

LAW OFFICES OF

BROWN & SULLIVAN, LLP

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SENDER'S E-MAIL
msb@brown-sullivan.com

RO# 0000-224

May 16, 2001

ST 103030

Our file no. 5268-105
VIA CERTIFIED MAIL

Susan Hugo
Hazardous Materials Supervisor
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

MAY 18 2001

Re: *Beck Roofing Company, 21123 Meekland Avenue, Hayward, CA*
Stid: 3030

Dear Ms. Hugo:

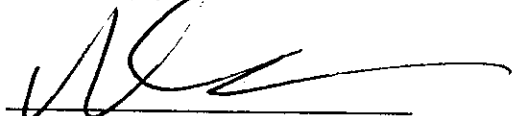
As requested, enclosed please find another complete copy of the Site Closure Summary report with attachments and our letter dated April 18, 2001, which apparently is misplaced. My understanding from my assistant is that today Mr. Gholami reviewed the email version of the enclosed report without attachments, and that his preliminary assessment is that the numbers look good.

Since there has been a one month unexpected delay in processing the enclosed report, we would greatly appreciate your office's efforts to expedite review for site closure.

If you or Mr. Gholami have any questions regarding the contents of the report, please contact our consultant Dan Hernandez at (408) 292-3266.

Thank you for your anticipated prompt action.

Very truly yours,



MICHAEL S. BROWN

MSB/em

Enclosures

- cc: Clients (w/out encls.)
Dan Hernandez (w/out encls.)
Hari Patel, UST Cleanup Fund (by email w/out encls.)
Dolores Ortiz, UST Cleanup Fund (by fax w/out encls.)

5/30/01
needs:
- deed restriction

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TELEPHONE (510) 521-1211
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SENDER'S E-MAIL
msb@brown-sullivan.com

April 18, 2001

stid 3030

Our file no. 5268-105
VIA EMAIL AND FIRST CLASS MAIL

Amir K. Gholami, REHS
Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: *Beck Roofing Company, 21123 Meekland Avenue, Hayward, CA*
Stid: 3030

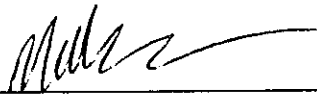
Dear Mr. Gholami:

Please find enclosed the Site Closure Summary report which was completed by our consultant as requested.

If you have any questions regarding the contents of the report, please contact our consultant, Dan Hernandez of Toxicchem at (408) 292-3266.

Thank you for your attention.

Very truly yours,



MICHAEL S. BROWN

MSB/em

Enclosure

cc: Clients (by mail w/encl.)
Dan Hernandez (by mail w/out encl.)
Hari Patel, UST Cleanup Fund (by email w/out encl.)
Dolores Ortiz, UST Cleanup Fund (by fax w/out encl.)

SITE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: 4/12/2001

Page 1 of 4

Agency Name: Alameda County-Hazmat	Address: 1131 Harbor Bay Pkwy
City/State/Zip: Alameda, CA 94502	Phone: (510) 567-6700
Responsible Staff Person: Amir K. Gholami	Title: Hazardous Materials Specialist

II. SITE INFORMATION

Site Facility Name: Beck Roofing Facility		
Site Facility Address: 21123 Meekland Avenue, Hayward, CA 94541		
RB/SMS Case No.: NA	Local or LOP Case No: STID 3030	Priority:
URF Filing Date:	SWEEPS No.: NA	

Responsible Party: Beck Roofing, 21123 Meekland Avenue, Hayward, CA (510) 581-6750

Tank No.	Size in Gallons	Contents	Closed In Place/Removed?	Date
A	1,000	Regular unleaded gasoline	Removed: Disposed at Erickson, Richmond CA	May 20, 1991

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Two small holes found at the bottom of each tank end.		
Site characterization complete? Yes	Date Approved By Oversight Agency: November 1999	
Monitoring wells installed? Yes	Number: 4 (3 closed & destroyed in 11/99)	Proper screened interval? Yes MW-1 through MW -3= 27.5 -- 37.5 ft bgs. MW4= 30 -- 40 ft bgs
Highest GW Depth below top of well casing: 25'	Lowest Depth: 31'	Flow Direction: W to SW
Most Sensitive Current Use: The site is located in a mixed industrial residential area near the City of Hayward. The East Bay Municipal Utilities District (EBMUD) or the City of Hayward Water District supplies drinking quality water to the area. Therefore, the shallow aquifer may not be used at all or used only for irrigation.		
Most Sensitive Potential Use: Domestic or municipal supply and Probability of Use: No likely use due to area (industrial transition zone)		
Are drinking water wells affected? No	Aquifer Name: NA	
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? ACHCSA	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1 @1000 gal	Disposed at Erickson, Richmond CA	May 20, 1991
Piping	Unknown	As above	May 20, 1991
Product/Water	Amount unknown	Product removal (Report by R.L Stevens), not specified	Sept 25, 1991
Soil	350 cubic yards 1,033 cubic yards	Assumed disposed at permitted land fill. Soil Aerated on site	1991 1994
Barrels	Unknown Number (rinsate & auger cuttings)	Approved landfill or destroyed	1991 - 1999

MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS BEFORE AND AFTER CLEANUP									
POLLUTANT	Soil (ppm)		Water (ppb)		POLLUTANT	Soil (ppm)		Water (ppb)	
	1 Before	2 After	3 Before	4 After		1 Before	2 After	3 Before	4 After
TPH (Gas)	1800	58	7,900,000	230	Xylene	2107	2.0	840	<0.3
TPH (Diesel)	NA	NA	NA	NA	Oil & Grease	NA	NA	NA	NA
Benzene	64	5.7	1500	6.2	PCE	NA	NA	NA	NA
Toluene	77	1.2	36	<0.3	MTBE	NA	NA	NA	<5.0
Ethylbenzene	33	1.0	340	7.3	Heavy Metal	NA	NA	NA	NA

1&2: The source area (soils about and beneath the former tank) has been excavated twice. The last excavation, conducted in 1994 was approximately 30 feet x 30 feet in size with an average depth of 31 feet bgs. Residual hydrocarbons (outside of the zone of excavation) remaining onsite are confined to the saturated and semi-saturated zones from 18 feet to 30 feet bgs. After the excavation, the location of the maximum concentration for benzene (5.7 mg/kg) was sidewall sample SW-7. Average concentrations remaining: TPHg = 12 mg/kg, benzene=0.35 mg/kg, toluene=0.14, ethyl benzene=0.107, and xylenes = 0.30.

3&4: From 1991 through 1999, Groundwater concentrations have decreased with time. Petroleum hydrocarbon compounds were not detected in MW-1, MW-2 and MW-4 since September of 1997. As a result, those wells were properly closed and destroyed on 11/11/99. From 1991 through 1999 petroleum hydrocarbon compounds have decreased in MW-3. In January 1999, MW-3 showed: TPHg = 230 ug/l, MTBE= <5ug/l, benzene= 6.2 ug/l, toluene = <.3 ug/l, ethyl benzene= 7.3 ug/l, and xylenes = <.3 ug/l.

The down gradient impact in soil has been defined by MW-1, MW-3, MW-4, and SB-19.

1. Before: Sequoia Analytical, 5/20/91 (R.L. Stevens)
2. After: Sparger Technology, Inc. (Lush Geosciences, 1994)
3. Before: NET Analytical, 8/4/93 (D&D Management Cons., Inc)
4. After: McCampbell Analytical, 11/9/99 (Heilshorn Environmental Engineering, Nov. 1999)

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: Site management is required if excavation is proposed in the vicinity of the former UST. A health and safety plan should be completed prior to excavating in the area of the former UST.		
Should Corrective action be reviewed if land use changes? No- Assuming residential use, site risks are in the acceptable range.		
Monitoring Wells Decommissioned: Yes	Number Decommissioned: 3	Number Retained: 1
List Enforcement Actions Taken: NA		
List Enforcement Actions Rescinded: NA		

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Amir K. Gholami** Title: **Haz Mat Specialist**

Signature: Date:

Reviewed by
Name: Title: **Haz Mat Specialist**

Signature: Date:

Name: **Thomas Peacock** Title: **Supervisor**

Signature: Date:

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response:

RWQCB Staff Name: Title:

Signature: Date:

VI. ADDITIONAL COMMENTS, DATA, ETC.

Attached please find the following relevant information:

- 1 - Maps: Regional, Plot plan and locations where samples were taken
- 2 - Tables: Tables of analytical results, History of Groundwater Depth, and Last Quarterly monitoring report
- 3 - Boring Logs and wells

This case meets all the criteria for closure.

The lateral and vertical extent of subsurface hydrocarbon contamination has been well characterized.

The tank was removed in 1991, and soils have been over excavated twice resulting in the removal of impacted soil. With respect to current site conditions, outside of the limits of the over excavation, low levels of hydrocarbon contaminants appear to be limited to semi-saturated and saturated zones between 18 feet to 30 feet bgs. Onsite investigators just below 20 feet bgs encountered a clay unit. This unit was described as clay: silty, low to medium plasticity, moist and yellow brown to olive gray.

The depth to groundwater onsite has decreased over the monitoring interval from 1991 through 1999. During October 1991, the average depth to groundwater was approximated at 33 feet bgs. In January 1999, the average depth to groundwater was approximately 24.5 feet bgs. The plume of dissolved hydrocarbon contaminants have been well defined by site investigators. From 1991-1999, contaminant concentrations, where detectable, continued to decline in all 4 monitoring wells, and in 11/99, monitoring wells MW-1, MW-2 and MW-4 were destroyed since there had been no detectable or insignificant levels of contamination found in them for many years. Presumably, contaminant concentrations continue to attenuate in MW-3.

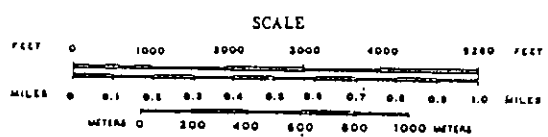
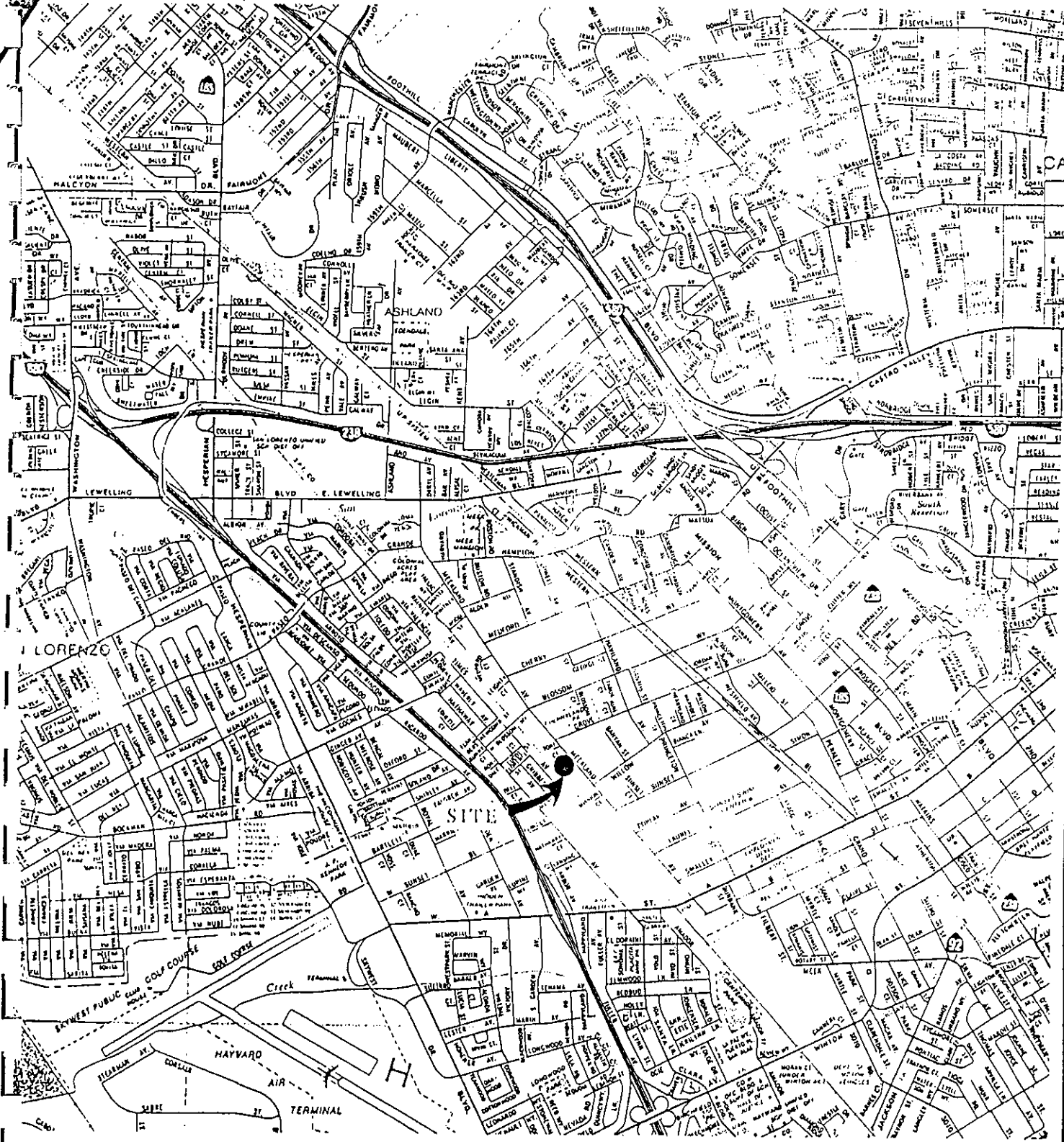
A risk assessment prepared for the site that was reviewed and approved by the RWQCB, indicates that the site does not pose a significant risk to the public. There are no surface waters nearby that could be impacted by the dissolved contaminant plume, and no ecological receptors that can have direct or indirect contact with site related contaminants. The shallow groundwater beneath the site is not utilized for domestic and /or agricultural purposes.

In summary, case closure is recommended because:

- the primary source has been removed and there is no floating product;
- the site has been adequately investigated; ground water concentrations have decreased to non-detect in 3 of 4 wells;
- the dissolved plume is not migrating; MTBE has not been detected;
- no water wells, surface water, or other sensitive receptors are likely to be impacted;
- a site specific risk assessment report has been approved by the RWQCB; and,
- the site presents no significant risk to human health or the environment.

ATTACHMENT 1

MAPS



Source: CSAA Map of Hayward, San Leandro, Union City, 3/92

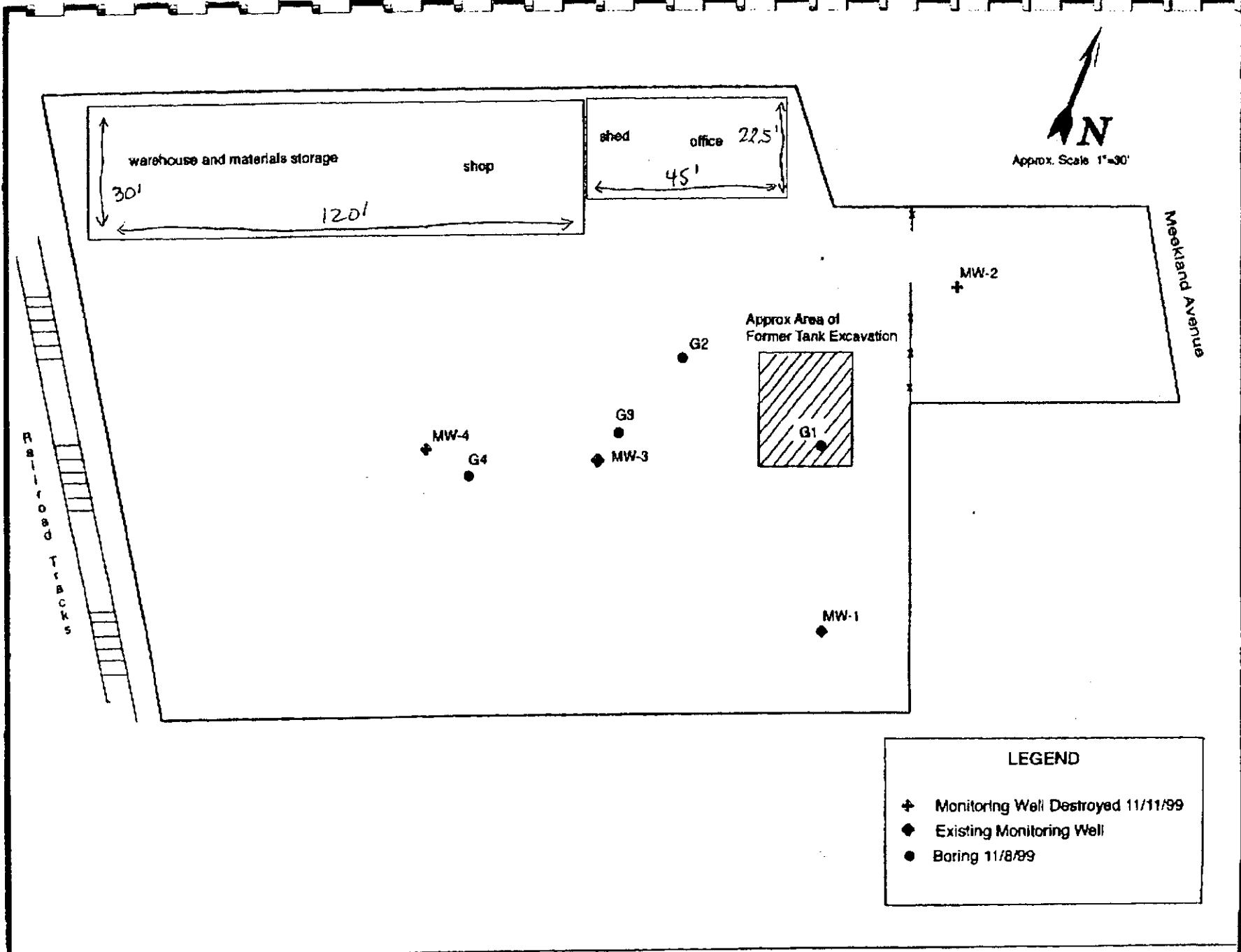
Beck Roofing, Hayward, CA Soil Sampling

FIGURE 1 Site Location



HEILSHORN ENVIRONMENTAL ENGINEERING
 P.O. Box 20546, El Sobrante, CA
 (510) 222-7968 Fax (510) 222-8573

Rev. 0
 Date: 10/6/97



LEGEND

- ✦ Monitoring Well Destroyed 11/11/99
- ◆ Existing Monitoring Well
- Boring 11/8/89

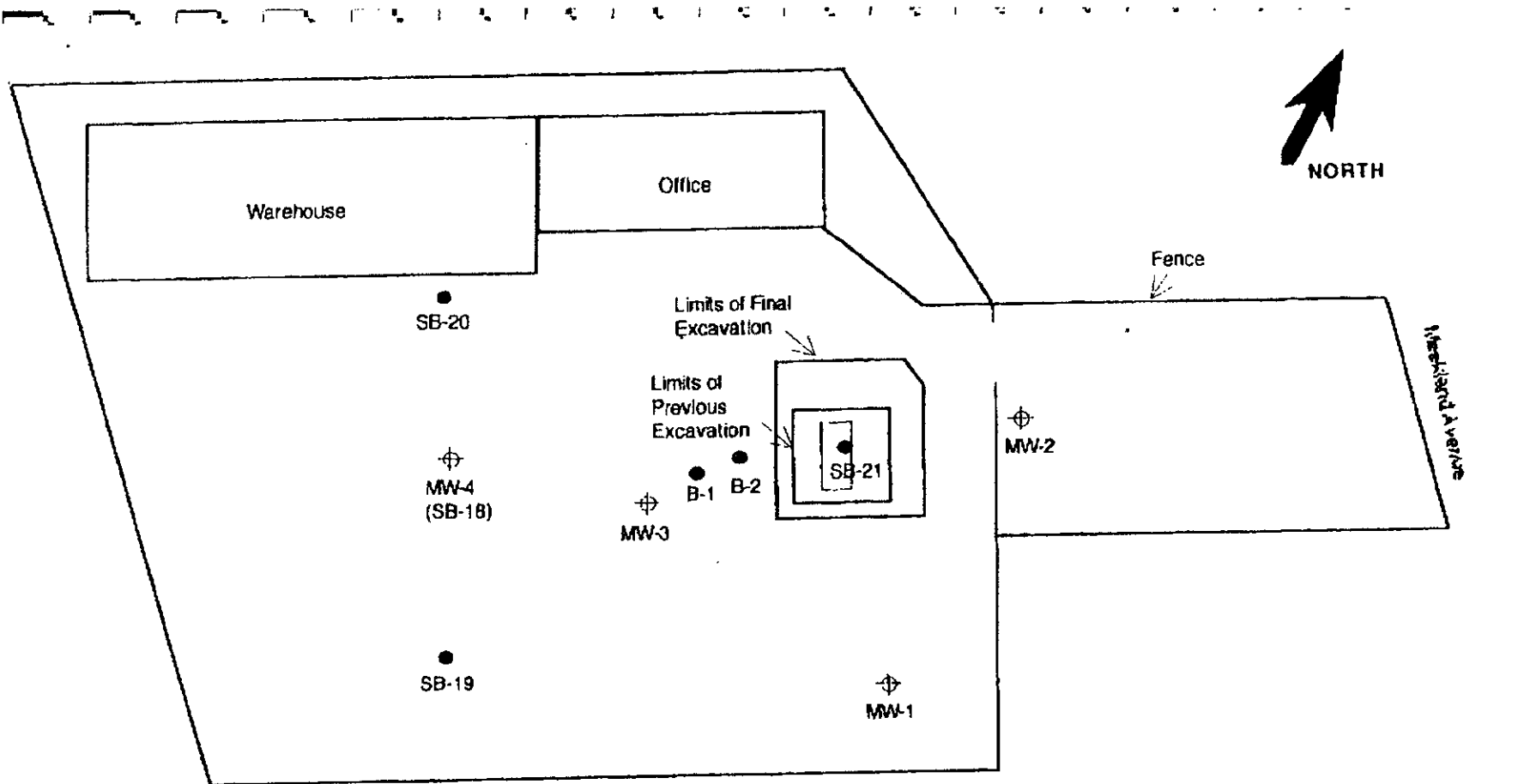
TOTAL P.03






Hailshorn Environmental Engineering
 P.O. Box 20546 El Sobrante, CA 94820-0546
 ph 510-222-7968 fax 510-222-8573 edhailshorn@earthlink.net

BECK ROOFING COMPANY
 Figure 5 Site Plan November 1999

11/23/99
 RI



LEGEND

-  Former Underground Tank Location
-  Monitoring Well
-  Soil Borings

Beck Roofing Company, Hayward, CA
FIGURE 2 Site Plan Pre 1999

	HEILSHORN ENVIRONMENTAL ENGINEERING P.O. Box 20546, El Sobrante, CA (510) 222-7968 Fax (510) 222-8573	Rev. 3 Date: 11/29/99
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Source: Adapted from Lush Geosciences, Inc.,
 Quarterly Monitoring Report, Figure 2, March 8, 1997

ATTACHMENT 2

TABLES

Beck Soil Data

		TPHg mg/kg	benzene ug/kg	toluene ug/kg	ethyl benzene ug/kg	xylene ug/kg
mw3	pre99	20	2.9	21	17	6
mw3	pre99	25	6.2	48	22	12
		30	9.8	250	15	48
mw1	pre99	20	nd	2.5	10	2.5
mw1	pre99	25	nd	2.5	24	2.5
		30	nd	2.5	11	2.5
mw2	pre99	20		2.5	2.5	2.5
mw2	pre99	25	1.4	100	85	14
		30	nd	44	8	2.5
b1	pre99	20	5.7	250	600	100
b1	pre99	25	8.8	240	600	126
b2	pre99	20		46	11	14
b2	pre99	25	35	440	1200	320
		30	36	270	87	37
g1	Nov99	20	10	7	14	68
g2	Nov99	20		2.5	2.5	2.5
	Nov99	25	58	120	75	1000
		30	7.9	23	10	60
g3	Nov99	25	nd	2.5	2.5	2.5
		30	22	63	2.5	320
sw-1	1994	30		520		120
sw2		25		430		
sw-3		25		1500		
sw-4		30		170		
sw-5		25		140		
sw-7		25		5700		
sw-9		25		2.5		
sw-11		18		2.5		
sw-12		18		2.5		
sw-13		18		2.5		

Highest is 13000 PPM
 STATE -045 PPM
 Soil

37 times less

instead of using 13 PPM
 using 347 PPM drinking water assessment

	TPHg mg/kg	benzene ug/kg	toluene ug/kg	ethyl benzene ug/kg	xylene ug/kg
avg	11.98	346.90	139.95	107.13	294.56
n		30	20	20	20
t		1.699	1.729	1.729	1.729
s		1034.706	299.2490	225.1303	570.7179
ucl		667.8592	255.6445	194.1640	515.2037
#		20	16	13	16

PPM
 346.90

~~Handwritten scribbles and notes~~

346.90 PPM =

He is taking on
 average

then uses
 this number
 for risk assessment

but 1994 soil result
 of highest are much
 higher

file for Benzene
 13000 PPM
 He is average using 346.90
 state RBSL PPM is
 .045 !!

Beck's Groundwater Data

		Ben	Tol	Eben	Xylene
mw-1	Jan-96	0.15	0.15	0.15	0.15
	Apr-96	0.15	0.15	0.15	0.15
	Jul-96	1.3	2.1	0.64	3
	Nov-96	2.2	7.3	2.2	23.1
	Feb-97	2	3.9	2.3	9.2
	Sep-97	0.15	0.15	0.15	0.15
	Jan-99	0.15	0.15	0.15	0.15
mw-2	Jan-96	0.15	0.15	0.15	0.67
	Apr-96	0.29	0.68	0.15	0.66
	Jul-96	3.4	5.6	1.7	9.3
	Nov-96	9.3	29.3	5.7	57
	Feb-97	2.8	5	3.7	9.4
	Sep-97	0.15	0.15	0.15	0.15
	Jan-99	0.15	0.15	0.15	0.15
mw-3	Jan-96	0.15	0.15	0.15	0.15
	Apr-96	1.2	0.33	0.45	0.48
	Jul-96	240	8.2	14	9.1
	Nov-96	242	36	70	116
	Feb-97	36.2	1	10.7	8.9
	Sep-97	160	0.65	93	26
	Jan-99	6.2	0.15	7.3	0.15
mw-4	Jan-96	2.1	4	0.15	0.79
	Apr-96	0.42	1.1	0.39	0.79
	Jul-96	0.97	1.7	0.67	3
	Nov-96	1.3	2.7	1.8	7.5
	Feb-97	1.3	2.7	1.8	7.5
	Sep-97	0.15	0.15	0.15	0.15
	Jan-99	0.15	0.15	0.15	0.15
Avg	25.51714	4.068214	7.791071	10.49607	
st dev	66.81757	8.290509	20.94237	23.44029	
n	28	28	28	28	
t	1.703	1.703	1.703	1.703	
UCL	47.02149	6.736405	14.5311	18.04002	
#	18	18	16	19	

*Groundwater level
20-37*

Figure 1
Depth to Groundwater

