ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

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

March 28, 1996

STID 5566

REMEDIAL ACTION COMPLETION CERTIFICATION

John O. Anderson Trust
1732 Kaiser Avenue
Irvine, CA 92714

Mr. Michael Lawton
c/o Western Exterminator
1732 Kaiser Avenue
Irvine, CA 92714

RE: Western Exterminator, 901 76th Avenue, Oakland, California 94621

Dear Mr. Lawton and the John O. Anderson Trust;

This letter confirms the completion of site investigation and remedial action for one 1000-gallon unleaded gasoline 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 the regulation contained in Title 23, Division 3, Chapter 16, Section 2721 (e) of the California Code of Regulations. (If a change in land use is proposed, the owner must promptly notify this agency.)

Please contact Dale Klettke at (510) 567-6880 if you have any questions regarding this matter.

Sincerely,

Jun Makishima

Jun Makishima
Acting Director

enclosure
c: Gordon Coleman, Acting Chief, Environmental Protection Division--files
Kevin Graves, RWQCB
Mike Harper, SWRCB w/enclosure
5566racc.dkp

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION Date: March 1, 1996

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: D. Klettke Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Western Exterminator
Site facility address: 901 76th Avenue, Oakland, CA 94621
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 5566
URF filing date: 4/2/87 SWEEPS No: N/A

Responsible Parties:	Addresses:	Phone Numbers:
John O. Anderson Trust	1732 Kaiser Avenue, Irvine, CA 92714	
Mr. Michael Lawton c/o Western Exterminator	1732 Kaiser Avenue, Irvine,CA 92714	(714)261-2440

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	1000	UL gasoline	removed	3/3/87

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: UNKNOWN
Site characterization complete? YES
Date approved by oversight agency: 11/22/95
Monitoring Wells installed? NONE Number: N/A
Proper screened interval? N/A
Highest GW depth below ground surface: 5.5' bgs Lowest depth: 10.2' bgs
Flow direction: generally west to southwest towards San Francisco Bay
Most sensitive current use: Undetermined
Are drinking water wells affected? NO Aquifer name: N/A
Is surface water affected? NO Nearest affected SW name: N/A
Off-site beneficial use impacts (addresses/locations): N/A
Report(s) on file? YES Where is report(s) filed? Alameda County
1131 Harbor Bay Pkwy
Alameda, CA 94502

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment or Disposal w/destination)	Date
Tank	1-1000 gallon	disposal/unknown	3/3/87
Piping			
Free Product			
Soil			
Groundwater			
Barrels			

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) Before[1]	Soil (ppm) After[2]	Water (ppb) Before[3]	Water (ppb) After[4]
TPH (Gas)	120	<1	N/A	<50
TPH (Diesel)	N/A	---	N/A	---
Benzene	<0.1	<0.005	N/A	<0.5
Toluene	0.92	<0.005	N/A	<0.5
Ethyl benzene	N/A	<0.005	N/A	<0.5
Xylenes	7.4	<0.005	N/A	<0.5
Oil & Grease	N/A	---	---	---
Heavy metals	N/A	---	---	---
Other				

Comments (Depth of Remediation, etc.):

One (1) unleaded gasoline underground storage tank (UST) was removed from the referenced site on March 3, 1987. Soil samples were collected at depths of approximately 10-11' below ground surface (bgs) from beneath each end of the UST (see Figure 2).

The subsurface soils exposed in the excavation consisted primarily of clay. Faint odors of gasoline were present in the excavated soil. No groundwater was encountered in the excavation.

Two samples were collected at depths of 10' (A-1) and 11'(A2) bgs. Sample A2 were analyzed to contain 120 ppm of total hydrocarbons, 0.92 ppm

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[1]Before results were from soil sample A2, which was collected at a depth of approximately 11' bgs.

[2]After results were obtained from soil samples collected during the December 5, 1995 hydropunch investigation.

[3]Before groundwater samples were not collected, since no groundwater was encountered in the UST pit.

[4]After groundwater samples were collected during the December 5, 1995 hydropunch investigation.

toluene, and 7.4 ppm xylenes. Benzene was analyzed as non-detect, with analysis providing a detection limit of 0.1 ppm. Initial soil samples were not analyzed for ethyl benzene.

See Section VII, Additional Comments, etc...

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **YES**
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **YES**
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: **N/A**
Number Decommissioned: **N/A** Number Retained: **N/A**
List enforcement actions taken: **NONE**
List enforcement actions rescinded: **N/A**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Dale Klettke** Title: **Hazardous Materials Specialist**

Signature: Dale Klettke Date: 3/1/96

Reviewed by

Name: **Eva Chu** Title: **Hazardous Materials Specialist**

Signature: Eva Chu Date: 2/28/96

Name: **Barney Chan** Title: **Hazardous Materials Specialist**

Signature: Barney Chan Date: 2/28/96

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved

RWQCB Staff Name: **Kevin Graves** Title: **AWRCE**

Signature: Kevin Graves Date: 3/7/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

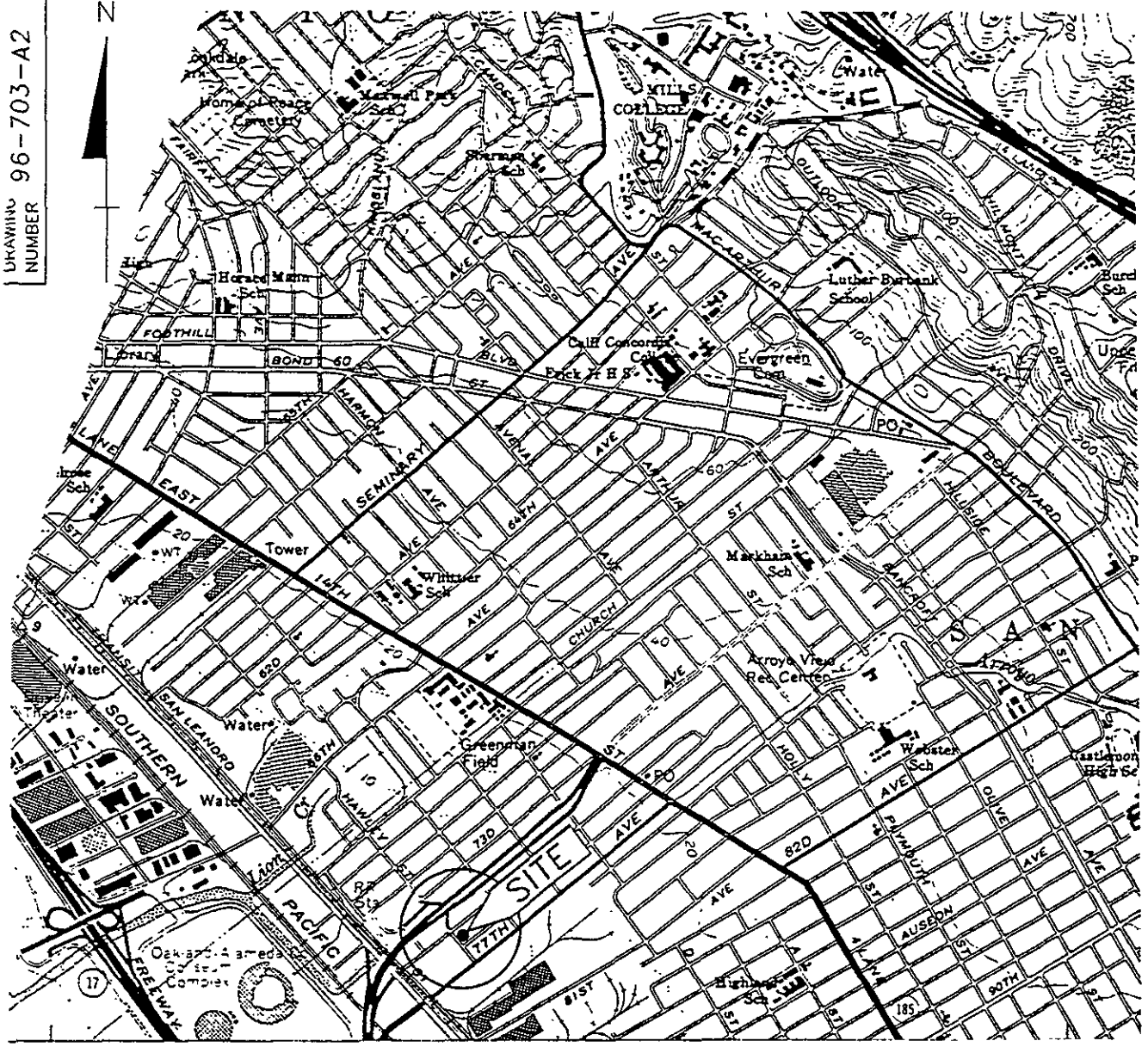
On December 5, 1995, four (4) soil borings (SB-1, SB-2, SB-3 and SB-3A) were advanced to depths of approximately 12 feet bgs in location assumed to be up-gradient and down-gradient from the former UST excavation (See Figure 3). The purpose of this hydropunch investigation was to determine if the soil and groundwater beneath the site has been impacted by the operation of the former UST. During the advancement of boring SB-3, the sample at 11.5' bgs which appeared to have a petroleum odor was not able to be recovered. Therefore, boring SB-3A was located approximately 2 feet from SB-3 and advanced to 12' bgs, and a soil sample was collected at approximately 11.5' bgs.

After the advancement of borings SB-1, SB-2 and SB-3, a clean temporary casing was set in the open boring and groundwater samples were collected using a clean stainless steel bailer.

The soil and groundwater samples were analyzed for total petroleum hydrocarbons as gasoline (TPHg) and benzene, toluene, ethyl benzene and total xylenes (BTEX) by EPA methods 8015 (modified) and 8020, respectively. TPHg and BTEX were not detected in any of the soil or groundwater samples collected from the borings (See Tables 1 and 2).

Based upon the field observations and analytical results of soil and groundwater samples collected during the hydropunch investigation, ACHCSA recommends that no additional work be performed at this site.

DRAWING NUMBER 96-703-A2



REFERENCES:

USGS 7.5 MIN TOPOGRAPHIC MAP
TITLED: OAKLAND EAST, CALIFORNIA
DATED: 1959 (REV. 1980)

SITE VICINITY MAP
WESTERN EXTERMINATORS
901 76TH AVENUE
OAKLAND, CALIFORNIA

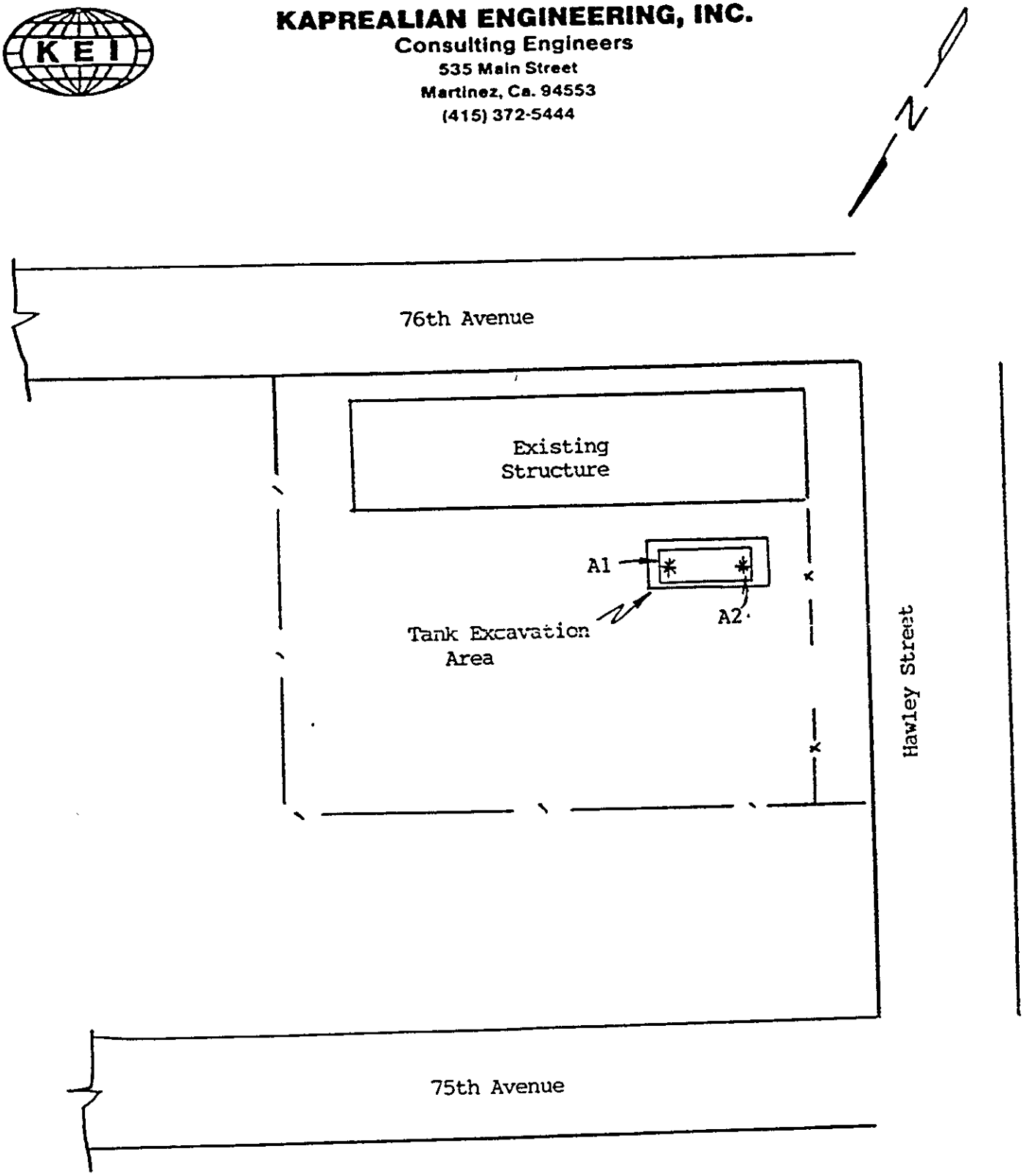
PREPARED FOR

WESTERN EXTERMINATORS

No.	DATE	ISSUE / REVISION	DWN. BY	CK'D BY	AP'D BY			
1			JDS			DATE: 11-16-95 SCALE: AS SHOWN	FIGURE 1	DRAWING NUMBER 96-703-A2

FIGURE 2

KAPREALIAN ENGINEERING, INC.
Consulting Engineers
535 Main Street
Martinez, Ca. 94553
(415) 372-5444

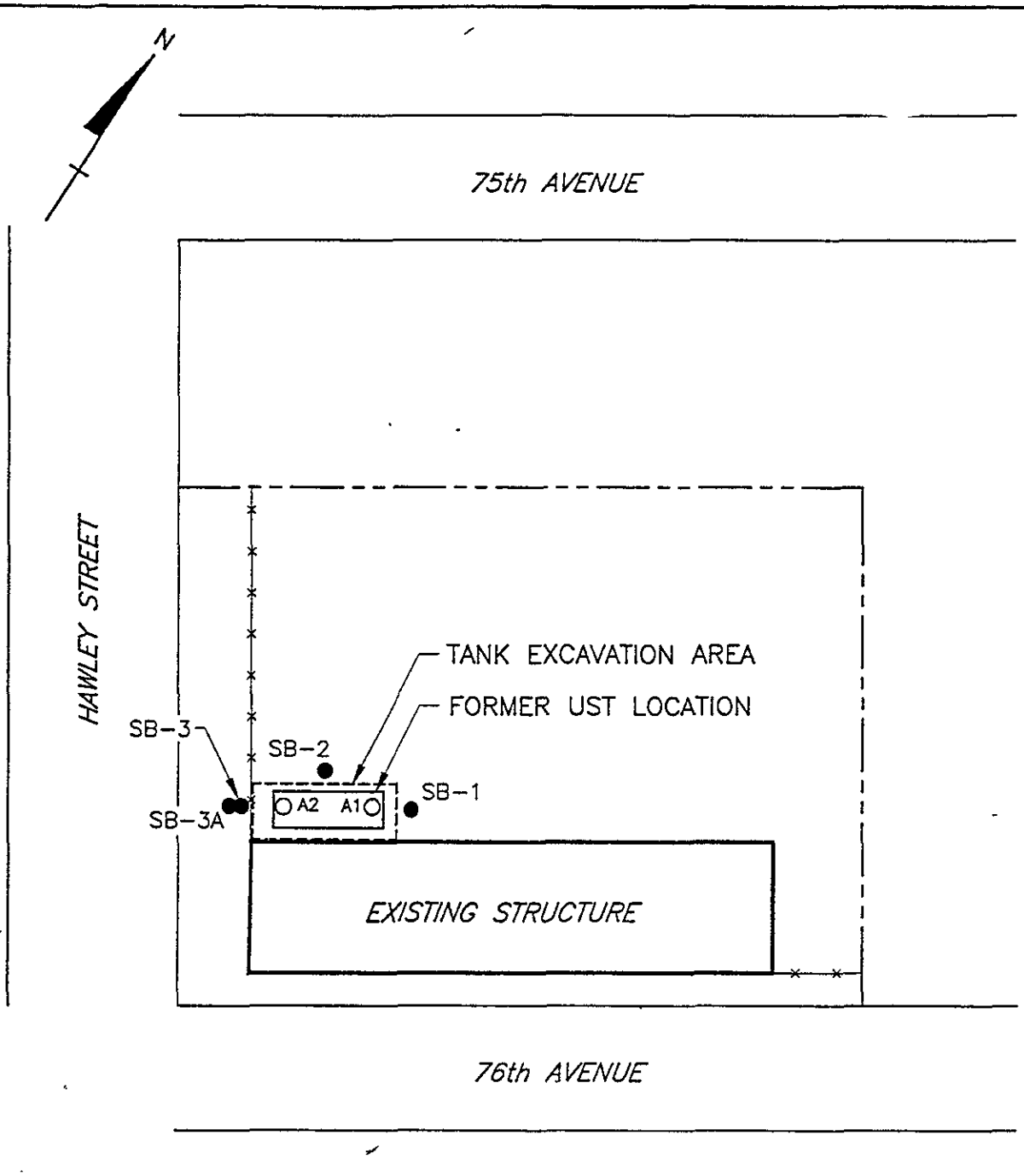


LOCATION PLAN
(not to scale)

* soil sample location

Western Exterminator
901 76th Avenue
Oakland, CA

DRAWING NUMBER 96-703-A1



LEGEND:

- ○ FORMER SOIL SAMPLE LOCATION
- ● BORING LOCATION

SITE PLAN
901 76th AVENUE
OAKLAND, CALIFORNIA
PREPARED FOR
WESTERN EXTERMINATOR

SMITH

No.	DATE	ISSUE / REVISION	DWN. BY	CK'D BY	AP'D BY
1		ISSUED FOR REPORT	DS		

DATE: 10-27-95
SCALE: N.T.S.

FIGURE 3

DRAWING NUMBER 96-703-A1

TABLE 1

SUMMARY OF ANLAYTICAL RESULTS - SOIL
WESTERN EXTERMINATOR
OAKLAND,CA

Sample ID	Date	Depth	(Reported in mg/kg)				
			B	T	E	X	TPHg
SB-1-11	12/5/95	11.0	< 0.005	< 0.005	< 0.005	< 0.005	< 1.0
SB-2-11.5	12/5/95	11.5	< 0.005	< 0.005	< 0.005	< 0.005	< 1.0
SB-3-11	12/5/95	11.0	< 0.005	< 0.005	< 0.005	< 0.005	< 1.0
SB-3A-11.5	12/5/95	11.5	< 0.005	< 0.005	< 0.005	< 0.005	< 1.0

Notes:

mg/kg denotes milligrams per kilograms or parts per million
< denotes not detected at or above Stated Method Detection Limit
B denotes Benzene, analyzed by EPA Method 8020
T denotes Toluene, analyzed by EPA Method 8020
E denotes Ethylbenzene, analyzed by EPA Method 8020
X denotes Xylenes, analyzed by EPA Method 8020
TPHg denotes Total Petroleum Hydrocarbons as Gasoline, analyzed by EPA Method 5030/8015

TABLE 2

SUMMARY OF ANLAYTICAL RESULTS - GROUNDWATER
WESTERN EXTERMINATOR
OAKLAND, CA

Sample ID	Date	(Reported in µg/l)				
		B	T	E	X	TPHg
GW-1	12/5/95	< 0.5	< 0.5	< 0.5	< 0.5	< 50
GW-2	12/5/95	< 0.5	< 0.5	< 0.5	< 0.5	< 50
GW-3	12/5/95	< 0.5	< 0.5	< 0.5	< 0.5	< 50

Notes:

µg/l denotes micrograms per Liter or parts per billion
< denotes not detected at or above Stated Method Detection Limit
B denotes Benzene, analyzed by EPA Method 8020
T denotes Toluene, analyzed by EPA Method 8020
E denotes Ethylbenzene, analyzed by EPA Method 8020
X denotes Xylenes, analyzed by EPA Method 8020
TPHg denotes Total Petroleum Hydrocarbons as Gasoline, analyzed by EPA MEthod 5030/8015

DATE DRILLED 12/5/95 LOGGED BY WILLIAM MADISON REVIEWED BY JEANNE HOMSEY CE NO. 47410

DRILLING COMPANY KVILHAUG DRILLER MICHAEL CROCKER METHOD DIRECT PUSH TECHNOLOGY

BORE HOLE DIAMETER 2 IN DEPTH DRILLED 12 FT DEPTH TO WATER : INITIAL 5.5 FT STATIC ____ FT

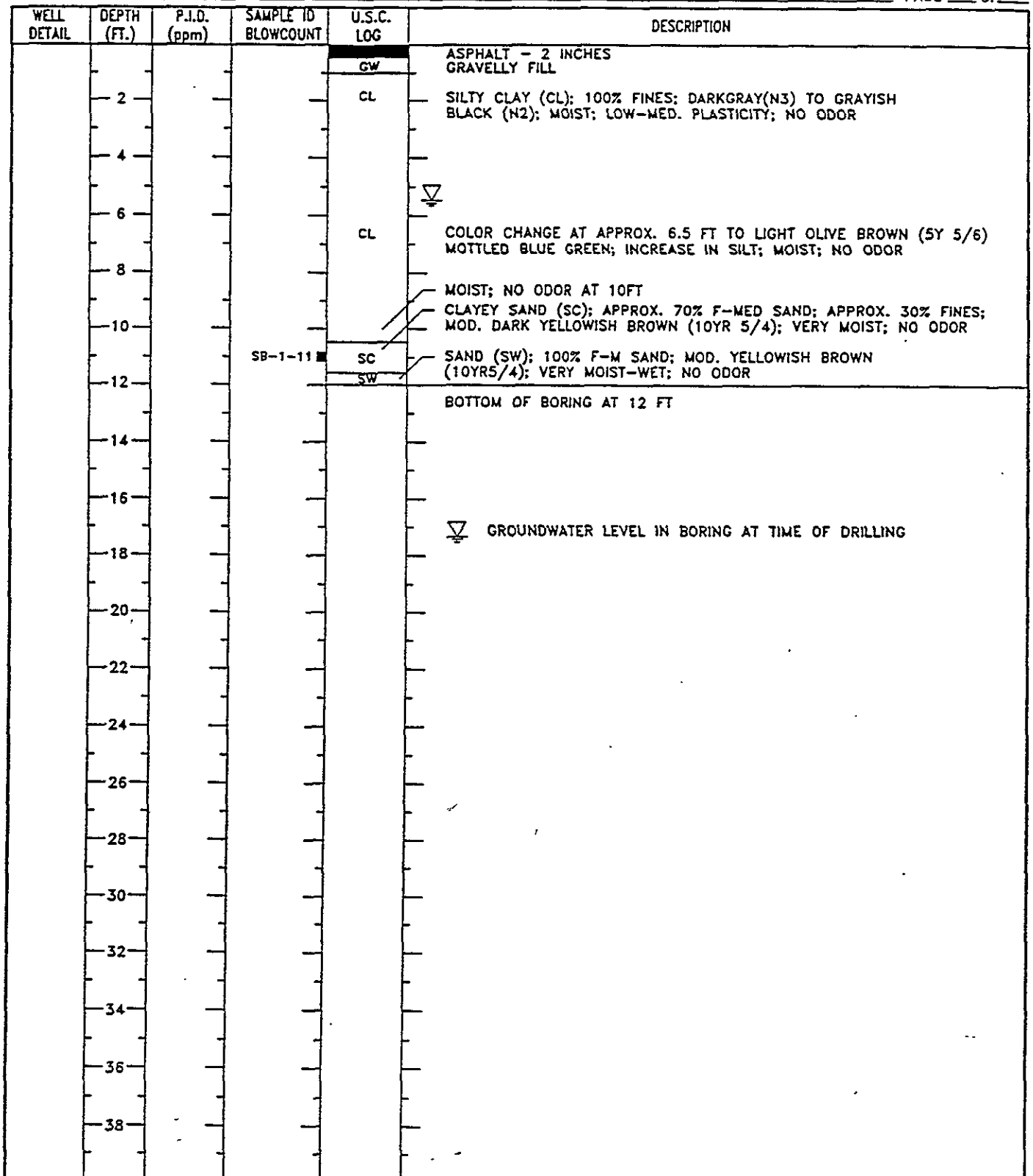
CASING TYPE ____ DIAMETER ____ IN SCHEDULE ____ INTERVAL ____ INCH TO ____ FT

SCREEN TYPE ____ DIAMETER ____ IN SLOT SIZE ____ IN INTERVAL ____ FT TO ____ FT

FILTER PACK TYPE ____ INTERVAL ____ FT TO ____ FT

SURFACE SEAL TYPE NEAT CEMENT INTERVAL 0 FT TO 12 FT

COMMENTS: CONTINUOUS CORING; PID MALFUNCTIONED, NO FIELD SCREENING OF SAMPLES CONDUCTED



SMITH ENVIRONMENTAL TECHNOLOGIES CORPORATION

LOG OF BORING SB-1

PROJECT NO. 96-703

DATE DRILLED 12/5/95 LOGGED BY WILLIAM MADISON REVIEWED BY JEANNE HOMSEY CE NO. 47410

DRILLING COMPANY KVILHAUG DRILLER MICHAEL CROCKER METHOD DIRECT PUSH TECHNOLOGY

BORE HOLE DIAMETER 2 IN DEPTH DRILLED 12 FT DEPTH TO WATER : INITIAL 10.2 FT STATIC ____ FT

CASING TYPE ____ DIAMETER ____ IN SCHEDULE ____ INTERVAL ____ INCH TO ____ FT

SCREEN TYPE ____ DIAMETER ____ IN SLOT SIZE ____ IN INTERVAL ____ FT TO ____ FT

FILTER PACK TYPE ____ INTERVAL ____ FT TO ____ FT

SURFACE SEAL TYPE NEAT CEMENT INTERVAL 0 FT TO 12 FT

COMMENTS: CONTINUOUS CORING; PID MALFUNCTIONED. NO FIELD SCREENING OF SAMPLES CONDUCTED PAGE 1 OF 1

WELL DETAIL	DEPTH (FT.)	P.I.D. (ppm)	SAMPLE ID BLOWCOUNT	U.S.C. LOG	DESCRIPTION
					ASPHALT - 2 INCHES
				GW	GRAVELLY FILL
	2			CL	SILTY CLAY (CL); 100% FINES; DARKGRAY(N3) TO GRAYISH BLACK (N2); MOIST; LOW-MED. PLASTICITY; NO ODOR
	4				
	6			CL	COLOR CHANGE AT APPROX. 6.5 FT TO LIGHT OLIVE BROWN (5Y 5/6) AND MOTTLED BLUE GREEN; INCREASE IN SILT; MOIST; NO ODOR
	8				MOIST; NO ODOR AT 10FT
	10				GRAVELLY CLAY (CL); APPROX. 70% FINES; APPROX. 30% FINE-COARSE SUBROUNDED GRAVEL, CLASTS TO 1.5-INCH; VERY MOIST; LOW-MED PLASTICITY; NO ODOR
				CL	CLAYEY SAND (SC); APPROX. 70% F-M SAND; MOD. YELLOWISH BROWN (10YR5/4); VERY MOIST-WET; NO ODOR
	12		SB-2-11.5	SC	
					BOTTOM OF BORING AT 12 FT
	14				
	16				
	18				▽ GROUNDWATER LEVEL IN BORING AT TIME OF DRILLING
	20				
	22				
	24				
	26				
	28				
	30				
	32				
	34				
	36				
	38				

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ENVIRONMENTAL TECHNOLOGIES CORPORATION

LOG OF BORING SB-2

PROJECT NO. 96-703

DATE DRILLED 12/5/95 LOGGED BY WILLIAM MADISON REVIEWED BY JEANNE HOMSEY CE NO. 47410
DRILLING COMPANY KVILHAUG DRILLER MICHAEL CROCKER METHOD DIRECT PUSH TECHNOLOGY
BORE HOLE DIAMETER 2 IN DEPTH DRILLED 12 FT DEPTH TO WATER : INITIAL 7.0 FT STATIC ____ FT
CASING TYPE ____ DIAMETER ____ IN SCHEDULE ____ INTERVAL ____ INCH TO ____ FT
SCREEN TYPE ____ DIAMETER ____ IN SLOT SIZE ____ IN INTERVAL ____ FT TO ____ FT
FILTER PACK TYPE ____ INTERVAL ____ FT TO ____ FT
SURFACE SEAL TYPE NEAT CEMENT INTERVAL 0 FT TO 12 FT
COMMENTS: CONTINUOUS CORING; PID MALFUNCTIONED. NO FIELD SCREENING OF SAMPLES CONDUCTED PAGE 1 OF 1

WELL DETAIL	DEPTH (FT.)	P.I.D. (ppm)	SAMPLE ID BLOWCOUNT	U.S.C. LOG	DESCRIPTION
					ASPHALT - 2 INCHES
				GW	GRAVELLY FILL
	2			CL	SILTY CLAY (CL); 100% FINES; GRAYISH BLACK (N2) MOIST; RUST MOTTLING; MACROPORES APPROX. 1mm-DIA; NO ODOR
	4				
	6				COLOR CHANGE AT 6.5 FT TO LIGHT OLIVE BROWN (5Y 5/6)
				CL	▽ MOTTLED BLUE GREEN; INCREASE IN SILT; MOIST; NO ODOR
	8				
	10				MOIST; NO ODOR AT 11FT
			SB-3-11	CL	CLAYEY SAND (SC); APPROX. 60-70% FINE-MED SAND; DUSKY YELLOW
	12		UNABLE TO RECOVER 11.5 FT SAMPLE	SC	GREEN (5GY 5/2); VERY MOIST-WET; SLIGHT PETROLEUM ODOR
					BOTTOM OF BORING AT 12 FT
	14				
	16				
					▽ GROUNDWATER LEVEL IN BORING AT TIME OF DRILLING
	18				
	20				
	22				
	24				
	26				
	28				
	30				
	32				
	34				
	36				
	38				

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LOG OF BORING SB-3

PROJECT NO. 96-703

DATE DRILLED 12/5/95 LOGGED BY WILLIAM MADISON REVIEWED BY JEANNE HOMSEY CE NO. 47410
DRILLING COMPANY KVILHAUG DRILLER MICHAEL CROCKER METHOD DIRECT PUSH TECHNOLOGY
BORE HOLE DIAMETER 2 IN DEPTH DRILLED 12 FT DEPTH TO WATER : INITIAL ____ FT STATIC ____ FT
CASING TYPE ____ DIAMETER ____ IN SCHEDULE ____ INTERVAL ____ INCH TO ____ FT
SCREEN TYPE ____ DIAMETER ____ IN SLOT SIZE ____ IN INTERVAL ____ FT TO ____ FT
FILTER PACK TYPE ____ INTERVAL ____ FT TO ____ FT
SURFACE SEAL TYPE NEAT CEMENT INTERVAL 0 FT TO 12 FT
COMMENTS: CONTINUOUS CORING; PID MALFUNCTIONED, NO FIELD SCREENING OF SAMPLES CONDUCTED PAGE 1 OF 1

WELL DETAIL	DEPTH (FT.)	P.I.D. (ppm)	SAMPLE ID BLOWCOUNT	U.S.C. LOG	DESCRIPTION
					ASPHALT - 2 INCHES
	2			CL	
	4				SEE SB-3 BORING LOG
	6			CL	
	8				SILTY CLAY (CL); 100% FINES; LIGHT OLIVE BROWN (5Y 5/6) MOTTLED BLUEGREEN; MOIST; MEDIUM PLASTICITY; NO ODOR
	10			CL	GRAVELLY CLAYEY SAND (SC); 60% FINE-COARSE SAND; 15% FINE GRAVEL CLASTS TO 1/2-INCH; 15% FINES; BLUEGREEN; WET; NO ODOR
			SB-3A-11.5	SC	SILTY CLAY (CL); 100% FINES; LIGHT OLIVE BROWN (5Y 5/6)
	12			CL	SLIGHT BLUEGREEN MOTTLING; MOIST; MEDIUM PLASTICITY; NO ODOR
					BOTTOM OF BORING AT 12 FT
	14				
	16				
	18				
	20				
	22				
	24				
	26				
	28				
	30				
	32				
	34				
	36				
	38				

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LOG OF BORING SB-3A

PROJECT NO. 96-703