

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 1089 - 2576 Martin Luther King Jr Wy, Oakland, CA
(1-550 gallon waste oil tank removed in July 26, 1989)

March 24, 1997

Mr. David Vanek
1027 Bell Lane
Napa, CA 94558

Mr. Jack Schroll
Mostly Mustangs
2576 MLK Jr Wy
Oakland, CA 94612

Dear Messrs. Vanek and Schroll:

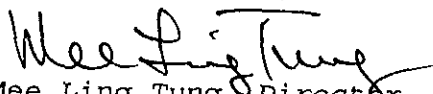
This letter confirms the completion of site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file 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, Section 2721(e) of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,


Mee Ling Tung, Director

enclosure

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
Cheryl Gordon, UST Cleanup Fund
files-ec (mustangs 2)

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: February 11, 1997

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Pkwy**
City/State/Zip: **Alameda, CA 94502** Phone: **(510) 567-6700**
Responsible staff person: **T. Peacock** Title: **Supervising Haz Mat Spec.**

II. CASE INFORMATION

Site facility name: **Mostly Mustangs**
Site facility address: **2576 Martin Luther King Jr Wy, Oakland, CA**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **1089**
URF filing date: **8/11/89** SWEEPS No: **N/A**

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
1. David Vanek	1027 Bell Lane, Napa, CA 94558	
2. Jack Schroll	2576 MLK Jr Wy, Oakland, CA 94612	
Mostly Mustangs		

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	500	Waste Oil	Removed	7/26/89

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**
Site characterization complete? **YES**
Date approved by oversight agency: **2/5/97**
Monitoring Wells installed? **No**
Proper screened interval? **NA**
Highest GW depth below ground surface: **Groundwater encountered at ~13' bgs in borings advanced around former tank pit in 11/14/96**
Flow direction: **Unknown**
Most sensitive current use: **Commercial**
Are drinking water wells affected? **No** Aquifer name: **Merritt Sand**
Is surface water affected? **No** Nearest affected SW name: **NA**
Off-site beneficial use impacts (addresses/locations): **None**

Report(s) on file? **YES** Where is report(s) filed? **Alameda County**
1131 Harbor Bay Pkwy
Alameda, CA 94502

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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	1 UST	Disposed by H & H, in San Francisco	7/26/89

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After ²	Before ³	After
TPH (Gas)	7.7	ND	NA	
TPH (Diesel)	2,800	1,500	230	
Benzene	<0.01	<0.01	1.5	
Toluene	0.064	<0.01	1.3	
Ethylbenzene	0.057	<0.01	1.2	
Xylenes	0.530	<0.01	3.7	
Oil & Grease	2,100	75	NA	
Other 1,2 Dichlorobenzene	13	ND	NA	
SVOCs	NA	ND	NA	

- NOTE: 1 soil collected from tank pit at time of UST removal, 7/26/89
 2 soil collected after minor overexcavation, 8/15/89
 3 "grab" groundwater sampled from boring B-1, advanced next to former UST pit, 11/14/96

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: **NA**
 Number Decommissioned: Number Retained: **NA**
 List enforcement actions taken: **Notice of violations issued: 2/22/94;
 6/22/95; 11/7/95; 11/22/95; 5/21/96**

List enforcement actions rescinded:

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature: *esach* Date: 3/3/97

Reviewed by

Name: Barney Chan Title: Haz Mat Specialist

Signature: *Barney Chan* Date: 2/20/97

Name: Thomas Peacock Title: Supervisor

Signature: *Thomas Peacock* Date: 2-28-97

VI. RWQCB NOTIFICATION

Date Submitted to RB: 3/4/97 RB Response: *Approved*

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature: *Kevin Graves* Date: 3-18-97

VII. ADDITIONAL COMMENTS, DATA, ETC.

A 500 gallon waste oil UST was removed in July 26, 1989. A hole was noted in the tank. Strong hydrocarbon odor and soil discoloration was in the pit. Five soil samples (3 sidewall, 1 bottom and one composite of stockpile) were collected from the pit (see Fig 1). Up to 7.7 ppm TPHg, 2,800 ppm TPHd, 2,100 ppm TOG, 13 ppm 1,2 Dichlorobenzene, and trace levels of BTEX were identified. Limited overexcavation was conducted. Final confirmatory soil samples were collected at 4' to 7' bgs and analyzed for TPHg, TPHd, BTEX, TOG, VOCs, and SVOCs. Up to 1,500 ppm TPHd and 75 ppm TOG. TPHg, BTEX, VOCs and SVOCs were not detected above the detection limits after overexcavation. (See Fig 2, Tables 1 and 2)

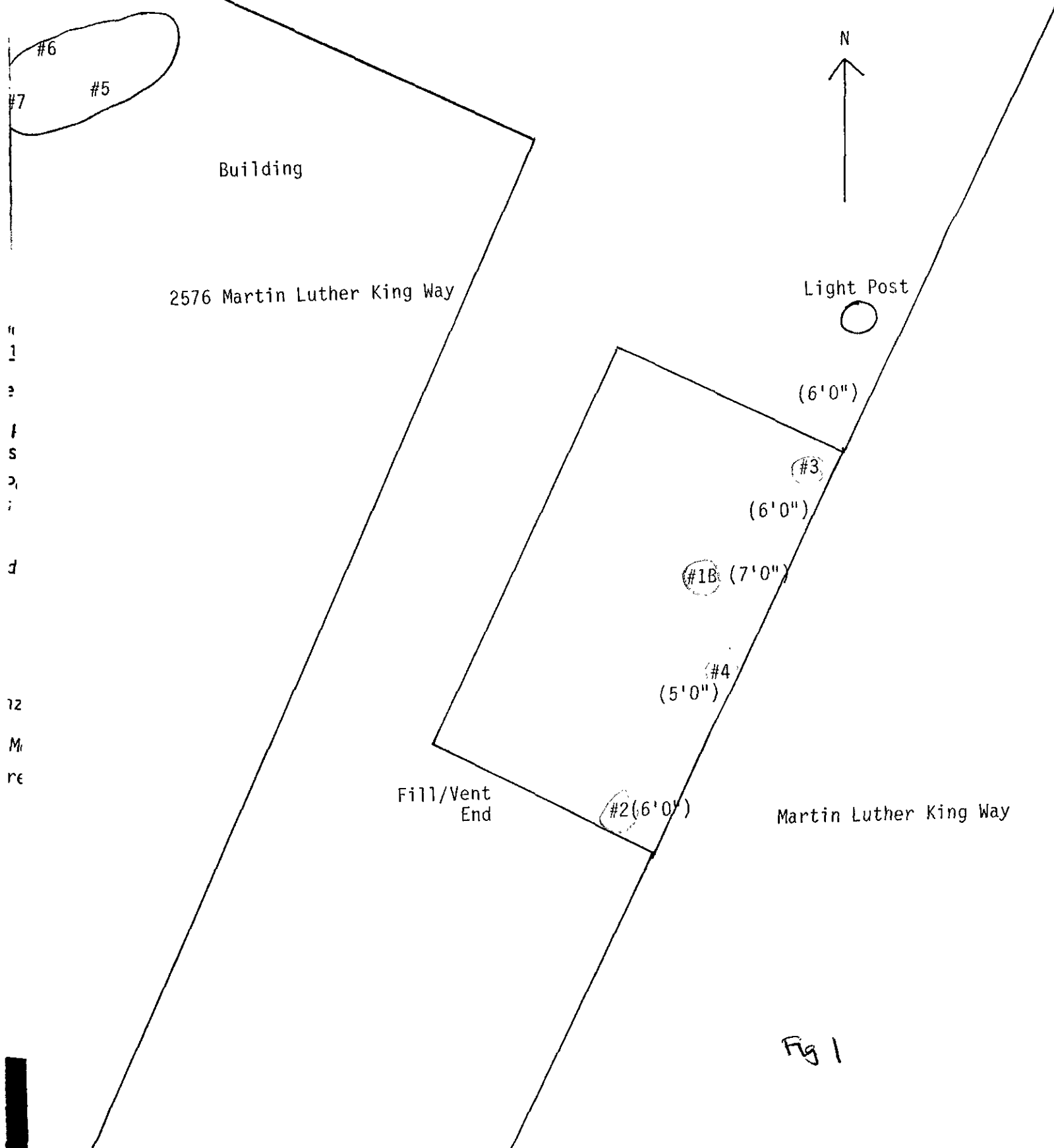
In November 1996 three soil borings (B-1 through B-3) were advanced around the former tank pit location. Boring B-1 and B-2 were advanced to 15' bgs where a soil sample was collected. A "grab" water sample was also collected from boring B-1, in the presumed downgradient flow direction of the former tank. Boring B-3 was advanced to 10' bgs where a soil sample was collected. All soil and water samples were analyzed for TPHd and BTEX. Low levels of TPHd (up to 41 ppm) was identified in borings B-1 and B-2. BTEX was not identified in the soil samples. (See Fig 3, Table 3, and Boring Logs)

Groundwater flow direction has not been determined for the site. Since boring B-1 was in such close proximity to the tank excavation, the "grab" groundwater sample collected should be representative of groundwater quality in the former tank vicinity. The "grab" water sample contained 230 ppm TPHd and trace levels of BTEX (1.5, 1.3, 1.3, and 3.7 ppb, respectively). The lab described the water sample as having significant gasoline ranged compounds and that a lighter than water immiscible sheen was present. The water sample was not analyzed for TPHg, TOG, VOCs, or SVOCs. However, absent BTEX in the grab water sample, suspect TPHg should not pose a risk to human health. The sheen noted in the water sample could be due to TOG. Since TOG concentrations were not significantly elevated in soil after the pit was overexcavated, it's potential impact to groundwater quality should also be minimal. Permanent groundwater wells are not warranted.

In summary, case closure is recommended because:

- the leak and ongoing sources have been removed;
- the site has been adequately characterized;
- the dissolved plume is probably not migrating;
- no water wells, surface water, or other sensitive receptors are likely to be impacted since contamination is limited in extent; and,
- the site presents no significant risk to human health or the environment, based on the RBCA Tier 1 Look-Up Table.

2576 Martin Luther King Jr. Way
Oakland, California



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Fig 1

2576 Martin Luther King Way
Oakland, California

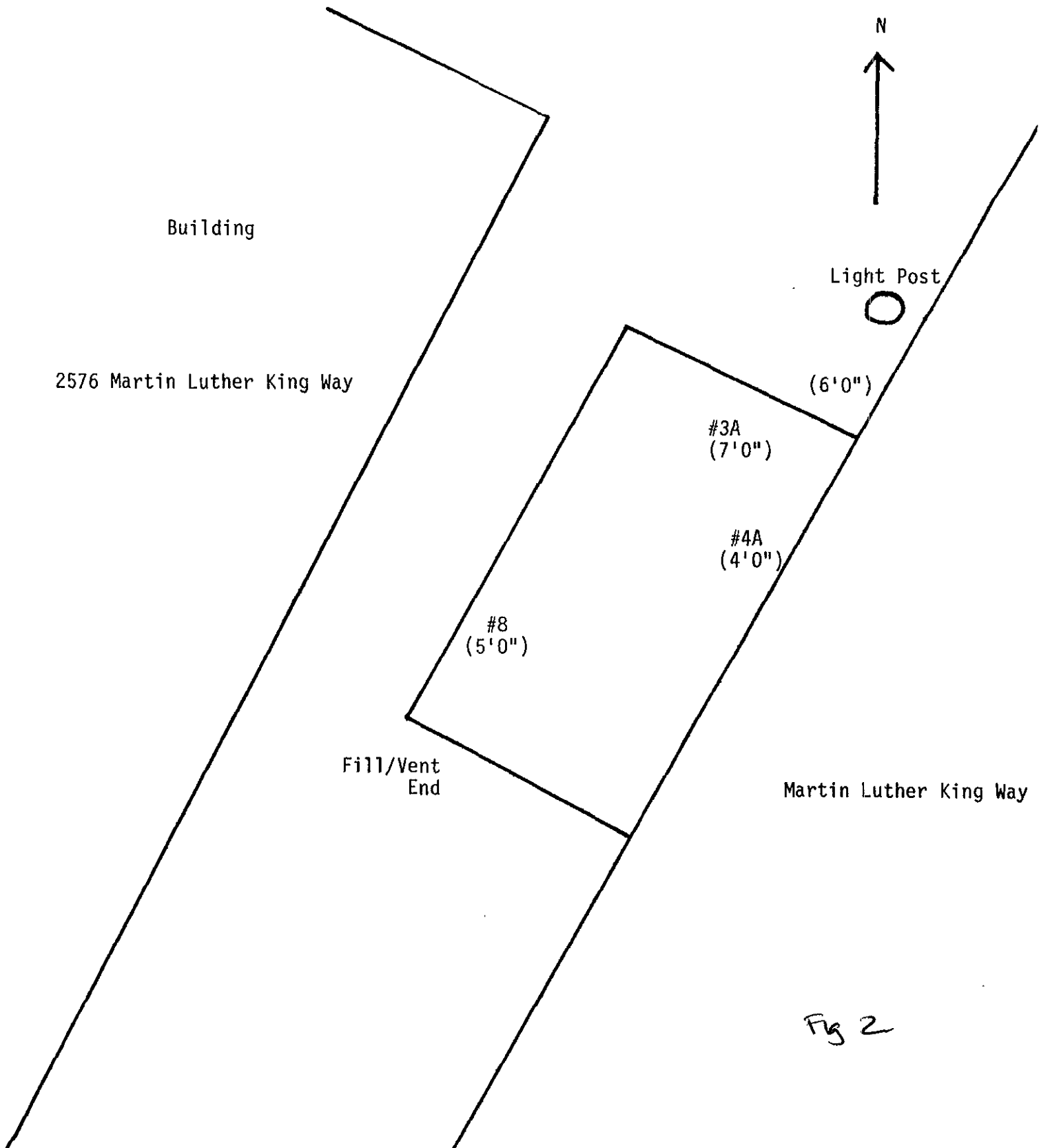
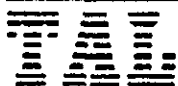


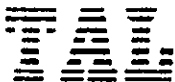
Fig 2



DATE: 8/4/89
 LOG NO.: 7657A
 DATE SAMPLED: 7/26/89
 DATE RECEIVED: 7/26/89

CUSTOMER: Stokley Construction
 REQUESTER: Tex Stokley
 PROJECT: 2576 Martin Luther King Way, Oakland, CA

<u>Method and Constituent</u>	<u>Units</u>	<u>Sample Type: Soil</u>	
		<u>Concentration</u>	<u>Detection Limit</u>
No. 1B Under Tank			
DHS Method:			
Total Petroleum Hydrocarbons as Diesel	ug/kg	620,000	3,000
Total Petroleum Hydrocarbons as Gasoline	ug/kg	< 500	500
Modified EPA Method 8020:			
Benzene	ug/kg	< 10	10
Toluene	ug/kg	< 10	10
Xylenes	ug/kg	< 60	60
Ethyl Benzene	ug/kg	< 20	20
Standard Method 503E, Hydrocarbons:			
Oil and Grease	ug/kg	460,000	10,000



DATE: 8/4/89
 LOG NO.: 7657
 DATE SAMPLED: 7/26/89
 DATE RECEIVED: 7/26/89

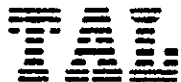
CUSTOMER: Stokley Construction
 REQUESTER: Tex Stokley
 PROJECT: 2576 Martin Luther King Way, Oakland, CA

Sample Type: Soil

Method and Constituent	Units	No. 2 South side wall		No. 3 North side wall		No. 4 East side wall	
		Concen- tration	Detection Limit	Concen- tration	Detection Limit	Concen- tration	Detecti Limit
DHS Method:							
Total Petroleum Hydro- carbons as Diesel	ug/kg	< 3,000	3,000	2,800,000	3,000	360,000	3,000
Total Petroleum Hydro- carbons as Gasoline	ug/kg	< 500	500	7,700	500	< 500	< 500
Modified EPA Method 8020:							
Benzene	ug/kg	< 10	10	< 10	10	< 10	10
Toluene	ug/kg	< 10	10	64	10	< 10	10
Xylenes	ug/kg	< 60	60	530	60	< 60	60
Ethyl Benzene	ug/kg	< 20	20	57	20	< 20	20
Standard Method 503E, Hydrocarbons:							
Oil and Grease	ug/kg	< 10,000	10,000	2,100,000	10,000	1,500,000	10,000

DATE: 8/24/89
 LOG NO.: 7657
 DATE SAMPLED: 7/26/89
 DATE RECEIVED: 7/26/89
 PAGE: Three

Method and Constituent	Units	Sample Type: Soil			
		No. 2		No. 3	
		South Side Wall	Detection	North Side Wall	Detection
		Concen- tration	Limit	Concen- tration	Limit
EPA Method 8010:					
Benzyl chloride	ug/kg	< 60	60	< 60	60
Bis (2-chloroethoxy) methane	ug/kg	< 60	60	< 60	60
Bis (2-chloroisopropyl) ether	ug/kg	< 60	60	< 60	60
Bromobenzene	ug/kg	< 60	60	< 60	60
Bromodichloromethane	ug/kg	< 60	60	< 60	60
Bromoform	ug/kg	< 60	60	< 60	60
Bromomethane	ug/kg	< 60	60	< 60	60
Carbon tetrachloride	ug/kg	< 60	60	< 60	60
Chloroacetaldehyde	ug/kg	< 60	60	< 60	60
Chloral	ug/kg	< 60	60	< 60	60
Chlorobenzene	ug/kg	< 60	60	< 60	60
Chloroethane	ug/kg	< 60	60	< 60	60
Chloroform	ug/kg	< 60	60	< 60	60
1-Chlorohexane	ug/kg	< 60	60	< 60	60
2-Chloroethyl vinyl ether	ug/kg	< 60	60	< 60	60
Chloromethane	ug/kg	< 60	60	< 60	60
Chloromethyl methyl ether	ug/kg	< 60	60	< 60	60
Chlorotoluene	ug/kg	< 60	60	< 60	60
Dibromochloromethane	ug/kg	< 60	60	< 60	60
Dibromomethane	ug/kg	< 60	60	< 60	60
1,2-Dichlorobenzene	ug/kg	< 60	60	13,000	60
1,3-Dichlorobenzene	ug/kg	< 60	60	< 60	60
1,4-Dichlorobenzene	ug/kg	< 60	60	< 60	60



DATE: 8/30/89
 LOG NO.: 7731
 DATE SAMPLED: 8/15/89
 DATE RECEIVED: 8/15/89

CUSTOMER: Stokley Construction
 REQUESTER: Tex Stokley
 PROJECT: 2576 Martin Luther King Way, Oakland, CA

Method and Constituent	Sample Type: Soil						
	Units	No. 3A North East Corner (7')		No. 4A East Wall (4')		No. 8 West Wall (5')	
		Concen- tration	Detection Limit	Concen- tration	Detection Limit	Concen- tration	Detection Limit
DHS Method:							
Total Petroleum Hydrocarbons as Diesel	ug/kg	< 1,000	1,000	< 1,000	1,000	1,500,000	1,000
Total Petroleum Hydrocarbons as Gasoline	ug/kg	< 500	500	< 500	500	< 500	500
Modified EPA Method 8020:							
Benzene	ug/kg	< 30	30	< 30	30	< 30	30
Toluene	ug/kg	< 30	30	< 30	30	< 30	30
Xylenes	ug/kg	< 100	100	< 100	100	< 100	100
Ethyl Benzene	ug/kg	< 40	40	< 40	40	< 40	40
Standard Method 503E, Hydrocarbons:							
Oil and Grease	ug/kg	< 10,000	10,000	< 10,000	10,000	75,000	10,000

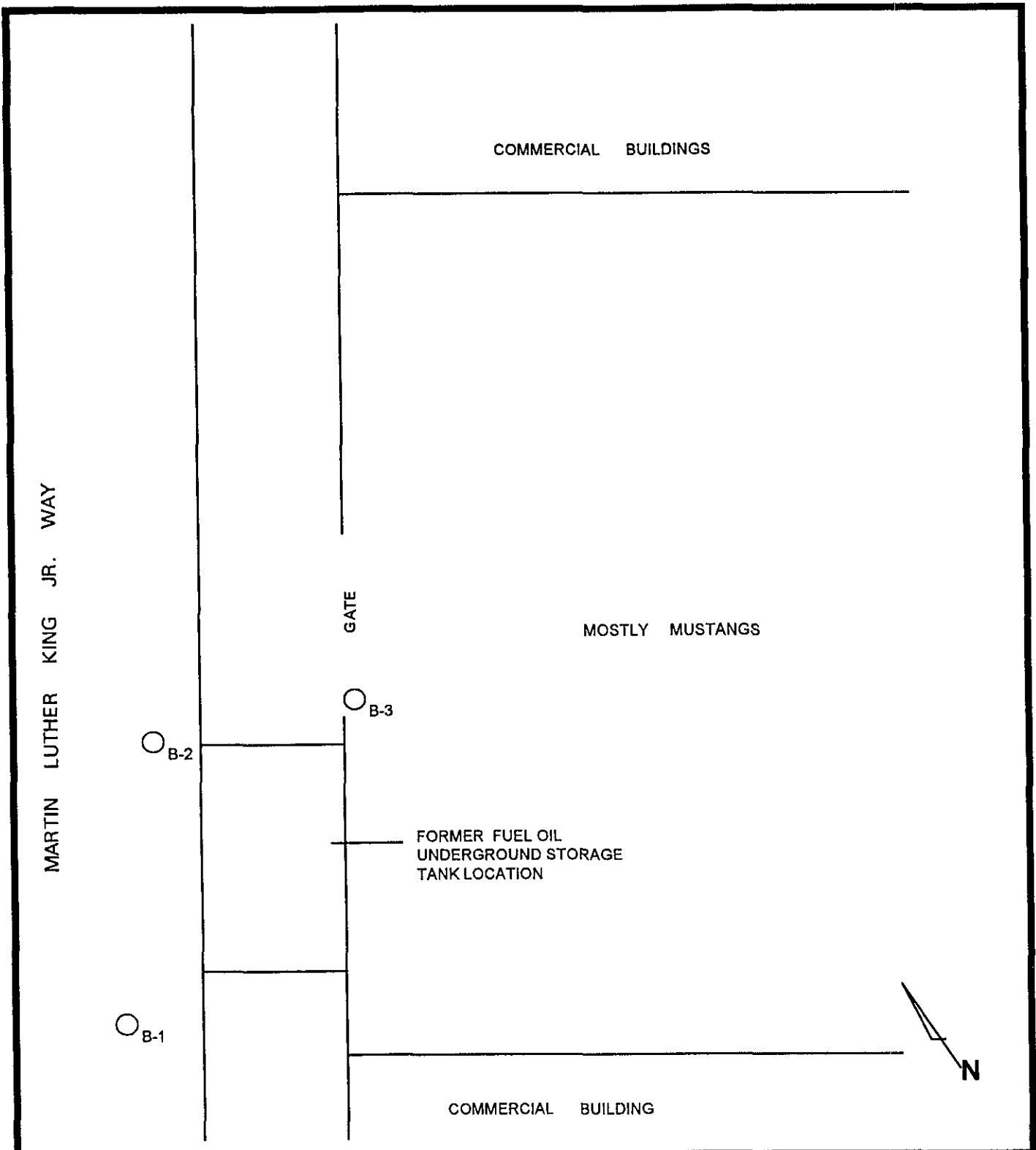


FIGURE 3

MAP TYPE: SITE PLAN

○ BORING LOCATION

SITE ADDRESS: 2576 MARTIN LUTHER KING JR. WAY, OAKLAND, CALIFORNIA

DATE: DECEMBER 6, 1996

PROJECT CODE: SE-076/MUST-01

SCALE: 1" : 10'

SEQUOIA ENVIRONMENTAL CONSULTING SERVICES (510) 514-1900
SAN LEANDRO, CA

Table 1

**Summary of Analytical Results
of Soil and Groundwater Samples**

Sample I.D	TPH-D	Benzene	Toluene	Ethylbenzene	Xylenes
Soil					
B1-15'	41	ND	ND	ND	ND
B2-15	2.5	ND	ND	ND	ND
B3-10	ND	ND	ND	ND	ND
Grab Water					
B-1	230	1.5	1.3	1.2	3.7

Concentrations in soil samples are reported in milligrams per kilogram (ppm).
Concentrations of groundwater samples are reported in microgram per liter (ppb).

ND Non-detect or below the reporting limit.

DRILLING AND LITHOLOGIC LOG

BORING B-1

PROJECT NAME: Mostly Mustang LOCATION: 2576 Martin Luther King Jr. Way, Oakland, California
 DRILLING METHOD: Hollow Stem Auger TOTAL DEPTH OF HOLE: 15 Feet DATE DRILLED: November 14, 1996
 INITIAL DEPTH TO GROUNDWATER: 13 Feet STATIC WATER LEVEL: N/A LENGTH OF SCREEN: N/A
 DIAMETER OF SCREEN: N/A SLOT SIZE: N/A LENGTH OF CASING: N/A DIAMETER OF CASING: N/A
 SAMPLER TYPE: California Modified Split Spoon Sampler DRILLING COMPANY: Soils Exploration
 LOGGED BY: Chris Wabuzoh REVIEWED BY: Ola Balogun, PE #41747

CORE SAMPLE CONDITION LEGEND UNDISTURBED DISTURBED NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES			WELL CONSTRUCTION	
			NUMBER	CONDITION	BLOWS	PIPE	FILL
SANDY CLAY: Brown; about 20% fine to medium, angular to subrounded, hard sand; about 80% clay with medium to high plasticity; moist; no petroleum hydrocarbon odor; no reaction with hydrochloric acid (HCL); OVA 3 ppm.	5	CL	B1-5'	<input checked="" type="checkbox"/>	1 1 3		
SANDY CLAY: Gray; about 30% fine to medium subrounded, hard sand; about 70% clay with medium to high plasticity; moist; has organic odor; no reaction with HCL; OVA 80 ppm.	10	CL	B1-10'	<input checked="" type="checkbox"/>	3 7 8		
SANDY SILT: Brown; about 40% fine to medium subrounded, hard sand; about 60% silt; none to low plasticity; saturated; no petroleum hydrocarbon odor; no reaction with HCL; OVA 0 ppm.	15	ML	B1-15'	<input checked="" type="checkbox"/>	4 8 9		
	20						

DRILLING AND LITHOLOGIC LOG

BORING B-2

PROJECT NAME: Mostly Mustang LOCATION: 2576 Martin Luther King Jr. Way, Oakland, California
 DRILLING METHOD: Hollow Stem Auger TOTAL DEPTH OF HOLE: 15 Feet DATE DRILLED: November 14, 1996
 INITIAL DEPTH TO GROUNDWATER: 13 Feet STATIC WATER LEVEL: N/A LENGTH OF SCREEN: N/A
 DIAMETER OF SCREEN: N/A SLOT SIZE: N/A LENGTH OF CASING: N/A DIAMETER OF CASING: N/A
 SAMPLER TYPE: California Modified Split Spoon Sampler DRILLING COMPANY: Soils Exploration
 LOGGED BY: Chris Wabuzoh REVIEWED BY: Ola Balogun, PE #41747

CORE SAMPLE CONDITION LEGEND






UNDISTURBED



DISTURBED



NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES			WELL CONSTRUCTION	
			NUMBER	CONDITION	BLOWS	PIPE	FILL
<p>SANDY CLAY: Brown; about 20% fine to medium, angular to subrounded, hard sand; about 80% clay with medium to high plasticity; moist; no petroleum hydrocarbon odor; no reaction with hydrochloric acid (HCL); OVA 3 ppm.</p> <p>SANDY CLAY: Grayish green; about 30% fine to medium subrounded, hard sand; about 70% clay with low to medium plasticity; moist; has organic odor; no reaction with HCL; OVA 50 ppm.</p> <p>SANDY SILT: Brown; about 40% fine to coarse, subrounded, hard sand; about 60% silt; none to low plasticity; saturated; maximum size 6 mm; no petroleum hydrocarbon odor; no reaction with HCL; OVA 0 ppm.</p>	5	CL	B2-5'		4 11 17		
	10	CL	B2-10'		5 6 7		
	15	ML	B2-15'		2 5 9		
	20						

DRILLING AND LITHOLOGIC LOG

BORING B-3

PROJECT NAME: Mostly Mustang LOCATION: 2576 Martin Luther King Jr. Way, Oakland, California
 DRILLING METHOD: Hollow Stem Auger TOTAL DEPTH OF HOLE: 10 Feet DATE DRILLED: November 14, 1996
 INITIAL DEPTH TO GROUNDWATER: 8 Feet STATIC WATER LEVEL: N/A LENGTH OF SCREEN: N/A
 DIAMETER OF SCREEN: N/A SLOT SIZE: N/A LENGTH OF CASING: N/A DIAMETER OF CASING: N/A
 SAMPLER TYPE: California Modified Split Spoon Sampler DRILLING COMPANY: Soils Exploration
 LOGGED BY: Chris Wabuzoh REVIEWED BY: Ola Balogun, PE #41747

CORE SAMPLE CONDITION LEGEND UNDISTURBED DISTURBED NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES			WELL CONSTRUCTION	
			NUMBER	CONDITION	BLOWS	PIPE	FILL
<p>SANDY CLAY: Brown; about 20% fine to medium, angular to subrounded, hard sand; about 80% clay with medium to high plasticity; moist; no petroleum hydrocarbon odor; no reaction with hydrochloric acid (HCL); OVA 0 ppm.</p>	5	CL	B3-5'	<input checked="" type="checkbox"/>	1		
					2		
<p>SANDY CLAY: Brown; about 30% fine to medium subrounded, hard sand; about 70% clay with medium plasticity; moist; has organic odor; no reaction with HCL; OVA 0 ppm.</p>	10	CL	B3-10'	<input checked="" type="checkbox"/>	4		
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	20						

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