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

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

October 17, 2001
StID #4004/RO0000034

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. John Roveda
2307 Blanding Ave., Suite E
Alameda, CA 94501-1476

RE: 105 Jackson St., Oakland CA 94607

Dear Mr. Roveda:

This letter confirms the completion of site investigation and remedial action for the one(1) 2000 gallon gasoline tank 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 tank is greatly appreciated.

Based on information in the above-referenced file and with provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of this Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) as the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director, Environmental Health

c: B. Chan, Hazardous Materials Division-files
Chuck Headlee, RWQCB
Mr. Allan Patton, SWRCB Cleanup Fund
Mr. H. Gomez, City of Oakland Fire Services, 1605 MLK Jr. Dr., Oakland CA 94612

RACC105 JacksonSt

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Mr. John Roveda
2307 Blanding Ave., Suite E
Alameda, CA 94501-1476

RE: 105 Jackson St., Oakland CA 94607

Dear Mr. Roveda:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, Chapter 6.75 (Article 4, Section 25299.37 h). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. This document confirms the completion of the investigation and cleanup of the reported release at the subject site.

Site Investigation and Cleanup Summary:

Please be advised that the following conditions exist at the site:

- 1 part per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg) and 377 ppm lead remains in the soil at the site.

Please contact me at (510) 567-6765 with any questions.

Sincerely,

Barney M. Chan

Barney M. Chan
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

c: B. Chan, files (letter only)
Mr. H. Gomez, City of Oakland OES, 1605 MLK Jr. Way, Oakland, CA 94612

Trlt 105JacksonSt

RB#01-1707

OCT 11 2001

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

Sept 05

I. AGENCY INFORMATION Date: ~~June 14~~, 2001

Agency name: Alameda County-Env Health Address: 1131 Harbor Bay Parkway Rm 250, Alameda CA 94502

City/State/Zip: Alameda Phone: (510) 567-6700

Responsible staff person: Barney Chan Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: United Beverage Distributors

Site facility address: 105 Jackson St., Oakland CA 94607

RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: StID 4004/ RO0000034

ULR filing date: SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Mr. John Roveda	2307 Blanding Ave., Ste. E Alameda, CA 94501-1476	510-748-0597

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	2000	gasoline	removed	4/27/93

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown

Site characterization complete? yes

Date approved by oversight agency:

Monitoring Wells installed? No Number:

Proper screened interval? NA

Highest GW depth: Lowest depth:
Depth of GW estimated @ 4'bgs based upon boring results

Leaking Underground Fuel Storage Program

Flow direction: assumed southwesterly towards the estuary

Most sensitive current use: mainly industrial/commercial

Are drinking water wells affected? No Aquifer name: NA

Is surface water affected? No Nearest affected SW name: estuary is about 700' southwest of the site

Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? **Yes** Where is report(s)?

Alameda County 1131 Harbor Bay Parkway, Room 250, Alameda CA 94502-6577	and	City of Oakland OES 1605 MLK Jr. Way Oakland CA 94612

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tanks	1- 2000 gallon	disposed, H&H Ship Service San Francisco, CA	4/27/93
Groundwater	1000 gallon	recycled, North Valley Oil Alviso, CA	4/30/93
Soil	41 tons	recycled, Reed & Graham San Jose, CA	7/28/93

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	1Before	After2	3Before	After 4
TPH (Gas)	1.0		180	ND
Benzene	ND		11	ND
Toluene	ND		9.9	ND
Ethylbenzene	ND		1.1	ND
Xylenes	ND		65	ND
MTBE	NA		NA	<5
Lead	377		<140	<5

Comments (Depth of Remediation, etc.):
1 original soil sidewall samples from tank removal
2 no over-excavation done
3 grab gw sample from tank removal
4 recent 5/20/01 grab gw sample

Leaking Underground Fuel Storage Tank Program

IV. **CLOSURE**

Does completed corrective action protect existing 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? No

Monitoring wells Decommisioned: NA

Number Decommisioned: NA Number Retained: NA

List enforcement actions taken: None

List enforcement actions rescinded: None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: Barney M Chan Date: 9/5/01

Reviewed by

Name: Susan Hugo Title: Acting Supervisor

Signature: Susan L. Hugo Date: 9/4/01

Name: Eva Chu Title: Hazardous Materials Specialist

Signature: Eva Chu Date: 6/29/01

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Concur

RWQCB Staff Name: C. Headlee Title: AEG

Signature: Chuck Headlee Date: 9/12/01

VII. ADDITIONAL COMMENTS, DATA, ETC.

See attached site summary.

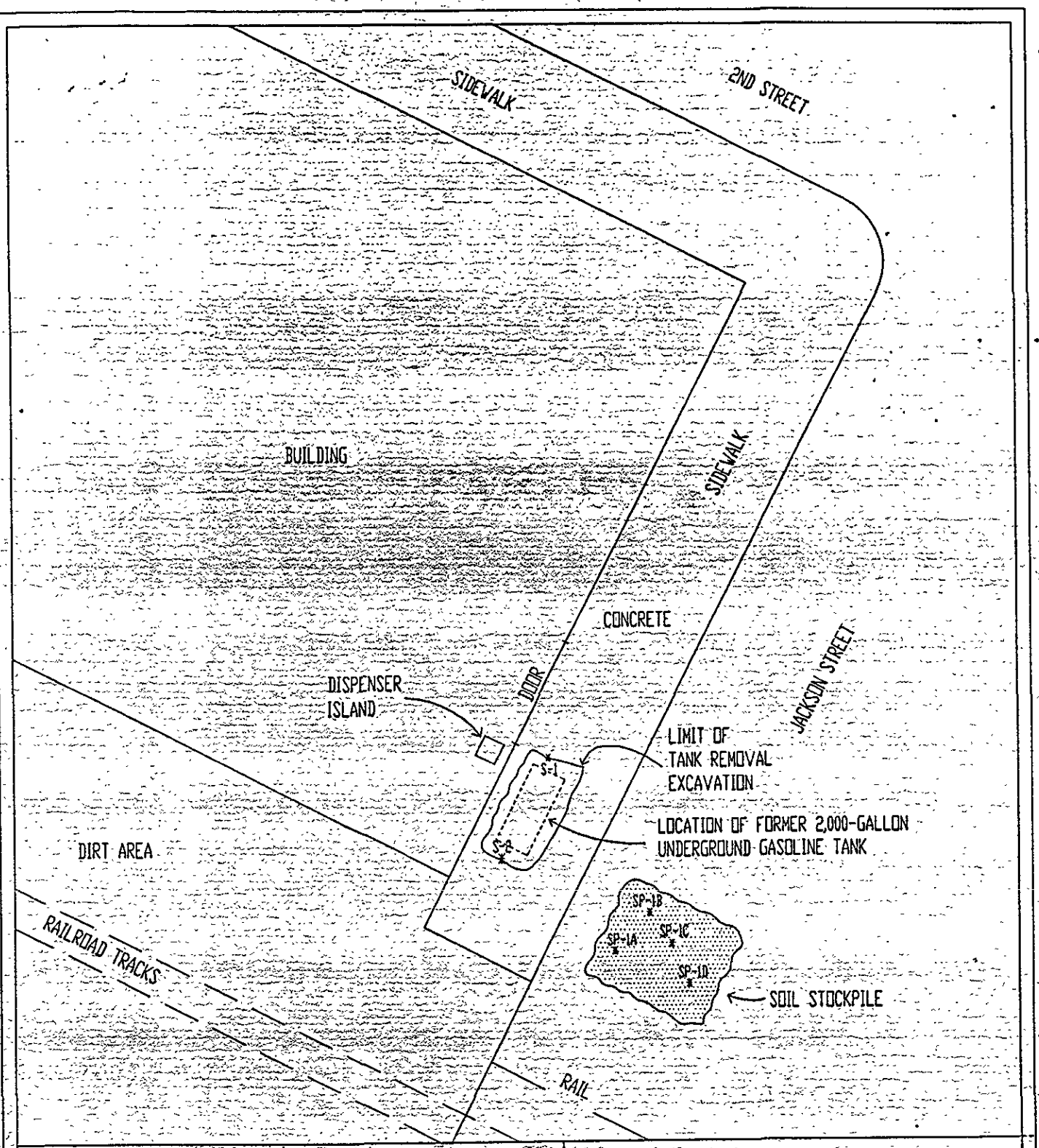
Site Summary for 105 Jackson St., Oakland CA 94607, United Beverage, Inc.
StID # 4004, RO0000034

This site is located at the west end of Jackson St. where Jackson St. dead-ends into the adjacent railroad tracks near Jack London Square in a mixed industrial and commercial setting. The former 2000 gallon gasoline tank was located on the sidewalk in front of the business building.

On 4/27/93 the 2000 gallon gasoline tank was removed. The steel tank was tar wrapped and appeared intact, without any holes or corrosion. Groundwater appeared within the tank pit, therefore, soil samples were collected from the two sidewalls of the pit. Soil sample S-1 was collected at 3 ½ ft. depth and soil sample S-2 was collected at a depth of 6 ½ ft. The total depth of the excavation was approximately 8 ft. After the removal of about 1000 gallons of groundwater from the pit, **on May 6, 1993 two water samples, WS-1 and WS-2 were collected from the tank pit** for TPHg and BTEX and total lead, respectively. The approximate 25 cubic yards of stockpiled soil was disposed at Reed & Graham for recycling. Little to no TPHg was detected in the soil sample with the exception of 377 ppm lead detected in soil sample S-1. The grab groundwater samples exhibited 180 ppb TPHg, 11, 9.9, 1.1, 65 ppb BTEX , respectively, and <140 ppb total lead.
See Tables 1 and 2 for a summary of the analytical data and Figure 1 for the sample locations.

On May 20, 2001 an additional investigation was performed at the site. One soil boring was advanced by hand auger within the center of the former underground tank pit. A temporary one-inch slotted PVC casing was driven approximately 12 inches below the initial depth of encountered groundwater (5 ft) and groundwater samples were collected for the analysis of TPHg, BTEX, MTBE and lead. The groundwater sample exhibited ND for TPHg, BTEX and MTBE (detection limit 5 ppb) and ND for dissolved lead (detection limit 5 ppb). **See Figure 2 and the attached analytical report.**

Closure as a low risk site is recommended due to the absence of appreciable soil and groundwater contamination.



LEGEND

S-1 * NAME AND LOCATION OF EXCAVATION SOIL SAMPLE

SP-1-A * NAME AND LOCATION OF STOCKPILE SOIL SAMPLE

N

0 20

SCALE IN FEET

TANK PROTECT ENGINEERING

SITE PLAN

TANK REMOVAL (4/27/93)

UNITED BEVERAGE DISTRIBUTORS
105 JACKSON STREET
OAKLAND, CA 94607

DATE	5/5/93
FIGURE	1
FILE #	259A-2
DRAWN BY	MAC
CHECKED BY	MZ

TABLE 1
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS
(ppm[1])

Sample ID Name	Date	Depth (feet)	TPHG	Benzene	Toluene	Ethyl-Benzene	Xylenes	Total Lead	Organic Lead
S-1	04/27/93	3.5' ~~7.5~~	1.0	<.005	<.005	<.005	<.005	377	NA[2]
S-2	04/27/93	6.5' ~~7.5~~	<1	<.005	<.005	<.005	<.005	44	NA
SP-(1A-1D)	04/27/93	1.0-3.5	2.0	<.005	<.005	<.005	<.005	148	NA
SP-(1E-1H)[3]	05/17/93	1.5-2.5	NA	NA	NA	NA	NA	~~NA~~ ND	<1.7

1 PARTS PER MILLION

2 NOT ANALYZED

3 ALSO ANALYZED FOR SOLUBLE LEAD BY THE WASTE EXTRACTION TEST (WET) AND TOXICITY CHARACTERISTIC LEACHING PROCEDURE (TCLP), EPA METHOD 7420; LEAD WAS DETECTED AT A CONCENTRATION OF 1.6 ppm BY WET AND WAS NONDETECTABLE, BY TCLP.

TABLE 2

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

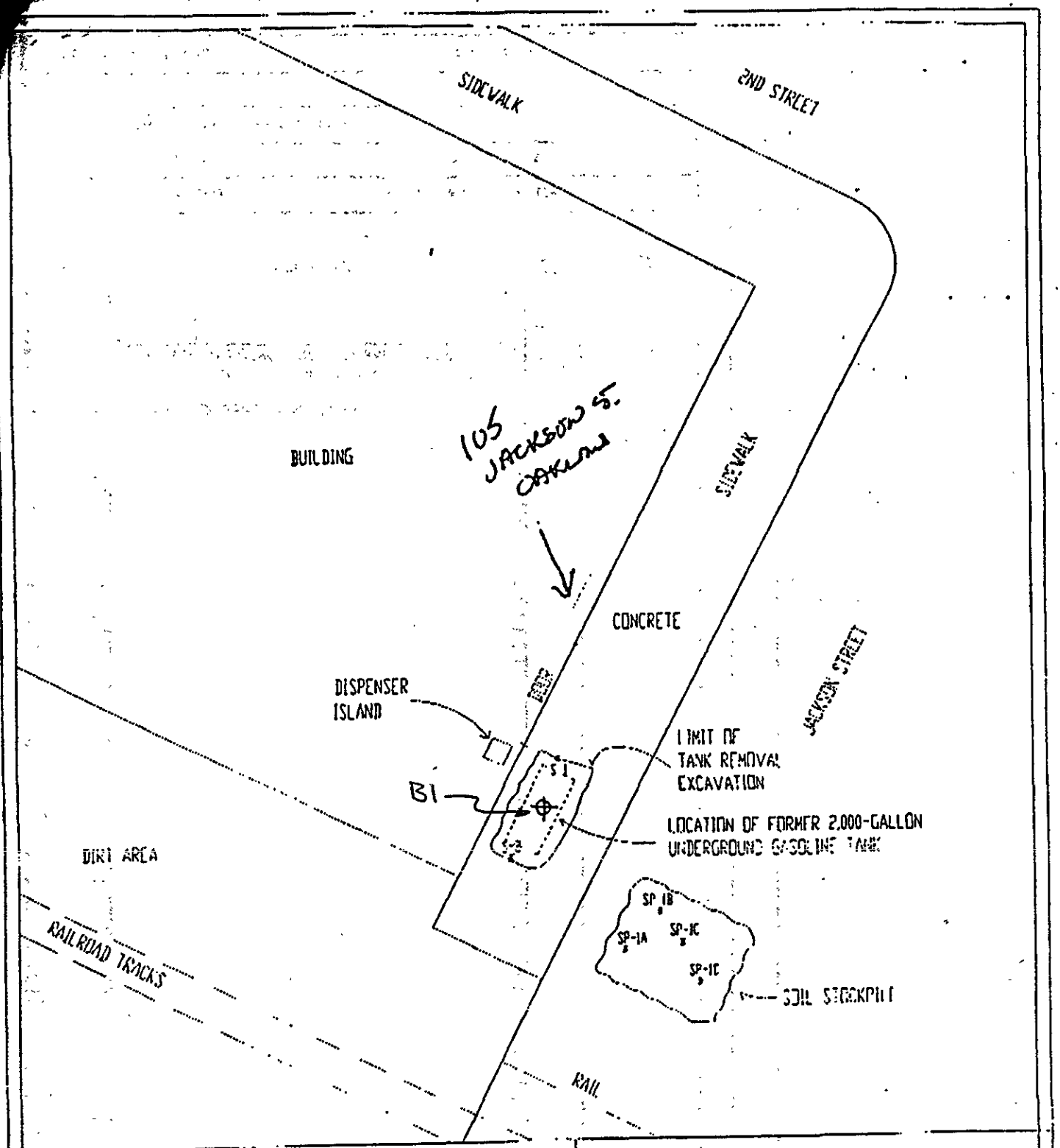
(ppb[1])

sol.

Sample ID Name	Date	TPHG	Benzene	Toluene	Ethyl-Benzene	Xylenes	~~Total~~ Lead
WS-1	05/06/93	180	11	9.9	1.1	65	NA[2]
WS-1A	05/06/93	NA	NA	NA	NA	NA	<140

1 PARTS PER BILLION

2 NOT ANALYZED


SIDEWALK
2ND STREET
BUILDING
105 JACKSON ST. OAKLAND
SIDEWALK
CONCRETE
JACKSON STREET
DISPENSER ISLAND
CURB
LIMIT OF TANK REMOVAL EXCAVATION
S-1
B1
S-2
LOCATION OF FORMER 2,000-GALLON UNDERGROUND GASOLINE TANK
DIRT AREA
SP-1B
SP-1A
SP-1C
SP-1C
SOIL STOCKPILE
RAILROAD TRACKS
RAIL
LEGEND
S-1 NAME AND LOCATION OF EXCAVATION SOIL SAMPLE
SP-1-A NAME AND LOCATION OF STOCKPILE SOIL SAMPLE
N
0
20
SCALE IN FEET
TANK PROTECT ENGINEERING
SITE PLAN
TANK REMOVAL (4/27/93)
UNITED BEVERAGE DISTRIBUTORS
105 JACKSON STREET
OAKLAND, CA 94607
DATE 5/5/93
FILE # 259A-2
DRAWN BY MAC
CHECKED BY MJ

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

P&D Environmental 4020 Panama Court Oakland, CA 94611	Client Project ID: #0248; United Beverage Inc.	Date Sampled: 05/20/01
		Date Received: 05/21/01
	Client Contact: Paul King	Date Extracted: 05/22/01
	Client P.O:	Date Analyzed: 05/22/01

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with Methyl tert-Butyl Ether* & BTEX*

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g)*	MTBE	Benzene	Toluene	Ethyl-benzene	Xylenes	% Recovery Surrogate
68011	W1	W	ND	ND	ND	ND	ND	ND	103
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	5.0	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.05	0.005	0.005	0.005	0.005	

* water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP and SPLP extracts in ug/l.

, cluttered chromatogram; sample peak coelutes with surrogate peak

The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment; j) no recognizable pattern.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

P&D Environmental 4020 Panama Court Oakland, CA 94611	Client Project ID: #0248; United Beverage Inc.	Date Sampled: 05/20/01
		Date Received: 05/21/01
	Client Contact: Paul King	Date Extracted: 05/24/01
	Client P.O:	Date Analyzed: 05/24/01

Lead*

EPA analytical methods 6010/200.7, 239.2*

Lab ID	Client ID	Matrix	Extraction °	Lead*	% Recovery Surrogate
68011	W1	W	Dissolved	ND	N/A

Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	S	TTLC	3.0 mg/kg
	W	Dissolved	0.005 mg/L
	---	STLC,TCLP	0.2 mg/L

* soil and sludge samples are reported in mg/kg, wipe samples in ug/wipe, and water samples and all STLC / SPLP / TCLP extracts in mg/L

*Lead is analysed using EPA method 6010 (ICP)for soils, sludges, STLC & TCLP extracts and method 239.2 (AA Furnace) for water samples

** DISTLC extractions are performed using STLC methodology except that deionized water is substituted for citric acid buffer as the extraction fluid. DISTLC results are not applicable to STLC regulatory limits.

° EPA extraction methods 1311(TCLP), 3010/3020(water,TTLC), 3040(organic matrices,TTLC), 3050(solids,TTLC); STLC - CA Title 22

* surrogate diluted out of range; N/A means surrogate not applicable to this analysis

reporting limit raised due matrix interference

i) liquid sample that contains greater than ~2 vol. % sediment; this sediment is extracted with the liquid, in accordance with EPA methodologies and can significantly effect reported metal concentrations.