Western Operations

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(510) 426-2600
Fax (510) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

December 23, 1992

Clayton Project No. 45040.01

Ms. Juliet Shin
Hazardous Materials Specialist
ALAMEDA COUNTY HEALTH AGENCY
80 Swan Way, Room 350
Oakland, California 94621

Subject: Follow-up on Meeting on South Shore Shopping Center at Park Street and Shoreline Drive in Alameda, California

Dear Ms. Shin:

Please find attached a copy of the underground storage tank (UST) closure report for the former Goodyear building located at the subject site. This information was faxed to me on December 16, 1992, by the owner of the property, Harsch Investment Corp.

The former Goodyear site was discussed at our meeting on November 18, 1992, and summarized under items No. 4 and 5 of our letter to you, dated December 10, 1992.

Clayton does not feel an additional monitoring well at the former Goodyear UST site is warranted based on the attached report. Clayton therefore requests the Alameda County Health Agency recommend closure for this former UST site to the Regional Water Quality Control Board.

If you require any additional information, please call me at (510) 426-2676. Your earliest attention to this matter would be appreciated. Clayton has tentatively scheduled monitoring well installation for mid-January 1993 for this site and the adjacent car wash and former Texaco site.

Happy Holidays,

Alan D. Gibbs, R.G.
Supervisor, Geology
Western Operations

ADG/emh

cc: Bernard Levy, Harsch Investment Corp.
Lester Feldman, Regional Water Quality Control Board

45040-01.22

HARSCH INVESTMENT CORP.

A FAX TRANSMISSION

FROM

HARSCH INVESTMENT CORP.
235 W. MACARTHUR BLVD., SUITE 630
OAKLAND, CALIFORNIA 94611

OFFICE: (510) 658-1400
FAX # (510) 653-5469

DATE: 12-16-92 TIME: 10:40 AM

TO: FROM:

NAME: ALAN GIBBS NAME: HERMAN ENGBERG

COMPANY: COMPANY:

FAX # FAX#

SPECIAL INSTRUCTIONS: COPY TO:

____ Confidential

____ Urgent

____ Please reply RE: FORMER GOODYEAR TANK REMOVAL

_✓_ For your information

MESSAGE:

Total number of pages (including cover sheet) 9

IF THE TOTAL NUMBER OF PAGES IS NOT RECEIVED OR IS ILLEGIBLE, PLEASE CALL THE SENDER. IF YOU DO NOT CALL, IT IS ASSUMED THAT ALL PAGES WERE RECEIVED.

500 12th Street
Suite 100
Oakland, CA 94607-4014
(415) 893-3600

Woodward-Clyde Consultants

May 21, 1990
8910116A

Harsch Investment Corporation
235 West MacArthur Boulevard
Oakland, CA 94616

Subject: Observation of Tank Removal, Former Goodyear Building, Park Street, Alameda, California

Attention: Herman Engbers

Dear Mr. Engbers:

We are pleased to present the results of observation of tank removal and analysis of soil samples from the tank excavation at the former Goodyear Building, Park Street, Alameda, California.

An approximatley 500-gallon underground waste oil tank was located on the Park Street side at the former Goodyear building, which is presently being remodeled. On April 16, 1990, the tank was removed and soils were excavated about 2 feet beyond the sides and below the bottom of the tank. Prior to its removal, the tank was inspected for residual product. None was observed. Ms. Lois Gruenberg, Woodward-Clyde Consultants' (WCC's) engineer observed the tank removal. Representatives from the Alameda Fire Department and Aqua Terra, Inc. physically examined the tank just after the removal. No holes or abrasions were found. The tank was excavated and disposed of by the tank removal contractor, Tom Daniels Excavating, Inc., of Danville, California.

Soil Sampling

Soil samples were collected by both an Aqua Terra field representative and Ms. Gruenberg. This report describes the observations of the WCC engineer. As shown in Figure 1, samples were collected from a depth of approximately 6 feet in the northeast, southwest and northwest walls of the excavation, corresponding to sample locations NS, WS, BSNW, respectively. Soils encountered were predominantly sands with some silt, overlaying gray, clayey silt at the observed ground-water level. Water was encountered at approximately 8 feet below the existing grade, and coincided with the bottom of the excavation.

Soil samples were collected in 2-inch diameter, 3-inch long brass tubes, and were sealed with Teflon sheets, plastic caps, and tape. The soil samples were transported to Superior Analytical Laboratory, Inc. in an ice chest, using Chain-of-Custody (COC) procedures The COC form is included in Appendix A. The brass tubes were cleaned using an Alconox wash and tap water rinse, and then were air dried before use. No petroleum odors were detected in the soil during sampling, and no oil sheen or product was noted on the surface of the ground water in the excavation.

Chemical Laboratory Analysis

The laboratory analytical results are summarized in Table 1 and reports are included in Appendix A. The samples were tested for total petroleum hydrocarbons (TPH) as diesel and gasoline (EPA Method 8015), oil and grease (Method 503D), and for halogenated volatile organics (EPA Method 8010), in accordance with Alameda County Guidelines and the Leaking Underground Fuel Tanks Field Manual (LUFT).

Results and Discussion

The laboratory tests found no concentrations above the reported detection limits for either TPH as gas or diesel, oil and grease, or halogenated volatile organics. The tank appeared to be in good physical condition with no visible holes or abrasions. No petroleum odors were detected in the soil and no oil sheen or product was observed on the surface of groundwater in the excavation.

Based upon our observations, and the laboratory analytical results of soil samples from the tank excavation, it is our opinion that the soil from the sides of the tank excavation are not contaminated with petroleum products or volatile organics. It is our opinion that the underground tank did not leak, since the soil samples show no detection of total petroleum hydrocarbons as gasoline and diesel, oil and grease, or halogenated volatile organics. It is our opinion that the excavated soil is not contaminated and may be used to backfill the excavation.

Limitations

The scope of this project is limited by time constraints, expense and practicality. A limited number of soil samples and no groundwater samples were taken at locations at the site and a limited number of laboratory analyses were performed on those soil samples. Professional opinions concerning the presence of hazardous substances in the soils in the areas of concern were developed based on the resulting data. It would be prohibitively expensive and time consuming to sample all locations at the site and to analyze all the samples for all substances which are now, or in

Woodward-Clyde Consultants

the future might be, considered hazardous. Therefore, WCC cannot be held responsible should the investigation fail to detect the presence or quantity of all hazardous substances at all locations of the site.

We appreciate this opportunity to provide professional environmental engineering services to Harsch Investments Corporation. If you have any questions please feel free to call the undersigned.

Sincerely,

WOODWARD-CLYDE CONSULTANTS

Lois Gruenberg
Staff Engineer

Albert P. Ridley, C.E.G. 926
Senior Associate

LG/APR:tt
8910116A-b/COT

Attachments:

References
Table 1 Soil Samples-Laboratory Analytical Results
Figure 1 Sample Locations
Appendix A Laboratory Test Results

REFERENCES

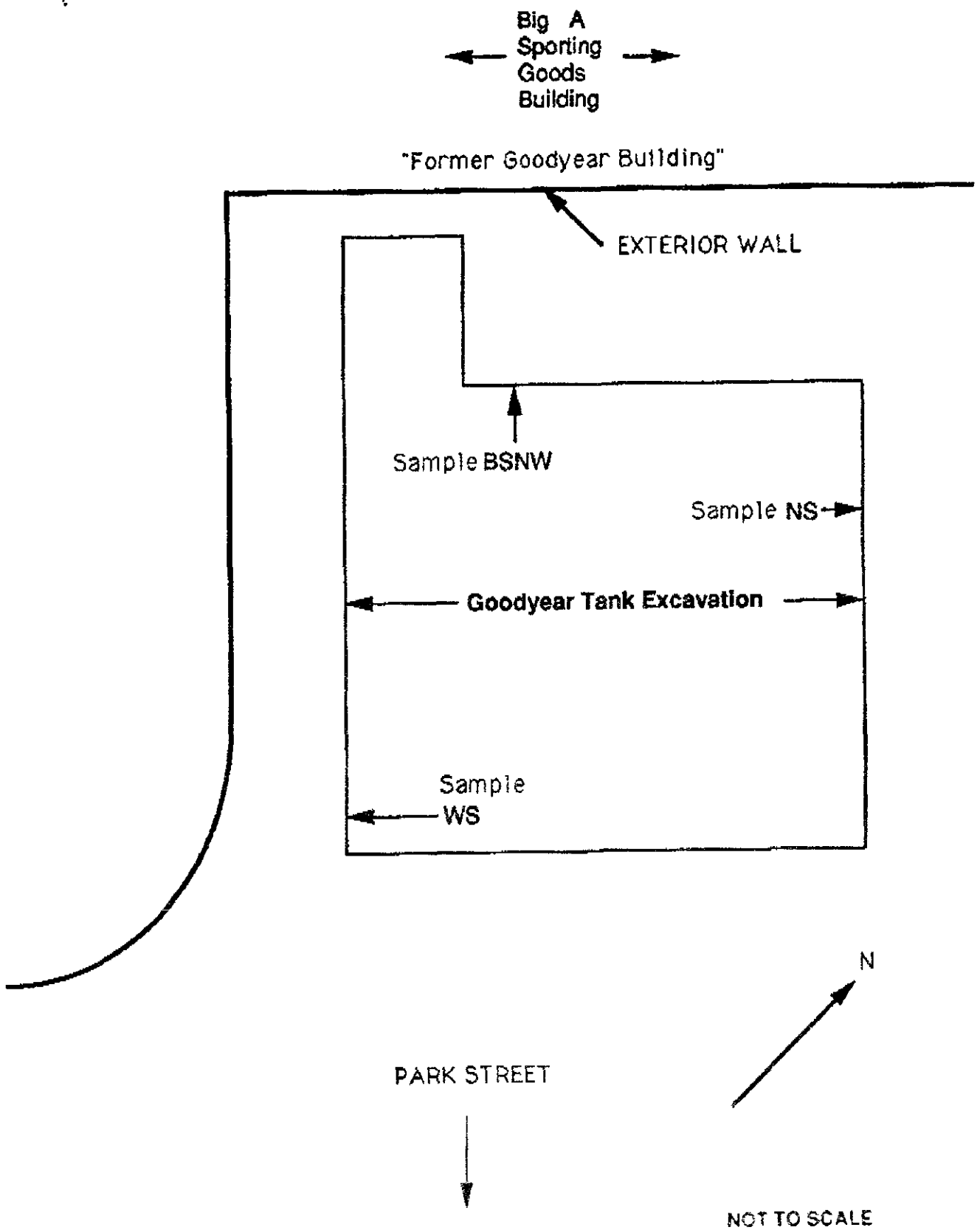
Alameda County Health Care Services Agency
Department of Environmental Health Hazardous Materials Division
Underground Tank Closure/Modification Plans

California, State of; 1988, State Water
Resources Control Board, Leaking
Underground Fuel Tank (LUFT)
Field Manual, (Table 2)

Table 1. SOIL SAMPLES - LABORATORY ANALYTICAL RESULTS

PARAMETER	UNITS	Sample Name			Detection Limits
		NS	WS	BSNW	
Total Petroleum Hydrocarbons (EPA Method 8015)					
Gasoline	mg/kg	ND	ND	ND	10
Diesel	mg/kg	ND	ND	ND	10
Oil and Grease (Method 503D)	mg/kg	ND	ND	ND	20
Halogenated Volatile Organics (EPA Method 8010) (a)	ug/kg	ND	ND	ND	(a)

(a) The parameters tested and their corresponding detection limits are listed in the laboratory reports in Appendix A.
(b) ND indicates parameter not found above the reported detection limit.



NOT TO SCALE

Project No 8910116A	Harsch Investment Corp Shoreline Dr. & Park St Alameda, California	SAMPLE LOCATION MAP Goodyear Tank Removal	May 1990
Woodward-Clyde Consultants			FIGURE 1

SUPERIOR ANALYTICAL LABORATORY, INC.
1555 BURKE, UNIT I · SAN FRANCISCO, CA 94124 · PHONE (415) 647-2081

CERTIFICATE OF ANALYSIS

LABORATORY NO.: 80751
CLIENT: Woodward - Clyde Consultants
CLIENT JOB NO.: 8910116A-

DATE RECEIVED:04/16/90
DATE REPORTED:04/23/90

ANALYSIS FOR TOTAL OIL AND GREASE
by Method 503E

LAB #	Sample Identification	Concentration(mg/Kg) Oil & Grease
1	NS	ND<20
2	WS	ND<20
3	BSNW	ND<20

mg/kg - parts per million (ppm)

Method Detection Limit for Oil and Grease in Soil: 20mg/Kg

QAQC Summary: Duplicate RPD : 8

Edward R. Morales

Laboratory Manager