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

February 22, 2005

Mr. John Twomey
A.A. Johnson and Son, Inc.
1164 66th St.
Oakland, CA 94608

Dear Mr. Twomey:

Subject: Fuel Leak Site Case Closure, A. A. Johnson and Son, Inc., 1164 66th St., Oakland, CA 94608; Case No. RO0000325

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 Health (ACEH) 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 4.4 ppm (parts per million) TPH as gasoline and 0.006 ppm xylenes remain in soil at this site.
- Up to 2 ppb (parts per billion) toluene and 1.9 ppb xylenes remain in groundwater at this site.

If you have any questions, please call Barney Chan at (510) 567-6765. Thank you.

Sincerely,

Donna L. Drogos, P.E.
LOP and Toxics Program Manager

Enclosures:
1. Remedial Action Completion Certificate
2. Case Closure Summary

cc:
Ms. Betty Graham (w/enc)
SF- Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612

Mr. Toru Okamoto (w/enc)
State Water Resources Control Board
UST Cleanup Fund
P O Box 944212
Sacramento CA 94244-2120

Mr. Leroy Griffin (w enc)
Oakland Fire Department
1605 Martin Luther King Jr Way
Oakland, CA 94612

B Chan (w orig enc), D Drogos (w/enc), R Garcia-LaGrille (w.enc)

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

February 22, 2005

Mr. John Twomey
A.A. Johnson and Son, Inc.
1164 66th St.
Oakland, CA 94608

Dear Mr. Twomey:

Subject: Fuel Leak Site Case Closure, A. A. Johnson and Son, Inc., 1164 66th St., Oakland, CA 94608; Case No. RO0000325

This letter confirms the completion of a site investigation and remedial action for the 1-8000 and 1-1000 gallon underground storage tanks 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(s) 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

Mee Ling Tung
Director
Alameda County Environmental Health

CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM

I. AGENCY INFORMATION

Date: 11/10/04

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6765
Responsible Staff Person: Barney Chan	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: A.A. Johnson and Son, Inc.		
Site Facility Address: 1164-66th St., Oakland, CA 94608		
RB Case No.: 01-1722	Local Case No.: 4248	LOP Case No.: RO0000325
URF Filing Date: 9/18/91	SWEEPS No.: ---	APN: 016-1507-008-02

Responsible Parties	Addresses	Phone Numbers
Mr. John Twomey	1160 66th St., Oakland, CA 94608	530-583-0662

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	8,000	Gasoline	Removed	9/18/91
2	1,000	Gasoline	Removed	9/18/91
Piping			Removed *	9/18/91

* Dispenser was located adjacent to the USTs, little to no piping run was removed with the tanks

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: unknown, no apparent holes or cracks observed in the USTs		
Site characterization complete? Yes	Date Approved By Oversight Agency: -----	
Monitoring wells installed? No	Number: ---	Proper screened interval? ---
Highest GW Depth Below Ground Surface: ~ 9' as observed during the UST removal	Lowest Depth: ~ 9'	Flow Direction: assumed to the west
Most Sensitive Current Use Potential drinking water source		

Summary of Production Wells in Vicinity: none identified within a ¼ mile radius of site	
Are drinking water wells affected? No	Aquifer Name: Oakland Subbasin of East Bay Plain
Is surface water affected? No	Nearest SW Name: SF Bay located ~3000' west of site
Off-Site Beneficial Use Impacts (Addresses/Locations): None	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health and City of Oakland Fire Department

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1-8000 gallon 1-1000 gallon	Disposed at H&H Shipping, SF, CA	9/18/91
Piping	Not Reported	Disposed at H&H Shipping, SF, CA	9/18/91
Free Product	----	------	-----
Soil	2500 cy	Disposed, Redwood Landfill, Novato, CA	1991-1992
Groundwater	8,150 gallons	Disposed at H&H Shipping, SF, CA	9/17/91-12/13/91

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONSCBEFORE AND AFTER CLEANUP
(Please see Attachments for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	220	4.4	ND	
TPH (Diesel)	---	-----	----	----
Oil & Grease	----	----	----	----
Benzene	1.1	ND	ND	ND
Toluene	0.82	ND	ND	2.0
Ethyl Benzene	ND	ND	ND	ND
Xylene	ND	0.006	ND	1.9
Heavy Metals	---	----	----	---
MTBE (if not analyzed, explain below)				<0 5 *
Other (8240/8270)	___	___	___	___

* The other oxygenates (ETOH. TAME ETBE. DIPE and TBA) and lead scavengers (EDB and EDC) were not analyzed

Site History and Description of Corrective Actions:

The site is located in north Oakland near the Emeryville/Oakland borderline, approximately 3000'east of the SF Bay. Adjacent properties are commercial and consist of vacant lots, parking lots to the east and west, respectively, the former Myer Drum facility to the south and the Fabco facility to the north. The vicinity properties are predominantly commercial with some residential. See Attachment 1.

On September 18, 1991 two steel gasoline USTs , 1-8000 gallon and 1-1000 gallon were removed from the site under Alameda County oversight. No apparent holes or cracks were observed in the tanks, however, free product was observed beneath the 8000 gallon tank. Two soil samples, A1 and A2, were collected from beneath the 1000 gallon UST at a depth of approximately 7.5' from the north and sidewalls, respectively. No contaminants were reported in sample A2, but A1 detected 220 ppm TPHg and 1.1, 0.8 ppm B,T, respectively. Due to the presence of groundwater, two sidewall samples, SW1 and SW2, were collected from the north and south ends of the 8,000 gallon UST just above groundwater level at a depth of 8.5'. With the exception of 4.4 ppm TPHg in SW2, no other analytes were reported. See Attachment 2.

On November 13, 1991, based on the previous results, the former 1000 gallon UST was over-excavated by an additional 6' to the north and south and deepened from 7.5' to 9' bgs. Two confirmation soil samples, SW3 and SW4 were collected from the west and eastern walls at 9' bgs, just above groundwater. Following soil sampling, approximately 6,100 gallons of water was pumped from the excavation. One grab groundwater sample, W1, was collected after water recharged. This water sample was ND for TPHg and BTEX. Up to 120 ppm TPHg and 0.076, 0.26, 0.75, 1.3 ppm BTEX was exhibited in the soil samples. See Attachment 2.

On December 13, 1991, based on the previous soil results, the UST pit was further expanded 3' to the west and 1.25' to the east to a depth of 10.5' bgs. Two confirmation soil samples, SW3(3) and SW4(1.25) were collected from these sidewalls at a depth of 8.5'. These samples were nearly ND for all analytes, reporting only 1.1 ppm TPHg and 0.006 ppm xylenes. See Attachments 2 & 4.

On February 20, 2003, two Geoprobe borings were advanced for the purpose of sampling groundwater for MTBE. Borehole BH-01 was advanced within the backfill of the former UST pit to a depth of 8'. Borehole BH-02 was advanced on the eastern, up-gradient side of the property, to a depth of 16' bgs. Both groundwater samples were ND, <0.5 ppb for MTBE , benzene and ethyl benzene and 2ppb and 1.9 ppb for toluene and xylenes, respectively. See Attachments 3 &4..

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes No		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes No		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.		
Site Management Requirements: none		
Should corrective action be reviewed if land use changes? No		
Monitoring Wells Decommissioned: NA	Number Decommissioned: NA	Number Retained: NA
List Enforcement Actions Taken: none		
List Enforcement Actions Rescinded: none		

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances

- Total Lead was not analyzed in any of the original soil samples as requested in the tank closure report, however, a composite soil sample from stockpile A was ND for organic lead
- Though the tank closure reported indicated that approximately 25' of piping existed, no piping samples were taken. It is assumed that the piping ran very close to the USTs. Since the UST pits were over-excavated

any impacted soil due to releases from the piping or dispenser would also have been over-excavated
- Only MTBE was analyzed in the grab groundwater samples. The other ether oxygenate, ethanol and lead scavengers were not analyzed.

Conclusion:

Alameda County Environmental Health staff believe that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment. ACEH staff recommend closure for this site.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Barney Chan	Title: Hazardous Materials Specialist
Signature: Barney Chan	Date: 2/17/05
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature:	Date: 02/16/05

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Betty Graham	Title: Associate Water Resources Control Engineer
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB:
Signature:	Date:

Attachments:
1. Site Location Map
2. UST Removal Map
3. Site Map
4. Soil and Groundwater Analytical Data

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.

any impacted soil due to releases from the piping or dispenser would also have been over-excavated
- Only MTBE was analyzed in the grab groundwater samples. The other ether oxygenate, ethanol and lead scavengers were not analyzed.

Conclusion:

Alameda County Environmental Health staff believe that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment. ACEH staff recommend closure for this site.

Alameda County
FEB 23 2005
Environmental Health

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Barney Chan	Title: Hazardous Materials Specialist
Signature: Barney Chan	Date: 2/17/05
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature:	Date: 02/16/05

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

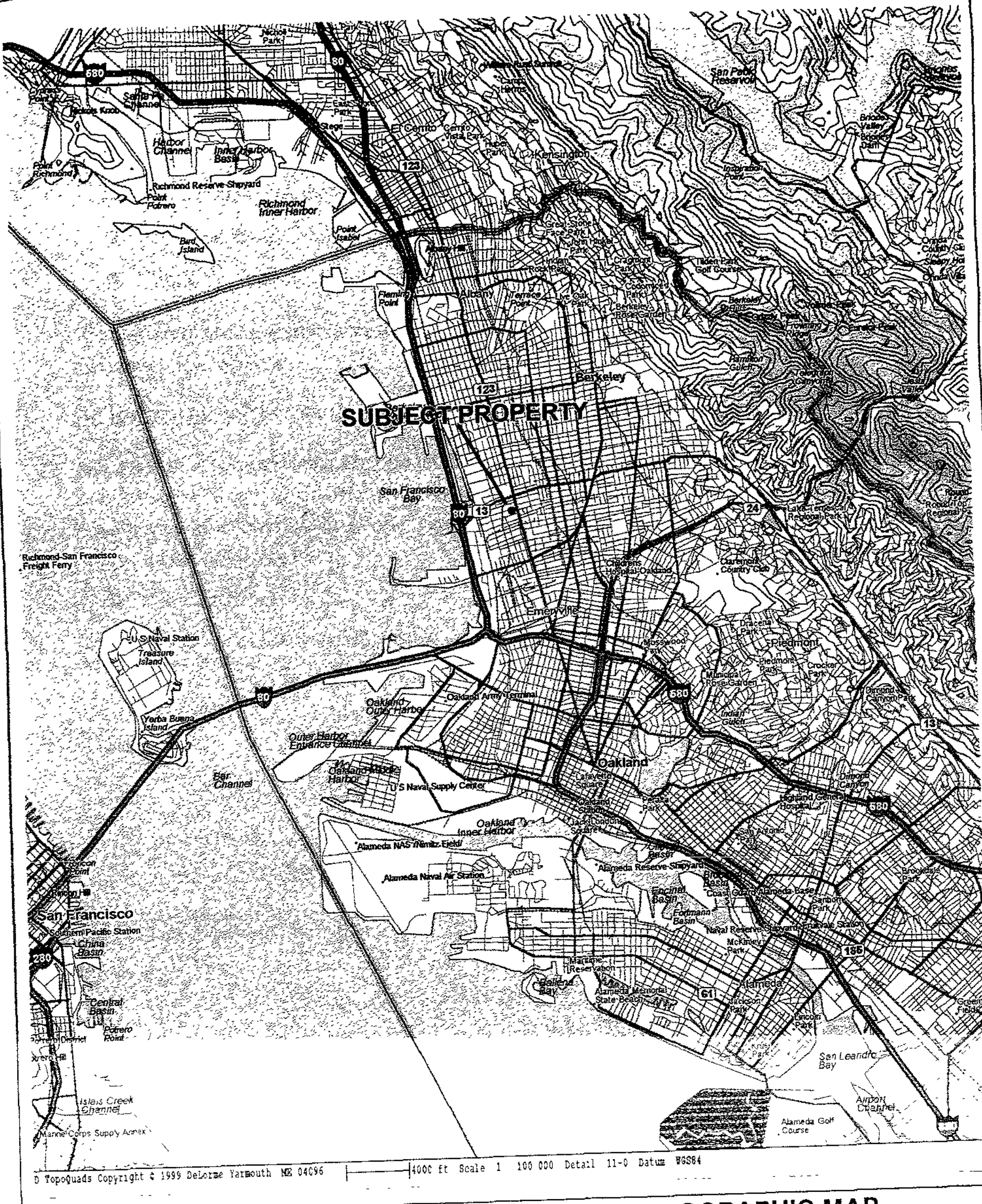
VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Betty Graham	Title: Associate Water Resources Control Engineer
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB:
Signature:	Date: 2/18/05

Attachments:
1. Site Location Map
2. UST Removal Map
3. Site Map
4. Soil and Groundwater Analytical Data

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.

To: Barney Chan (By Fax)
510 337-9335



SITE LOCATION ON U.S.G.S. TOPOGRAPHIC MAP

N

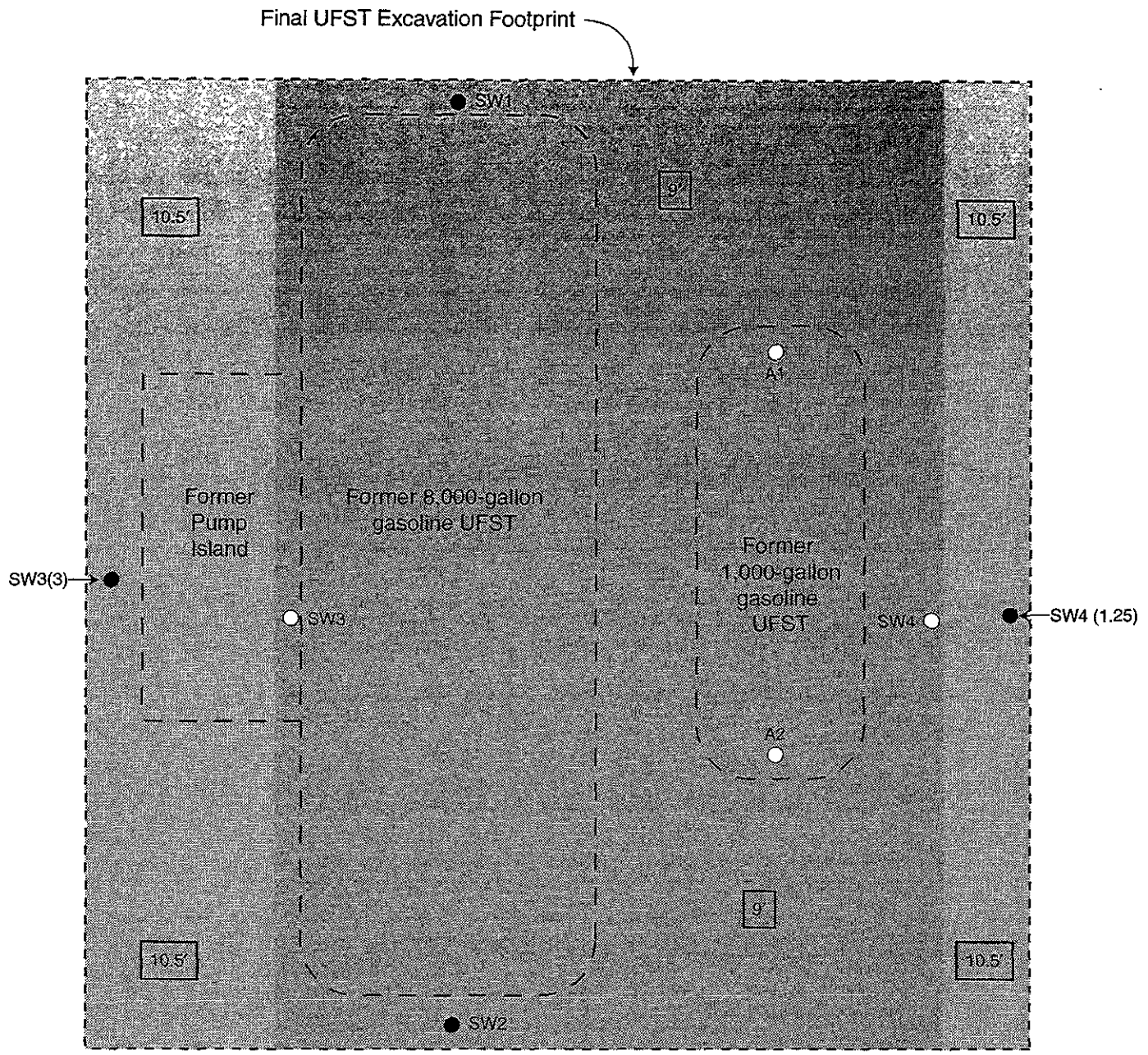
1164 66th Street
Oakland, CA

By

ATTACHMENT 1

★ Stellar Environmental Solutions
Geoscience & Engineering Consulting

2002-36-01



LEGEND

- ● SW1 — Residual (not excavated) soil sample
- ○ A1 — Overexcavated soil sample
- 9' — Depth of final excavation (feet below grade)
- 10.5' — Depth of final excavation (feet below grade)

0 10

APPROX SCALE 1" = 10 FEET

N

LAYOUT OF FORMER TANKS, SOIL EXCAVATION FOOTPRINT AND SOIL SAMPLE LOCATIONS

1164 66th Street
Oakland, CA

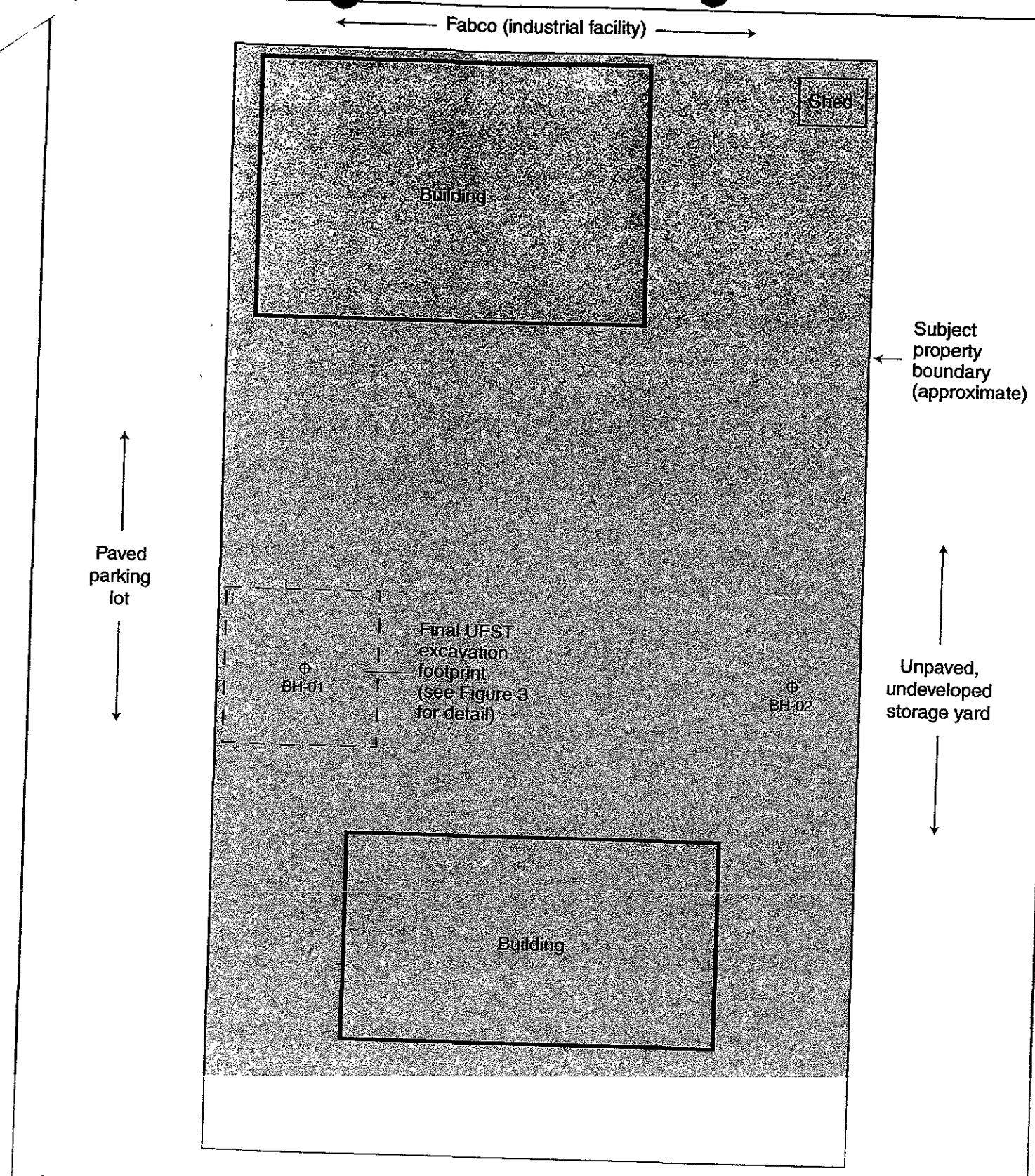
By:

AUGUST 2002

ATTACHMENT 2

★ Stellar Environmental Solutions
Geoscience & Engineering Consulting

2002-36-03



SITE PLAN

1164 66th Street
Oakland, CA

MARCH 2003

ATTACHMENT 3

Stellar Environmental Solutions
Geoscience & Engineering Consulting

2003-09-03

ATTACHMENT 4

1991 Soil and Grab Groundwater Analytical Results
1164 – 66th Street, Oakland, California

Sample I.D.	Sample Depth (feet)	TPHg	Benzene	Toluene	Ethylbenzene	Total Xylenes
Excavation Confirmation Soil Samples - September 18, 1991 (concentrations in mg/kg)						
A1	7.5	220	1.1	0.82	<0.005	<0.005
A2	7.5	<1.0	<0.005	<0.005	<0.005	<0.005
SW1	**8.5**	**<1.0**	**<0.005**	**<0.005**	**<0.005**	**<0.005**
SW2	**8.5**	**4.4**	**<0.005**	**<0.005**	**<0.005**	**<0.005**
Over-excavation Confirmation Soil Samples - November 13, 1991 (concentrations in mg/kg)						
SW3	8.5	120	0.076	0.26	0.75	1.3
SW4	8.5	28	<0.005	<0.005	0.071	0.11
Over-excavation Confirmation Soil Samples - December 13, 1991 (concentrations in mg/kg)						
SW3 (3)	**8.5**	**1.1**	**<0.005**	**<0.005**	**<0.005**	**0.006**
SW4 (1.25)	**8.5**	**<1.0**	**<0.005**	**<0.005**	**<0.005**	**<0.005**
RBSLs		100	0.045	2.6	2.5	1.0
UFST Pit Grab-Groundwater Sample - November 13, 1991 (concentrations in µg/L)						
W-1	Approx. 9'	<30	<0.3	<0.3	<0.3	<0.3
Excavated, Stockpiled Soil Disposal Profile Samples - (concentrations in mg/kg)						
Comp A [a]	–	94	<0.005	<0.005	0.11	1.9
Comp B	–	16	0.15	0.021	0.091	0.077
Comp C	–	12	<0.005	0.014	<0.005	0.038
Comp D	–	56	<0.005	0.032	<0.005	0.12
Comp E	–	200	0.05	0.32	1.2	6.2
Comp 1	–	<1.0	<0.005	<0.005	<0.005	<0.005

Notes:

[a] Organic lead was analyzed for and not detected.

RBSLs = RWQCB Risk-Based Screening Levels for surface soils (<10 feet deep) where groundwater is a potential or current drinking water source.
TPHg = Total petroleum hydrocarbons – gasoline range.

Samples/concentrations in bold-face type are residual (have not been excavated).

ATTACHMENT 4

Curtis & Tompkins, Ltd.

Purgeable Aromatics by GC/MS

Lab #:	163759	Location:	A.A.Johnsen & Son
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	2003-09	Analysis:	EPA 8260B
Field ID:	BH-01-GW	Batch#:	79378
Lab ID:	163759-001	Sampled:	02/20/03
Matrix:	Water	Received:	02/20/03
Units:	ug/L	Analyzed:	02/22/03
Diln Fac:	1.000		

Analyte	Result	RL
MTBE	ND	0.5

Surrogate	%REC	Limits
1,2-Dichloroethane-d4	104	77-130
Toluene-d8	100	80-120
Bromofluorobenzene	112	80-120

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Purgeable Aromatics by GC/MS

Lab #:	163759	Location:	A.A.Johnsen & Son
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	2003-09	Analysis:	EPA 8260B
Field ID:	BH-02-GW	Batch#:	79378
Lab ID:	163759-002	Sampled:	02/20/03
Matrix:	Water	Received:	02/20/03
Units:	ug/L	Analyzed:	02/22/03
Diln Fac:	1.000		

Analyte	Result	RL
MTBE	ND	0.5

Surrogate	%REC	Limits
1,2-Dichloroethane-d4	104	77-130
Toluene-d8	101	80-120
Bromofluorobenzene	113	80-120

ND= Not Detected
RL= Reporting Limit