ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RECEIVED
By lopprojectop at 10:04 am, Jan 12, 2006

Alameda County
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

CC4580

June 18, 1996
LOP STID 4616

REMEDIAL ACTION COMPLETION CERTIFICATION

Edward Myall and Ray Weymouth
311-2nd St.
Oakland CA 94607

RE: Meyer Plumbing Supply, 311-2nd St., Oakland CA 94607

Dear Mr. Myall and Mr. Weymouth,

This letter confirms the completion of site investigation and remedial action for the 1,000-gallon underground storage tank at the above referenced site. Based on the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, **no further action related to the underground tank release is required at this time.** Please be aware that this does not free present or future landowners or operators from cleanup responsibilities in the event that new information indicates a pollutant problem on the site or originating from the site.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations. The owner must promptly notify this agency if there is a proposal for a change in land use, site activity, or structural configuration of the site (ie basements in new buildings where none were before). Such site modifications may require a re-evaluation of the chemical exposure pathways, receptor sensitivities (ie residential vs commercial/industrial), and/or other applicable criteria which may have been employed to assess potential human health risk during the case closure process.

If you have any questions regarding this letter, please contact Jennifer Eberle at (510) 567-6700, ext. 6761. Attached is a copy of the Case Closure Summary, which was reviewed and approved by this agency and the RWQCB.

Very truly yours,

Mee Ling Tung, Director

cc: Acting Chief, Environmental Protection Division
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
Don Andersen, Law Offices, 2033 North Main St., Suite 700, Walnut Creek CA 94596
Paul King and Don Braun, AllPro Corp, 1125B Arnold Dr., Suite 284, Martinez CA 94553
Jennifer Eberle

LOP/Completion
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ENVIRONMENTAL PROTECTION
96 JUN 18 PM 2:29

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 12/14/95

Agency name: **Alameda County-HazMat**
City/State/Zip: **Alameda CA 94502**
Responsible staff person: **Jennifer Eberle**

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

II. CASE INFORMATION

Site facility name: Meyer Plumbing Supply
Site facility address: 311-2nd St., Oakland CA 94607
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: 4616
URF filing date: 10/5/93 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Edward Myall and Ray Weymouth	311-2nd St., Oakland CA 94607	(510-832-3324)

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	1,000	diesel or gasoline	closed in place	Unknown (reportedly prior to 1976)

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown
Site characterization complete? YES
Date approved by oversight agency: 12/14/95
Monitoring Wells installed? NO Number:
Proper screened interval? N/A
Highest GW depth below ground surface: Lowest depth:
Flow direction: assumed southwest, towards the Inner Harbor
Most sensitive current use: commercial
Are drinking water wells affected? NO Aquifer name:
Is surface water affected? NO Nearest affected SW name:
Off-site beneficial use impacts (addresses/locations): unknown

Report(s) on file? **YES** Where is report(s) filed?
Alameda County, 1131 Harbor Bay Pky, Alameda CA 94502

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tank	1,000 gal	closed in place	prior to 1976

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before*	After**	Before#	After##
TPH (Gas)	34	ND	85	ND
TPH (Diesel)	15,000	16	5,500	ND
Benzene	ND	ND	2.7	ND
Toluene	ND	ND	0.66	ND
Xylene	0.82	ND	0.51	ND
Ethylbenzene	0.65	ND	ND	ND
Total lead	84	310	ND	1.7

Comments (Depth of Remediation, etc.):

*Before soil sample is from the boring SB2 below the UST taken on 9/15/93; **See Table 1 and Fig 2;** no excavation of this soil was performed

After soil samples are from the four additional borings near the UST taken on 3/29/96; **See Table 3 and Fig 2

#Before water samples are from the grab sample taken below UST on 9/15/93; **see Table 2 and Figure 2**

##After water samples are from grab samples taken near UST on 3/21/96; **see Table 4 and Figure 2**

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES, as per ASTM's RBCA. See Section V

Site management requirements: NA

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommisioned: n/a

Number Decommisioned: Number Retained:

List enforcement actions taken: none

List enforcement actions rescinded: none

V. ADDITIONAL COMMENTS, DATA, ETC.

This site is located approximately 700 feet from the Inner Harbor; **See Figure 1.** The 1,000-gal UST was reportedly closed in place prior to 1976 by filling it with concrete. It is unknown whether the UST stored gasoline or diesel fuel. The UST is located directly next to the existing building. Since the UST was closed in place in a manner that was generally accepted at the time, and since it would be extremely difficult to remove the UST due to its weight, the RP's plans to close the tank in place was found acceptable.

On 9/15/93, two soil borings were angled in under the UST; **See Figure 2.** Soil bore SB-1 met refusal at approximately 6' bgs, so the sample was collected at a depth of 5.5-6' bgs. Soil bore SB-2 was collected at the water table, at a depth of 7-7.5' bgs. Soil bore SB-2 was continued to a depth of 10.5' bgs and a grab water sample was collected.

Maximum soil contaminants were found in SB-2: 15,000 ppm TPHd, 34 ppm TPHg, 84 ppm total lead, and ND benzene; **see Table 1.** The grab water sample contained 5,500 ppb TPHd, 85 ppb TPHg, and BTEX at 2.7 ppb, 0.66 ppb, ND, and 0.51 ppb, respectively; **see Table 2.**

An additional soil and water investigation was conducted in March 1996 by All Pro Environmental Corporation (All Pro). Four borings were hand augered near the UST; **see Figure 2.** Groundwater was encountered at depths of 5.0 to 7.0 feet bgs. Soil samples were collected in each borehole at 4.5 feet bgs. Results indicated ND TPHd, TPHg, and BTEX, with the exception of 16 mg/kg in B6. Total lead was detected in concentrations ranging from 9.3 mg/kg to 310 mg/kg. **See Table 3.** Grab groundwater samples were collected from each boring. Results indicated ND TPHd, TPHg, and BTEX. Total lead was detected in concentrations ranging from 0.049 mg/L to 1.7 mg/L. **See Table 4.** The extent of hydrocarbons has been defined by this investigation, and shown to be limited in extent.

The absence of hydrocarbons along with the presence of total lead in soil and groundwater indicate that the lead is not due to the petroleum hydrocarbons. It is rather likely due to the history of uncontrolled filling activities in this region of Oakland in the late 1800's and early 1900's. This site is located near Jack London Square and near downtown Oakland. The threat to the estuary was qualitatively evaluated, and since the site is located approximately 700 feet from the estuary (Inner Harbor), there is no significant threat to the estuary. In addition, there is no significant threat to human health for the following reasons:

1) Using the ASTM RBCA guidance document E1739-95, the maximum groundwater concentration of benzene (2.7 ppb) is <the RBSL for the residential scenario, using the groundwater to building (7 ppb) pathway. Note that the residential scenario is more conservative than we need be.

2) The maximum TPHd concentration in groundwater was 5,500 ug/L. This concentration is extrapolated for napthalene by multiplying by a factor of 0.0013, since napthalene comprises 0.13% of diesel. The result is 7.15 ug/L napthalene, which is <the RBSL (hazard quotient) of 4,740 ug/L, using the groundwater to building pathway, residential scenario. The extrapolation for benzo(a)pyrene is a moot issue, since the RBSL is "S," meaning that the "selected risk level is not exceeded for all possible dissolved levels."

3) Benzene was never detected in soil.

4) The maximum TPHd concentration in soil was 15,000 mg/kg. This concentration is extrapolated for napthalene by multiplying by a factor of 0.0013, which equals 19.5 mg/kg napthalene, which is <the RBSL (hazard quotient) of 40.7 mg/kg, using the soil to building pathway, residential scenario. The extrapolation for benzo(a)pyrene is a moot issue, since the RBSL is "RES," meaning that the "selected risk level is not exceeded for pure compound present at any concentration."

Due to all of these considerations, this case warrants closure.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Name: Jennifer Eberle Title: Hazardous Materials Specialist
Signature: Jennifer Eberle Date: 5-21-96

Reviewed by
Name: Barney Chan Title: Hazardous Materials Specialist
Signature: B Chan Date: 5-21-96

Name: Tom Peacock Title: Supervisor
Signature: Tom Peacock Date: 5-21-96

VII. RWQCB NOTIFICATION

Date Submitted to RB: 5-21-96 RB Response: Approved
RWQCB Staff Name: Kevin Graves
Title: Associate Water Resources Control Engineer
Date: 6/14/96

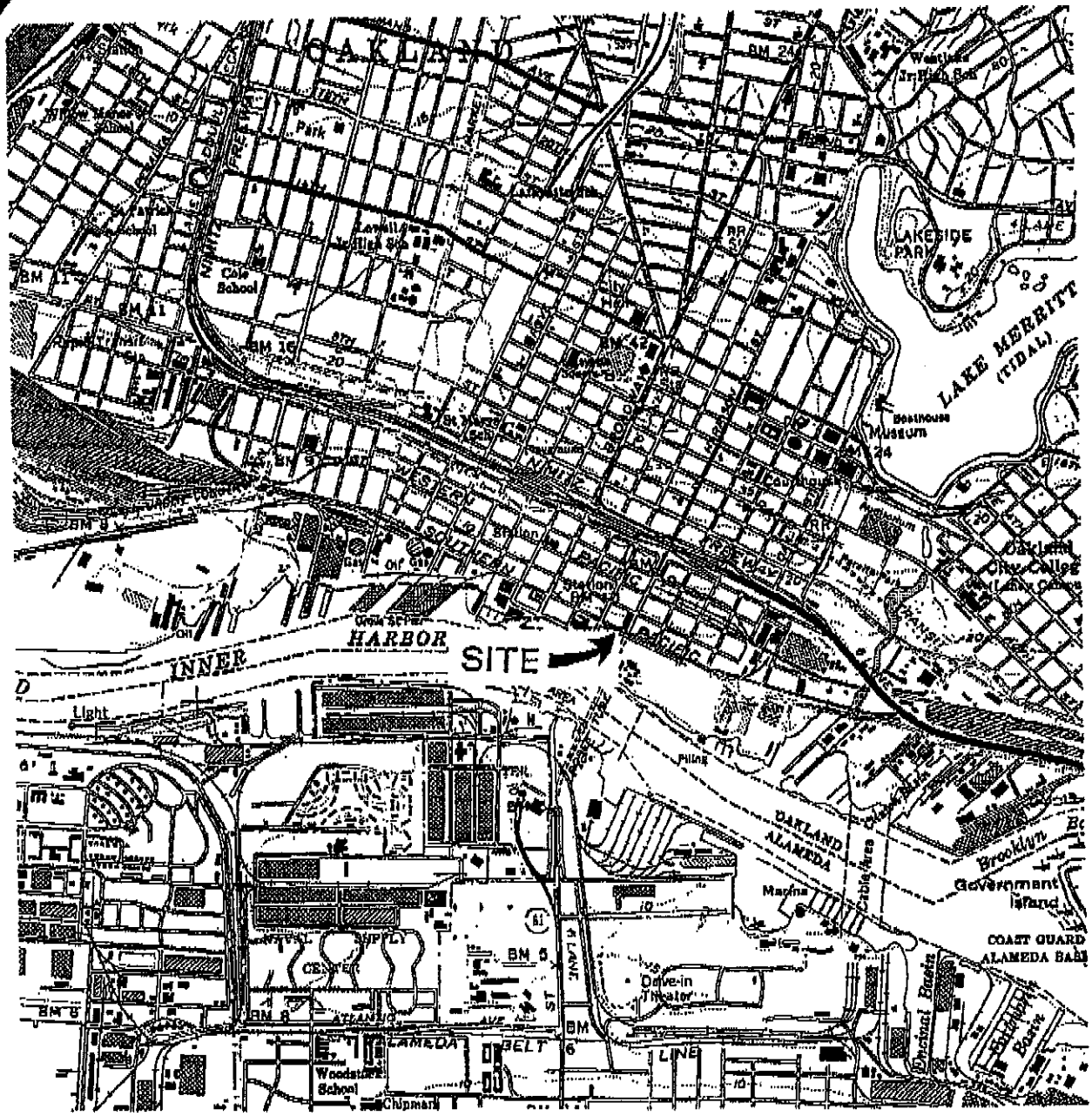


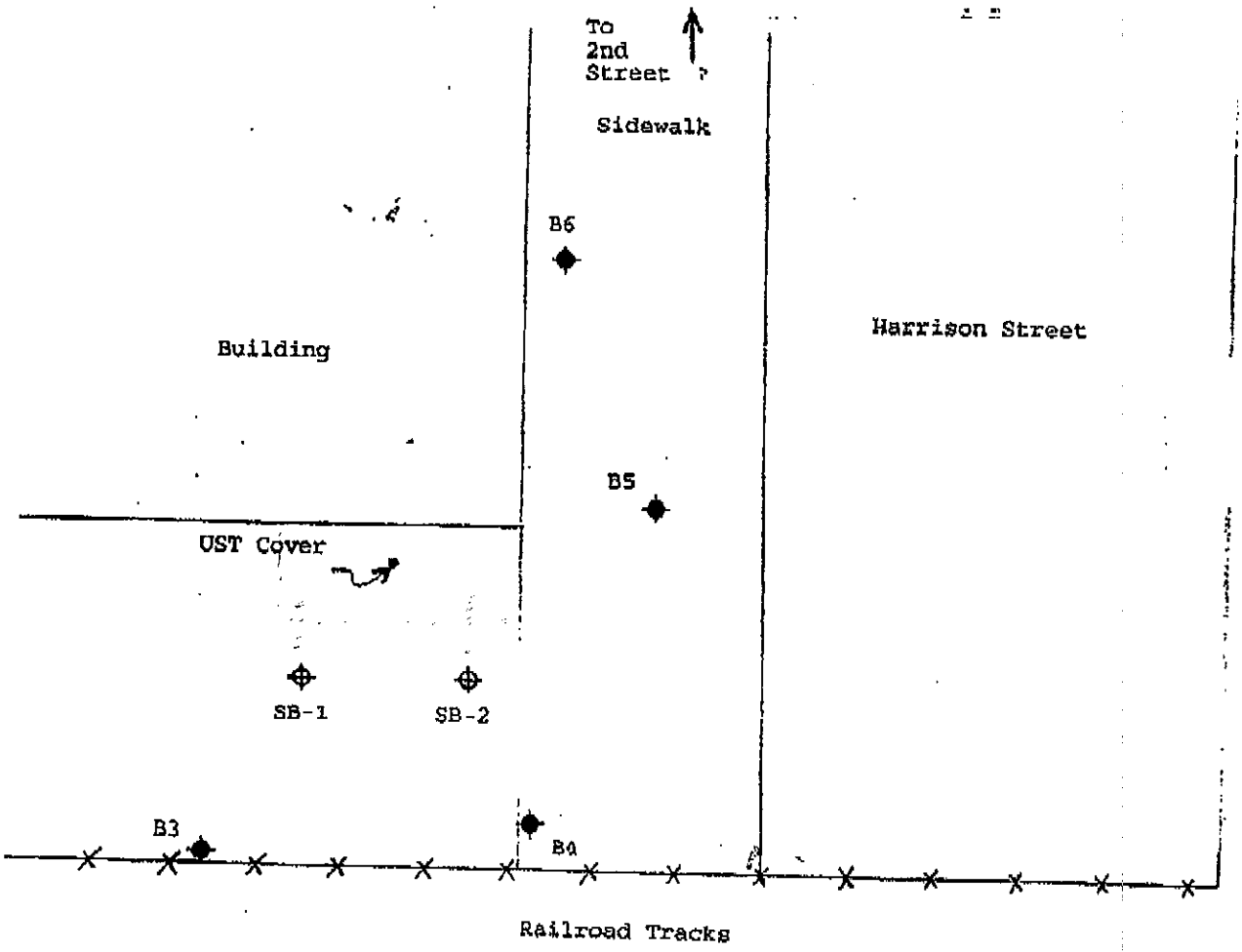
Fig 1

Base Map From:
U.S. Geological Survey
Oakland West, Calif.
7.5 Minute Quadrangle
Photorevised, 1980

N

Scale in Feet
0 1000 2000 3000

Figure 1
SITE LOCATION MAP
Meyer Plumbing Supply
311-2nd Street
Oakland, California



LEGEND
- Angled Soil Boring Location (Blymyer Engineers, Inc.)
- Soil Boring Location (AllPro Environmental)

North

0 10
Scale in Feet

Base Map From
AllPro Environmental
Dated: 3/21/96

Fig 2

Figure 2
SITE PLAN DETAIL
Meyer Plumbing Supply
311 Second Street
Oakland, California

April 5, 1996
Report 0109.R1

TABLE 1
BOREHOLE SOIL SAMPLES
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Samples Collected on September 15, 1993)

Sample No.	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total Lead
SB-1	4.2	ND	ND	ND	ND	0.0090	71
SB-2	15,000	34	ND	ND	0.65	0.82	84

TPH-G = Total Petroleum Hydrocarbons as Gasoline.
TPH-D = Total Petroleum Hydrocarbons as Diesel.
ND = Not Detected.
Results are in parts per million (ppm), unless otherwise indicated.

FROM :BUD & BARBARA WEYMOUTH FAX NO. :15207973178 Apr. 11 2005 11:37AM P11

April 5, 1996
Report 0109.R1

TABLE 2
GROUNDWATER GRAB SAMPLE
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Sample Collected on September 15, 1993)

Sample No.	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total Lead
SB-2	5.5	0.085	0.0027	0.00066	ND	0.00051	ND

TPH-G = Total Petroleum Hydrocarbons as Gasoline.
TPH-D = Total Petroleum Hydrocarbons as Diesel.
ND = Not Detected.
Results are in parts per million (ppm), unless otherwise indicated.

FROM :BUD & BARBARA WEYMOUTH FAX NO. :15207973178 Apr. 11 2005 11:37AM P12

April 5, 1996
Report 0109.R1

TABLE 3
SOIL SAMPLES
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Samples Collected on March 20, 1996)

Location No.	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total Lead
B3-4.5	ND	ND	ND	ND	ND	ND	58
B4-4.5	ND	ND	ND	ND	ND	ND	310
B5-4.5	ND	ND	ND	ND	ND	ND	9.3
B6-4.5*	16	ND	ND	ND	ND	ND	23

TPH-G = Total Petroleum Hydrocarbons as Gasoline.
TPH-D = Total Petroleum Hydrocarbons as Diesel.
ND = Not Detected.
* = Review of the laboratory analytical report indicates that the TPH-D sample results are oil-range compounds.
Results in parts per million (ppm), unless otherwise indicated.

April 5, 1996
Report 0109.R1

TABLE 4
GROUNDWATER GRAB SAMPLES
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Samples Collected on March 20 and 21, 1996)

Location No.	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total Lead
B3	ND	ND	ND	ND	ND	ND	0.049
B4	ND	ND	ND	ND	ND	ND	1.7
B5	ND	ND	ND	ND	ND	ND	0.68
B6	ND	ND	ND	ND	ND	ND	0.49

TPH-G = Total Petroleum Hydrocarbons as Gasoline.
TPH-D = Total Petroleum Hydrocarbons as Diesel.
ND = Not Detected.
Results in parts per million (ppm), unless otherwise indicated.