

THE SUTTON GROUP

Engineering and Environmental Services

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ENVIRONMENTAL
PROTECTION

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December 22, 1995

Ms. Medula Logan
Alameda County Health Agency
Division of Environmental Protection
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Subject: UST's outside 316 38th Street
Oakland, CA

Dear Ms Logan:

This letter is to update you on the status of the subject case. As we have discussed by phone, the property owner, Mr. Earl W. Thompson, Sr. has retained The Sutton Group to support his efforts to bring this case to closure.

~~Five tanks were understood to be beneath the sidewalk outside the property at 316 38th Street, Oakland. These tanks would be relics of a dry cleaning business that operated in the subject two story brick building up till the late 1970's. Another former dry cleaning business bounds the subject address to the north and to the east (left and behind, when viewed from 38th Street). That business, variously known as "Glovatorium", and the Depper property, operated until the 1990's. That business closed following enforcement action by your agency.~~

History

The subject property has been owned by Earl W. Thompson since 1974. He purchased it from Felix and Jeanette Koenig, who operated the dry cleaning business on the site. All the cleaning equipment had been removed prior to the transfer. Further, Mr. Koenig, now deceased, advised Mr. Thompson that all the solvent had been salvaged and all the tanks were then filled with water. The largest tank had been identified by Mr. Koenig as a 5,000 gallon size.

Mr. Thompson has occupied part of the building since the purchase, but has leased the majority of the two floors to residential and commercial tenant's. Mr. Thompson had no use for the tanks, and has stated to me that he has not-so-much as lifted the cap on any of the underground tanks since he purchased the building. None of the tenants are, nor have been involved in dry cleaning, or similar chemical-using industries. This information was previously presented to Alameda County Environmental Health LOP (ACEH) in a letter from Mr. Thompson dated July 18, 1995, and at meeting with Messrs. Ariu Levi and Ron Ocarz of ACEH, Mr. Thompson and Mr. John Sutton on July 13, 1995.

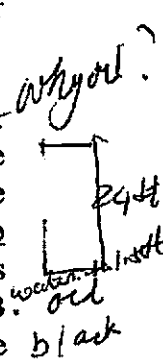
Survey

On July 28, 1995, a survey of the tanks was made. The survey comprised:

- inventorying the fill pipe lids in the sidewalk;
- Locating the lids and fill pipe caps in relation to the building and curb line;
- removing the pipe caps;
- probing the tanks to ascertain tank depth, axis orientation, and axial length;
- observing for fluid depth and type, if any;
- collecting fluid samples from selected tanks; and
- performing chemical analysis of selected fluid samples.

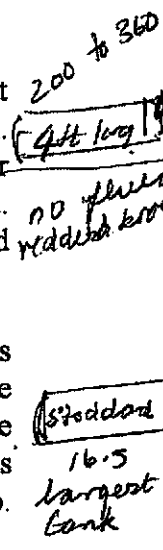
We found six "fill point" lids in the sidewalk outside 316 38th Street. We numbered these lids 1 through 6, commencing on the Broadway (east) boundary of the site. We found evidence of four tanks on the subject site. Details are as follows:

- Lid # 1 is believed to overlie a vertical axis "silo" tank, extending to some 24 feet depth. Type of construction or diameter were not determined. Silo tanks are understood to have been relatively common in dry-cleaning shops in the past. When we removed the cap, we noted that water stood at the top of the 2" diameter, steel fill pipe. The tank had lost no fluid since 1974! Our probe revealed the water to be emulsified with an oil and there was 1.5 feet of black oil apparently beneath water in the tank. Samples No. 1A, 1B, 2A, 2B were collected from the water zone. (Lid marking "SF Bowser") With 3 feet of cover, the tank would be 20 feet on axis and the capacity would be:



• DIAMETER, feet	• CAPACITY, gallons
• 5	• 3,000
• 6	• 4,200
• 7	• 5,750
• 8	• 7,500

- Lid # 2 overlies a conventional, horizontal axis tank, 4 feet long, extending to 6 feet depth. The axis parallels the curb, and the fill pipe is at the east (right) end of the tank. Allowing the normal three feet of surface cover, the tank would be three or possibly four feet diameter, resulting in a capacity of 200 to 360 gallons. This tank had no fluid. Damp, medium sized (#16 sieve) reddish brown sand was recovered on the probe. (Lid marking "SF Bowser")
- Lid # 3 is over a conventional tank with total depth of 11.5 feet. Its 3" diameter riser has an enamel label "Standard Stoddard Solvent." The tank is 16.5 feet long parallel to the curb line. The fill pipe is at the west (left) end of the tank. This is presumably the "large tank". A 5,000 gallon tank of this length would be 7.2 to 7.5 feet diameter, which is reasonable. This tank contained two feet of water without discernible odor. Samples No. 3A, 3B, 3C were collected from the water. (Lid marking "Buckeye", 2 Allen screws)
- Lid # 4 This lid covers a 4 inch diameter, vitrified clay sewer clean-out point. The line runs normal to the curb line and is 5.4 feet deep to invert. (Lid marking "SF Bowser")



- Lid # 5 This tank has a 4 inch fill cap, inside which is a one inch diameter, 12.5 foot long, vacuum line. The tank bottom is 14.2 feet deep. The tank is 9.5 feet long, parallel to the curb line with the fill pipe believed to be at the one-third point. A four foot diameter tank would be nominally 850 gallons; or 6 feet diameter would be 1,400 gallons. Black, waste oil was about an inch thick over an oily water. Fluid surface was at 2.3 feet deep in the vacuum tube, or 3.9 feet deep in the tank. Samples No. 4A, 4B, 5A, 5B were collected from the water zone. (Lid marking "SF Bowser")
- Lid # 6 was related to a fuel oil line that has a valve in a shallow concrete pit located at grade, just inside the property line. There is residue of bunker oil in the valve pit. This line was identified by Mr. Thompson as being owned by the Deppers. The fuel oil system existed at the time of purchase (1974) and actively served the Depper business. The system was in continuous use up until the Depper business closed some five years ago. Mr. Thompson stated that the line pre-dated his purchase, and he was unsure of a reason that it was constructed partly on his property and partly on the Depper land. The system has no outlet on the Thompson property.

fuel oil?

Chemical Analysis

Fluid samples were collected from tanks 1, 3, and 5, using a tygon capillary and hand pump. New tubing was used for each sample. The fluids were collected into laboratory glassware, labeled and entered into chain-of-custody, and sent for analysis to Chromolab, Inc. of Pleasanton. Samples were each analyzed for Total Extractable Petroleum Hydrocarbons, (TEPH) by EPA 3510/8015M (LUFT 3A) with characterization as kerosene, diesel, and Stoddard solvent; and for volatile organics by EPA 8240/8260. The table below summarizes the results.

SUMMARY OF ANALYTICAL RESULTS: Tank Contents

All results are in $\mu\text{g/l}$ (= ppb) Identified hits only are listed

Is it all in ppb

	TANK # 5	TANK # 3	TANK # 1
	Sampled on 8/4/95 Sample # 4A,B, 5A,B	Sampled on 8/8/95 Sample #3A, B, C	Sampled on 8/4/95 Sample #1A,2A
Stoddard solvent / kerosene	3,500	2,900	
Diesel			9,500
Acetone	170,000	80	4,700
MIBK		13	4,700
MEK		18	
Toluene			210
Ethyl benzene			180
1,2-DCA		14	180
Styrene		2	
PCE		6	
TCE			110
Xylenes		4	2,200

Proposed Closure Program

It is Mr. Thompson's intent to close this site in as expeditious a manner as it is feasible for him to do so. This will entail removal of tanks in close proximity to a (presently) unreinforced masonry building, and satisfaction of ACEH in regard to any leakage-related issues.

Removal of these tanks will be significantly hindered by the presence of high voltage (over 1,000 volts) overhead power lines. In particular, one major pole located on the sidewalk adjacent to tank 5, near the property line. The next pole to the east, which is near the east property boundary, holds three transformers. These lines, at approximately the roof level, serve the adjacent businesses and those across East 38th street. Removal of the east-most tank, #1, which extends to 24 feet depth will be extremely difficult and dangerous due to the presence of these power lines. Based on the fact that Tank #1 appears not to have leaked, I request that ACEH approve closure-in place for this tank.

Mr. Thompson has extremely limited financial resources available to him at this time. In order to continue with the project and to minimize costs, the Department's assistance is requested in obtaining technical data about contamination which may originate on the nearby and neighboring properties. As an example, there is evidence of two, small (1½") diameter investigation probe borings in the 38th Street sidewalk near the west boundary of the property. Drilling logs and reports would be valuable. Please call John Sutton at the above phone number to coordinate a search of files.

Mr. Thompson intends to proceed with bringing the property into compliance, however his first requirement is to seek out funding to perform this work. He is presently in contact with the Bay Area Small Business Development Corporation who are processing loans for the "Repair Underground Storage Tanks" (RUST) Program regarding a loan to cover removal of the tanks, and the State Fund for any necessary clean-up. He is also investigating source for financing professional engineering services, which are currently not being funded by the State Fund.

We will keep you informed as to progress, results, and schedule, especially at times when agency inspection or document review are required. Please feel free to call John Sutton at The Sutton Group should you have any questions or need further information.

Yours truly

THE SUTTON GROUP



John R. Sutton, PE, GE
Principal Engineer