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

RO0000115

March 8, 2002

Mr. Matthew Anderson
Miles Estate
924 Grand Street
Alameda, CA 94501

Re: Fuel Leak Site Case Closure for 2040 Grand Street, Alameda, CA

Dear Mr. Anderson:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with 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 Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

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

- up to 2,000ppm TPH as diesel exists in soil beneath the site at 10 feet bgs;
- a site safety plan must be prepared for the protection of construction workers in the event excavation/trenching is proposed in the vicinity of residual soil and groundwater contamination.

If you have any questions, please contact me at (510) 567-6762.

eva chu
Hazardous Materials Specialist

enlosures: 1. Case Closure Letter 2. Case Closure Summary

c: City of Alameda, Planning Dept, Vivian Day-City Hall, 950 West Mall Sq. Alameda, CA 94501 (w/o)
LuAnn Rolland, SWRCB Cleanup Fund
files (miles-6)

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REMEDIAL ACTION COMPLETION CERTIFICATION

RO-115 - 924 Grand Street, Alameda, CA
(1-250 gallon tank removed on July 24, 1998)

March 8, 2002

Mr. Matthew Anderson
Miles Estate
924 Grand Street
Alameda, CA 94501

Dear Mr. Anderson:

This letter confirms the completion of site investigation and corrective action for the underground storage tank 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, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the 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) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB
Kenneth Rankin, Alameda FD, 950 West Mall Sq, #150, Alameda, CA 94501
files-ec (miles-5)

RB# 01 – 2385
CALIFORNIA REGIONAL WATER
CTH
FEB 13 2002
QUALITY CONTROL BOARD

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: **February 4, 2002**

Agency name: **Alameda County-HazMat**
City/State/Zip: **Alameda, CA 94502**
Responsible staff person: **Eva Chu**

Address: **1131 Harbor Bay Pkwy**
Phone: **(510) 567-6700**
Title: **Hazardous Materials Spec.**

MAR 05 2002

II. CASE INFORMATION

Site facility name: **Miles Estate**
Site facility address: **924 Grand Street, Alameda, CA 94501**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **RO-115**
URF filing date: **8/3/98** SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Miles Estate **Matthew Anderson**	**924 Grand Street** **Alameda, CA 94501**	**(510) 549-4510**

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	250	Heating Oil	Removed	7/24/98

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Release of heating oil (diesel), possible from hole on bottom of UST**
Site characterization complete? **YES**
Date approved by oversight agency: **10/16/2001**
Monitoring Wells installed? **No** Number: **NA**
Proper screened interval? **NA**
Highest GW depth below ground surface: **Groundwater encountered in soil borings at 6 to 8 feet bgs**
Flow direction: **Based on topography, groundwater is presumed to flow southwest**
Most sensitive current use: **Residential and/or lagoon**
Are drinking water wells affected? **No** Aquifer name: **Unknown**
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

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment or Disposal w/destination)	Date
Tank	1 UST	Disposed by Erickson, in Richmond, CA	7/24/98
Soil	13.4 tons	Disposed at Chem Waste in Kettleman City, CA	10/16/98

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before[1]	After[2]	Before[3]	After[4]
TPH (Diesel)	7,500	2,000	110,000	77
Benzene	<0.02	<0.02	ND	<0.5
Toluene	0.10	<0.07	3.2	0.64
Ethylbenzene	<0.02	<0.07	<0.8	<0.5
Xylenes	0.91	0.37	<0.5	<0.5
MTBE	NA	NA	NA	<5.0

NOTE: 1 soil sample collected beneath UST at 6 feet bgs, 7/24/98
2 soil sample collected at 10.5 feet bgs after vertical overexcavation, 8/28/98
3 grab groundwater collected after overexcavation from pit bottom at 11 feet bgs, 8/98
4 grab groundwater samples from soil borings advanced in 9/01
NA Not Analyzed

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? _____
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? _____
Does corrective action protect public health for current land use? **YES**
Site management requirements: **A site safety plan must be prepared for construction workers in the event excavation/trenching is proposed in the vicinity of residual soil and groundwater contamination.**
Should corrective action be reviewed if land use changes? **No**
Monitoring wells Decommissioned: **NA**
Number Decommissioned: **0** Number Retained: **NA**
List enforcement actions taken: **NA**
List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Eva Chu** Title: **Haz Mat Specialist**

Signature: [signature] Date: 2/11/02

Reviewed by

Name: **Barney Chan** Title: **Haz Mat Specialist**

Signature: Barney Chan Date: 2/6/02

Name: **Scott Seery** Title: **Haz Mat Specialist**

Signature: [signature] Date: 2-11-02

VI. RWQCB NOTIFICATION

Date Submitted to RB: 2/15/02 RB Response: Concur

RWQCB Staff Name: **Chuck Headlee** Title: **AEG**

Signature: Chuck Headlee Date: 2/20/02

VII. ADDITIONAL COMMENTS, DATA, ETC.

The property is a residential home located in a residential neighborhood. A 250-gallon home heating oil UST (located between the house and sidewalk) was removed in July 1998 (see Fig 1 and 2A). The initial soil sample, collected at approximately 6 feet bgs, contained 7,500ppm TPHd and trace or non detectable BTEX (see Table 1). The excavation was vertically overexcavated to approximately 12 feet bgs. On August 28, 1998, four sidewall soil samples (N, E, S, and W) at 10.5 feet bgs and a grab groundwater sample (GW-11) were collected. Soil samples contained up to 2,000ppm TPHd. The water sample contained 110,000ppb TPHd (see Table 2).

In September 2001, a total of three shallow soil borings (SB-1 through SB-3) were advanced approximately 35 feet laterally east, west and south of the former UST, to determine if groundwater was impacted by the heating oil release (see Fig 2B). A soil sample was collected just above the soil/groundwater interface from each boring. A grab groundwater sample was collected from each boring. All samples were analyzed for TPHd, BTEX, and MTBE. No analytes sought were identified in any of the soil samples. Trace levels of TPHd and toluene were identified in groundwater (see Table 3 and 4). It appears that residual soil contamination is primarily limited to the capillary fringe or below groundwater elevation to a depth of approximately 12 feet bgs, and proximal to the former tank excavation.

BTEX concentrations identified in soil are below the RWQCB's RBSLs for violatilization of vapors to indoor air. TPHd and BTEX constituents in groundwater from the soil borings advanced approximately 35 feet from the former tank pit are also below RWQCB's RBSLs. Although elevated TPHd was identified in soil within the former tank pit, the average concentration (1,120ppm) is only slightly above the RWQCB's ceiling levels (for odor nuisance).

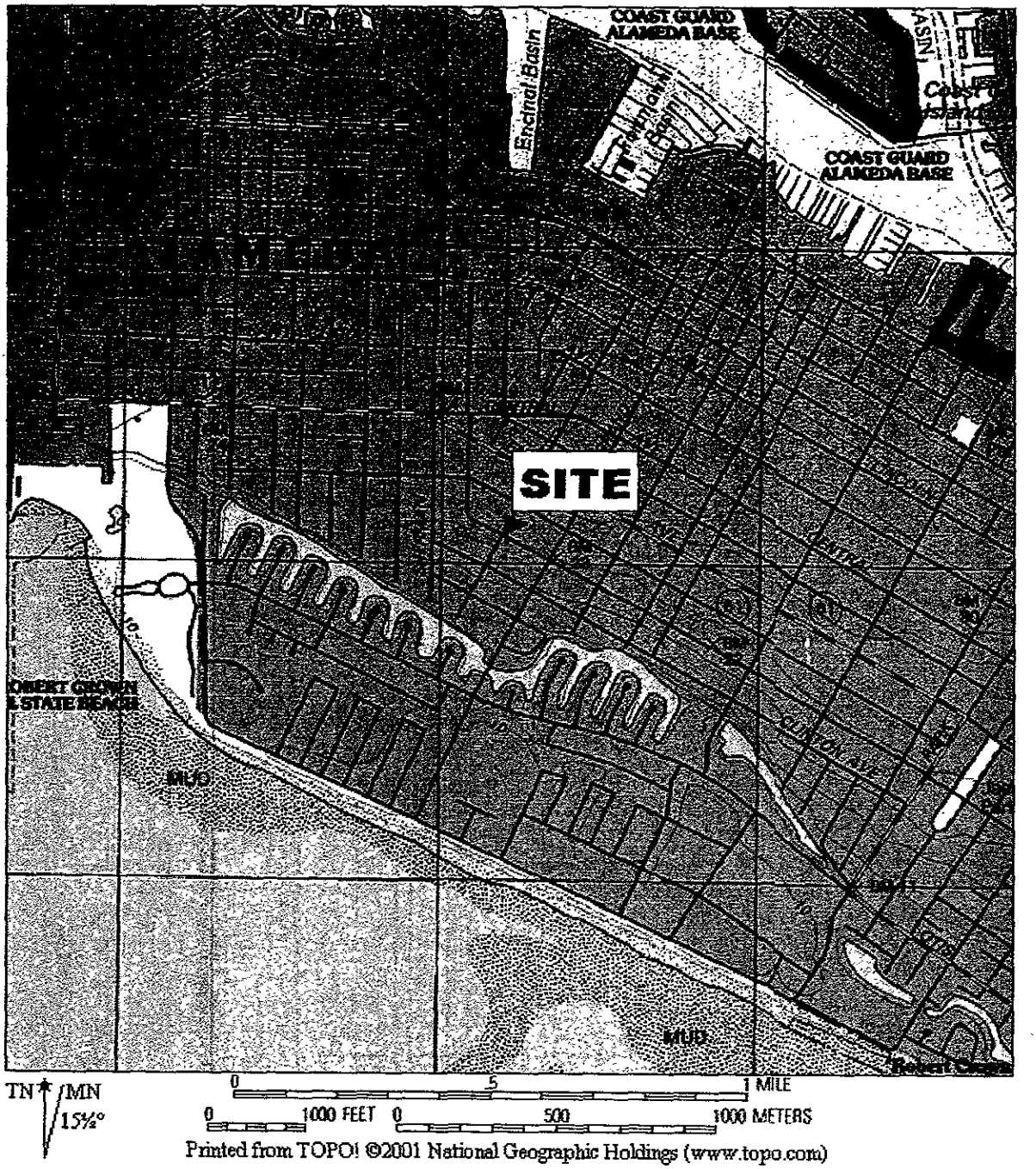
The groundwater plume has not migrated more than 35 feet from the former tank excavation. It is not likely that the nearest presumed downgradient (southwest) domestic irrigation well, at 1622 Dayton Street, approximately 800 feet from the site, where the well is screened from 30 to 60 feet bgs, will be impacted by the plume. It is also unlikely that the nearest surface water, a lagoon located approximately 1,000 feet southwest of the site, will be impacted by the plume.

Soil beneath the site consists of fine to medium sands. Groundwater was encountered between 6 and 8 feet bgs. The water bearing zone consists of sand with some clay. It is unlikely that the backfill material of adjacent conduits would act as preferential pathways in the relatively permeable native sediments. Permanent groundwater monitoring 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 hydrocarbon plume is not migrating;
- no preferential pathways exist at the site;
- no water and irrigation wells, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted; and,
- the site presents no significant risk to human health or the environment.

miles-closure



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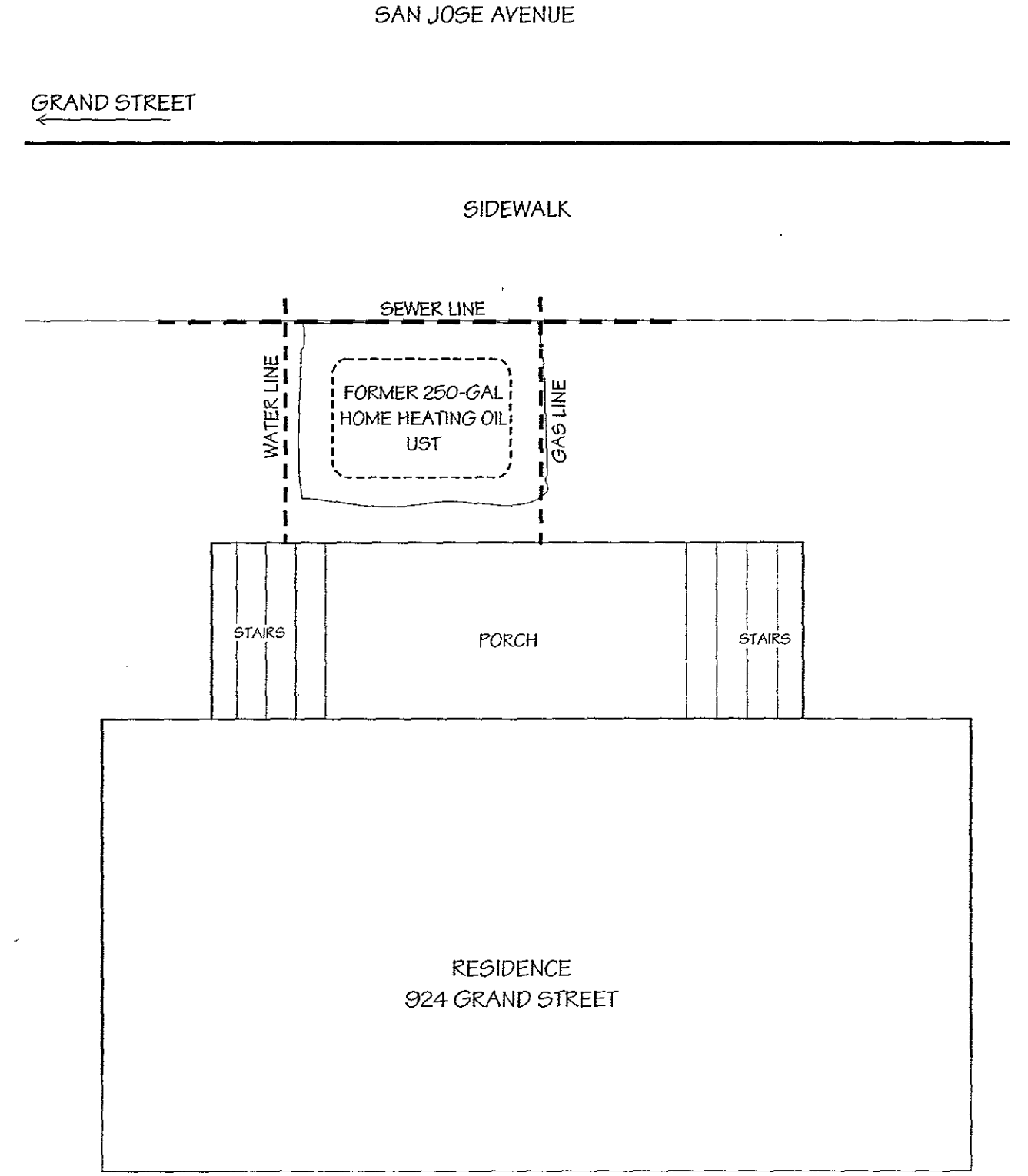
AEI CONSULTANTS 3210 OLD TUNNEL RD. STE B. LAFAYETTE, CA	
SITE LOCATION MAP	
924 GRAND AVENUE ALAMEDA, CALIFORNIA	**FIGURE 1** PROJECT NO 4481



ALL ENVIRONMENTAL, INC.
901 MORAGA ROAD, SUITE C, LAFAYETTE, CA

SCALE: 1" = 5' DRAWN BY: N. WALCHUK DATE: 8.14.98

SITE MAP

924 GRAND STREET
ALAMEDA, CALIFORNIA

DRAWING NUMBER
FIGURE 2 A

TABLE 1 - Soil Sample Analyses

	EB1	STKP 1-3
TPH-DIESEL (mg/kg)	7,500	430
BENZENE (mg/kg)	<0.02	<0.005
TOLUENE (mg/kg)	0.10	<0.005
ETHYL BENZENE (mg/kg)	<0.02	<0.005
TOTAL XYLENES (mg/kg)	0.91	<0.005

mg/kg = milligrams per kilogram (ppm)

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

All Environmental, Inc. 901 Moraga Road, Suite C Lafayette, CA 94549	Client Project ID: #1910; Miles	Date Sampled: 08/28/98
		Date Received: 08/31/98
	Client Contact: Nick Walchuk	Date Extracted: 08/31/98
	Client P.O:	Date Analyzed: 08/31-09/03/98

Diesel Range (C10-C23) Extractable Hydrocarbons as Diesel *

EPA methods modified 8015, and 3550 or 3510; California RWQCB (SF Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d)+	% Recovery Surrogate
94385	Conf-N(10.5)	S	2000,b,d	100
94386	Conf-E(10.5)	S	1000,b,d	102
94387	Conf-W(10.5)	S	370,b,d	99
94388	Conf-S(10.5)	S	1500,b,d	101
94389	GW-11'	W	110,000,b,h	116#
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	
		S	1.0 mg/kg	

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

cluttered chromatogram resulting in coeluted surrogate and sample peaks or, surrogate peak is on elevated baseline, or, surrogate has been diminished by dilution of original extract

+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 diesel is significant, b) diesel range compounds are significant, no recognizable pattern, c) aged diesel? is significant), d) gasoline range compounds are significant, e) medium boiling point pattern that does not match diesel (?) f) one to a few isolated peaks present, g) oil range compounds are significant, h) lighter than water immiscible sheen is present, i) liquid sample that contains greater than ~5 vol. % sediment.

DHS Certification No. 1644

Edward Hamilton, Lab Director

Table 2

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

All Environmental, Inc.	Client Project ID: #1910; Miles	Date Sampled: 08/28/98
901 Moraga Road, Suite C		Date Received: 08/31/98
Lafayette, CA 94549	Client Contact: Nick Walchuk	Date Extracted: 08/31-09/02/98
	Client P.O:	Date Analyzed: 08/31-09/02/98

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	Ethylben-zene	Xylenes	% Recovery Surrogate
94385	Conf-N(10.5)	S	—	---	ND<0.02	ND<0.04	ND<0.07	0.37	97
94386	Conf-E(10.5)	S	—	---	ND<0.02	ND<0.07	ND<0.02	0.24	97
94387	Conf-W(10.5)	S	—	—	ND	ND	ND	ND	101
94388	Conf-S(10.5)	S	—	---	ND	ND	ND	ND	102
94389	GW-11'	W	—	---	ND	3.2	ND<0.8	ND	89
94390	Profile 1-4	S	—	—	ND<0.02	ND<0.07	ND<0.02	ND	99
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

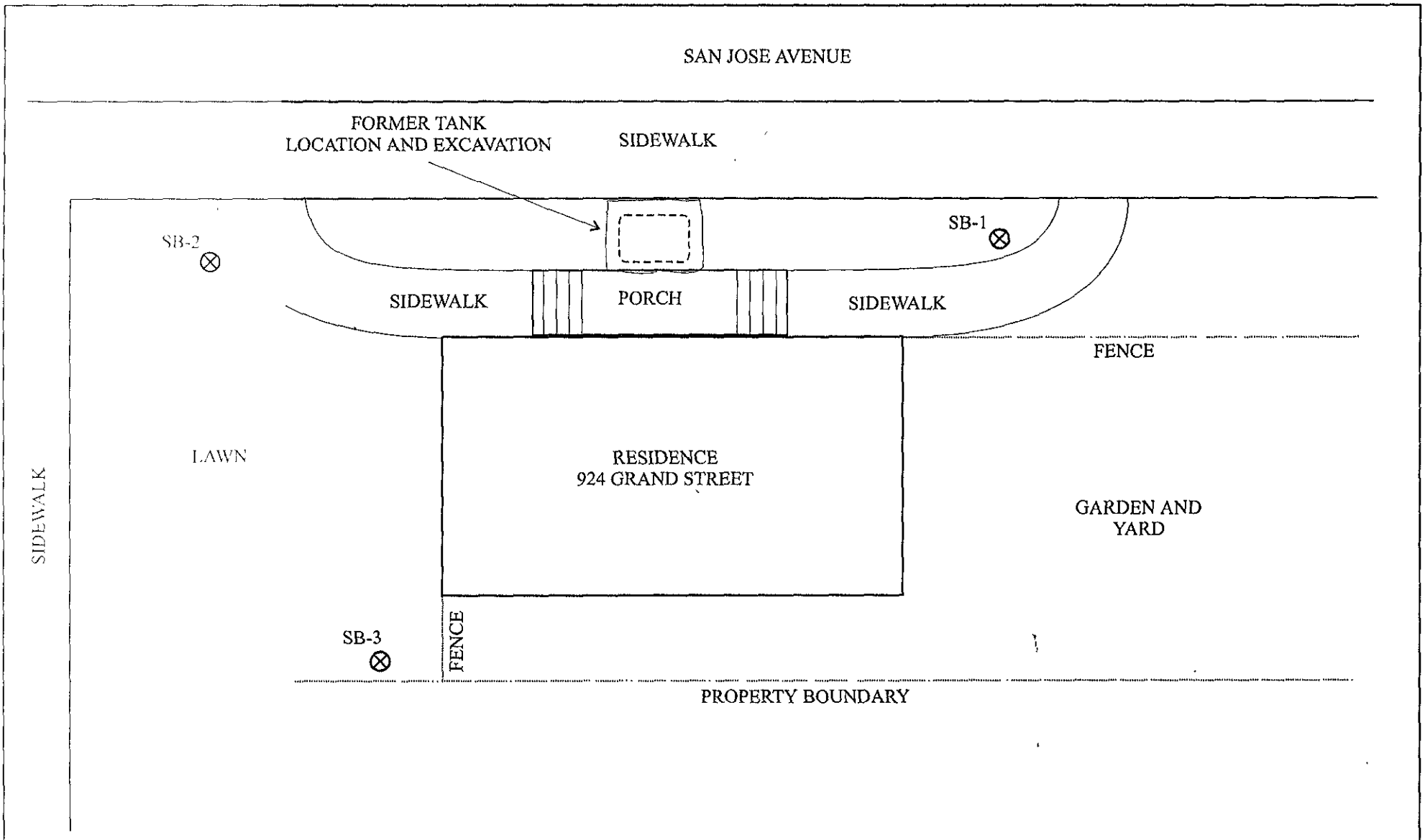
^ cluttered chromatogram; sample peak coelutes with surrogate peak

"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

cont Table 2



⊗ LOCATION OF SOIL BORINGS ADVANCED BY AEI, SEPTEMBER 17, 2001

SCALE: 1in = 15ft
(redrawn after field work)

AEI CONSULTANTS
3210 OLD TUNNEL ROAD, SUITE B, LAFAYETTE, CA

SITE PLAN

924 GRAND AVENUE
ALAMEDA, CALIFORNIA

FIGURE 2
PROJECT NO 4481

Table 1
Soil Sample Analytical Data

Sample ID	TPH-d (mg/kg)	MTBE (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Xylenes (mg/kg)
SB-1 6'	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005
SB-2 5'	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005
SB-3 5'	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005
MDL	1.0	0.05	0.005	0.005	0.005	0.005

ND not detected
mg/kg milligrams per kilogram
TPHd total petroleum hydrocarbons as diesel
MTBE methy tertiary butyl ether

Table 3

Table 2
Groundwater Sample Analytical Data

Sample ID	TPH-d (µg/L)	MTBE (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Xylenes (µg/L)
SB-1	<50	<5.0	<0.5	**0.62**	<0.5	<0.5
SB-2	**77**	<5.0	<0.5	<0.5	<0.5	<0.5
SB-3	<50	<5.0	<0.5	**0.64**	<0.5	<0.5
	50	5.0	0.5	0.5	0.5	0.5

ND not detected
µg/L micrograms per liter
TPHd total petroleum hydrocarbons as diesel
MTBE methyl tertiary butyl ether

Table 4

Project No: 4481

Project Name: ANDERSON

Client: M. ANDERSON

Location:

Sheet: 1 of 1

Log of Borehole: SB-1

Depth	USCS Symbol	USCS Label	Subsurface Description	Sample Label	Sample Type	Sample Blow/ft	Sample Recovery	Well Data	Remarks
0			Ground Surface						
4		SW	***SAND*** Fine to medium sand, few fines	SB-1 6'	SS		85		No hydrocarbon (HC) odor
8								▼	Slotted PVC inserted to TD
10		SC	Clayey sands	SB-1 12'	SS		40		Water slow to generate
12			End of Borehole						
20									

Drill Date 9/17/01

Drill Method DIRECT PUSH

Total Depth 12

Depth to Water 8.5

Reviewed by EW / JPD

Logged by PJM

AEI Consultants
3210 Old Tunnel Road Suite B
Lafayette, CA 94549
(925) 283-6000

Project No: 4481

Sheet: 1 of 1

Project Name: ANDERSON

Client: M. ANDERSON

Location:

Log of Borehole: SB-2

Depth	USCS Symbol	USCS Label	Subsurface Description	Sample Label	Type	Blow/ft	Recovery	Well Data	Remarks
0			Ground Surface						
2									
4									
		SM		SB-2 5'	SS		80		No HC odor
6			***SAND*** Fine to medium sand, some fines present, dry						Roots present
8								▼	
									PVC inserted to 12'
10			Sand with clay, saturated						
		SC		SB-2 10'	SS		90		No HC odor
12			End of Borehole						
14									
16									
18									
20									

Drill Date 9.17/01

Drill Method DIRECT PUSH

Total Depth 12

Depth to Water 7.5

Reviewed by EW / JPD

Logged by PJM

AEI Consultants
3210 Old Tunnel Road, Suite B
Lafayette, CA 94549
(925) 283-6000

Project No: 4481

Sheet: 1 of 1

Project Name: ANDERSON

Log of Borehole: SB-3

Client: M. ANDERSON

Location:

Depth	USCS Symbol	USCS Label	Subsurface Description	Sample Data: Sample Label	Type	Blow/ft	Recovery	Well Data	Remarks
0			Ground Surface						
4		SW	***SAND*** Fine to medium sand, few fines, shoe wet, dry above	SB-3 5'	SS		60	▼	No HC odor; Water slow to generated
8				SB-3 9'	SS		70		PVC inserted to 10'
10		SC	Sand with clay, saturated						No HC odor
12			End of Borehole						
14									
16									
18									
20									

Drill Date 9 17 01

Drill Method DIRECT PUSH

Total Depth 12

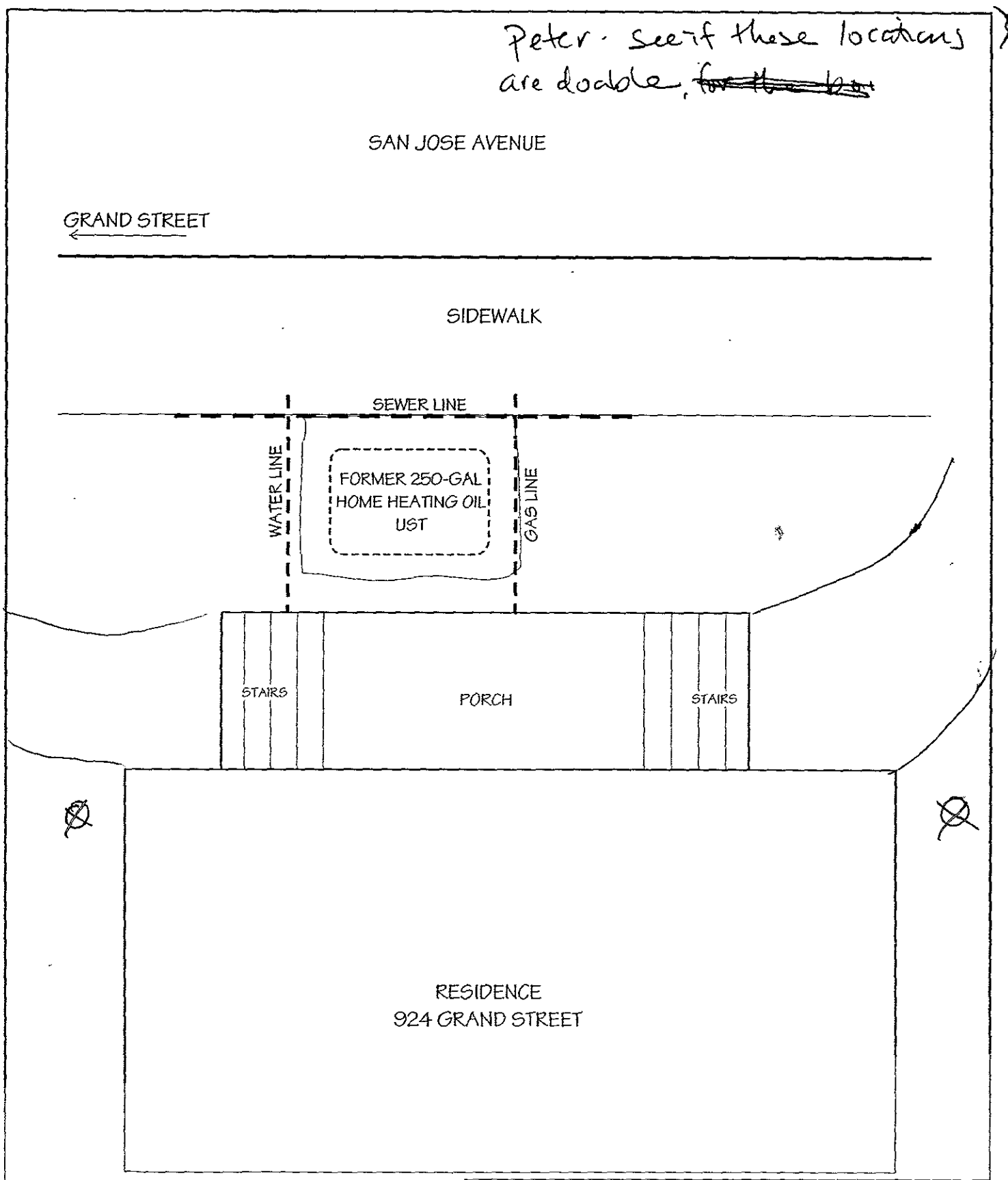
Depth to Water 5 8?

Reviewed by EW / JPD

Logged by PJM

AEI Consultants
3210 Old Tunnel Road Suite B
Lafayette, CA 94549
(925) 283-6000

Peter - Seem these locations are doable, ~~for the bar~~



ALL ENVIRONMENTAL, INC.
901 MORAGA ROAD, SUITE C, LAFAYETTE, CA

SCALE 1"=5' DRAWN BY N. WALCHUK DATE 8/14/98

SITE MAP

924 GRAND STREET
ALAMEDA, CALIFORNIA

DRAWING NUMBER
FIGURE 2