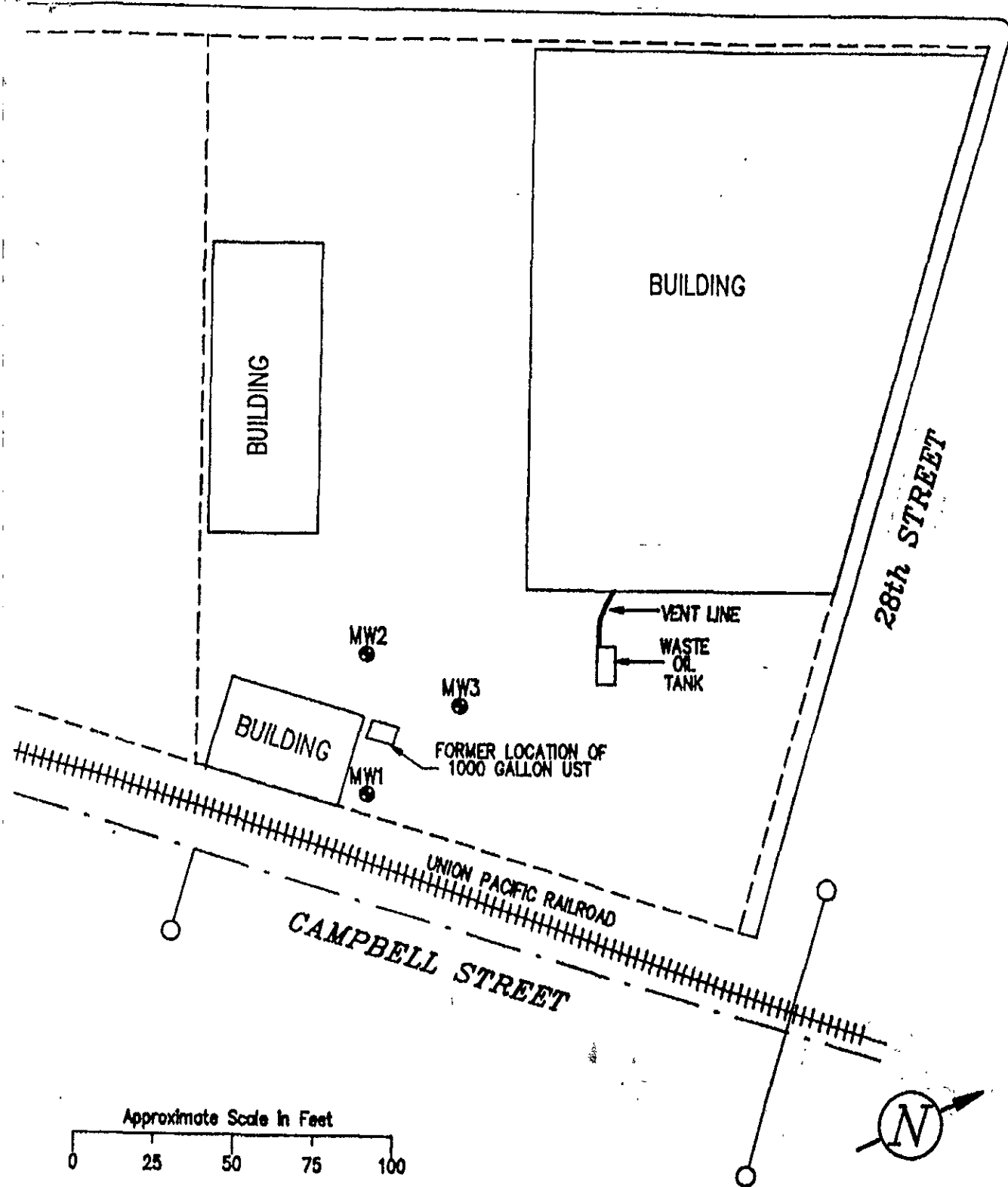
SUMMARY OF GROUNDWATER FLOW DIRECTIONS  
(By Compass Directions)  
L & B Investments, Oakland, CA

| DATE  | DIRECTION               |
|-------|-------------------------|
| 12/89 | 316 DEGREES - NORTHWEST |
| 01/90 | 290 DEGREES - NORTHWEST |
| 02/90 | 238 DEGREES - SOUTHWEST |
| 05/90 | NOT AVAILABLE           |
| 03/93 | NOT AVAILABLE           |
| 06/93 | 137 DEGREES - SOUTHEAST |
| 02/94 | 230 DEGREES - SOUTH     |

OH/TABLE4.318



CYPRESS STREET



CLIENT: SITE PLAN  
 OWNER: L & B INVESTMENTS  
 ADDRESS: 2792 MANDELA PARKWAY, OAKLAND, CALIFORNIA

SCALE: AS SHOWN  
 PROJECT # 93022  
 DATE: MARCH 21, 1994

DENNIS BATES ASSOCIATES, INC.  
 494 Alvarado Street, Suite B Monterey, CA. 93940  
 1020 Railroad Ave. Suite E, Novato, CA 94945

FIGURE:  
**2**