

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 4223 - 1025 98th Ave, Oakland, CA

August 26, 1996

Mr. John Tatum
Pioneer Packing
1025 98th Ave
Oakland, CA 94603

Ms. Irene Soto
Pacific Bell
2600 Camino Ramon, Rm 2E050
San Ramon, CA 94544

Dear Mr. Tatum and Ms. Soto:

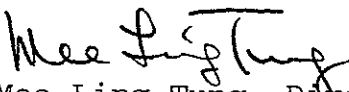
This letter confirms the completion of site investigation and remedial action for the former underground storage tank (1-10,000 gallon gasoline tank) removed from the above site on June 26, 1986. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, 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.

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. If changes in land use, structural configuration, or site activities are proposed such that more conservative exposure scenarios should be evaluated, the owner must promptly notify this agency.

Please contact Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,


Mee Ling Tung, Director

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
David Glick, 1900 Wyatt Dr, #1, Santa Clara, CA 95054
files (pacbello.11)

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: December 27, 1995

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Eva Chu Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Pioneer Packing Co.
Site facility address: 1031 98th Ave, Oakland 94603
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4223
URF filing date: 7/15/86 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
1. John Tatum	1025 98th Ave, Oakland, CA 94603	
2. Pacific Bell c/o Irene Soto	2600 Camino Ramon, Room 2E050 San Ramon, CA 94544	

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	10,000	Gasoline	Removed	6/26/86

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
Site characterization complete? YES
Date approved by oversight agency: 10/1/93
Monitoring Wells installed? Yes Number: 3
Proper screened interval? Yes, 9 to 19' bgs in PBMW-1
Highest GW depth below ground surface: 8.0 Lowest depth: 10.8' in PBMW-1
Flow direction: West, southwest
Most sensitive current use: Commercial
Are drinking water wells affected? No Aquifer name: Unknown
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? Alameda County
1131 Harbor Bay Pkwy
Alameda, CA 94502

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> <u>(include units)</u>	<u>Action (Treatment</u> <u>or Disposal w/destination)</u>	<u>Date</u>
Tank & Piping	1 UST	Unknown	6/26/86

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After	Before ²	After
TPH (Gas)	47		4,400	450
TPH (Diesel)			ND (<1 ppm)	
Benzene	0.88		150	ND
Toluene	0.56		320	ND
Ethylbenzene	1.1		NA	0.98
Xylenes	4.8		840	1.4
Oil & Grease				
Heavy metals				
Other				

NOTE: 1 Soil from boring EB-2 at 10' bgs
2 "Grab" groundwater sample from pit at time of tank removal

Comments (Depth of Remediation, etc.):

See Section VII, Additional Comments, etc...

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**
Site management requirements: **None**

Should corrective action be reviewed if land use changes? **YES**
Monitoring wells Decommissioned: **None, pending site closure**
Number Decommissioned: **0** Number Retained: **3**
List enforcement actions taken: **None**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu

Title: Haz Mat Specialist

Signature: 

Date: 1/2/96

Reviewed by

Name: Dale Klettke

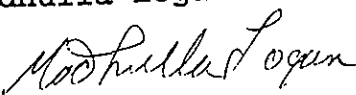
Title: Haz Mat Specialist

Signature: 

Date: 1/2/96

Name: Madhulla Logan

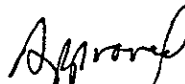
Title: Haz Mat Specialist

Signature: 

Date: 12/28/95

VI. RWQCB NOTIFICATION

Date Submitted to RB: 1/3/96

RB Response: 

RWQCB Staff Name: Kevin Graves

Title: AWRCE

Signature: 

Date: 1/31/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

A 10,000 gallon gasoline UST was reportedly removed in June 1986. One sidewall sample was collected and analyzed for TPH-G only. 9.1 ppm TPH-G was detected. A "grab" groundwater sample was also collected from the pit. Up to 4,400 ppb TPH-G, and 150, 320, and 840 ppb BTX, respectively were detected.

In August 1992, three soil borings (EB1, 2, and 3) were emplaced to 11' depth to determine the extent and severity of the fuel release to soil and groundwater in the immediate vicinity of the former tank pit. Soil samples were collected at 5' and 10' bgs from each boring. TPH-G and BTEX were not detected in any of the soil samples except from EB-2, at 10' bgs, which detected 47 ppm TPH-G, and 0.88, 0.56, 1.1, and 4.8 ppm BTEX, respectively. (See Fig 1, Table 1)

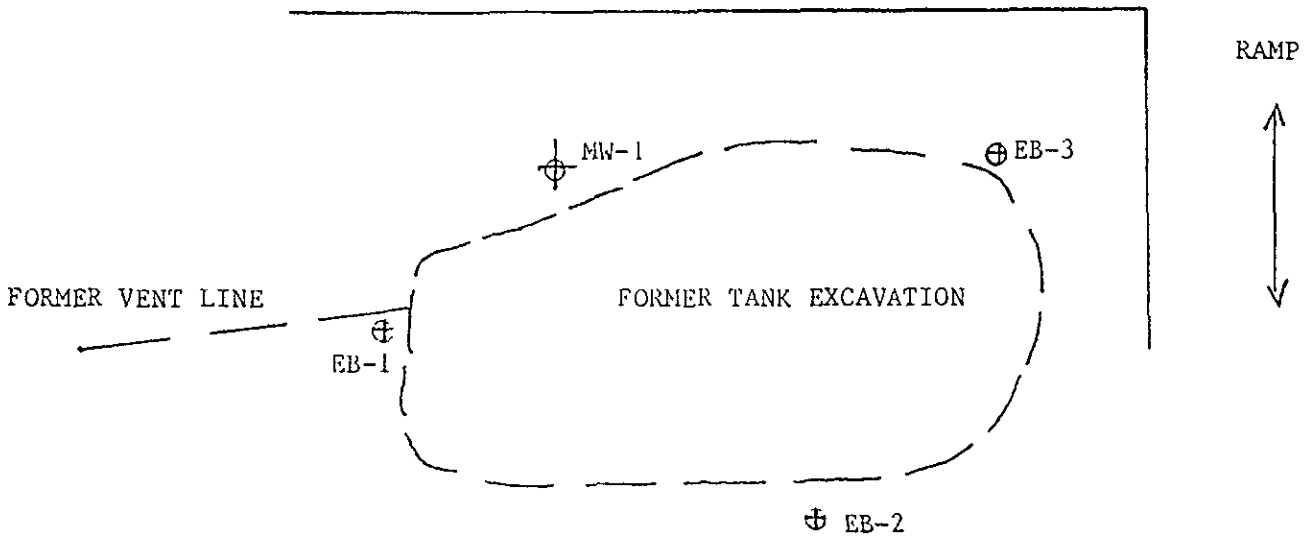
A fourth boring was advanced to 19' depth in the assumed downgradient direction from the pit, and converted into monitoring well PBMW-1. Soil samples collected at 5', 10' and 15' bgs did not detect TPH-G or BTEX. The groundwater sample detected 380 ppb TPH-G, and no BTEX.

In August 1993, two temporary wells, TMW-1 and TMW-2, were installed to verify groundwater flow direction. Downgradient well PBMW-1 has been sampled 9 times since September 1992. A maximum of 1,100 ppb TPH-G and 69 ppb benzene has been detected in this well. The most recent sampling event, in August 1995, detected 450 ppb TPH-G and did not detect any

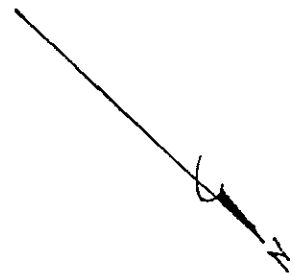
benzene. The upgradient wells have detected trace to non-detectable levels of petroleum hydrocarbons. It does not appear the fuel release from the former 10K gasoline UST has significantly impacted groundwater quality at the site. Continued sampling/monitoring is not warranted. (See Fig 2, Table 2)

pacbel10.9

LOADING DOCK

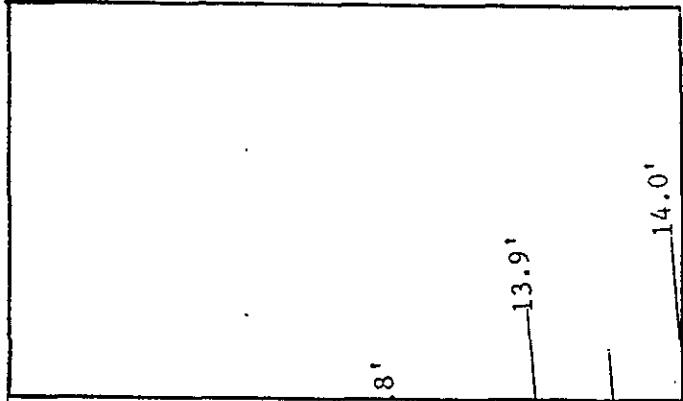


PARKING AREA/STORAGE AREA

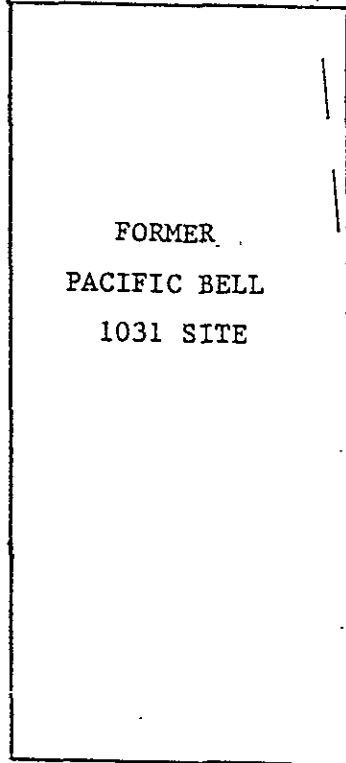


SITE PLAN		
DATE 9/30/92	SCALE 1"=10'	DRAWN BY dcg
PIONEER PACKING - 1031 98th AVE		
		Figure 1A

PIONEER PACKING
1025 SITE



PPMW-1
APPROX. LOCATION OF FORMER DIESEL TANKS



PBMW-1
APPROX. LOCATION OF FORMER GAS TANK

	CASING ELEV.	DEPTH TO WATER	WATER ELEV.
PBMW-1	23.89	-10.08	13.81'
TMW-1	24.21	-10.22	13.99'
TMW-2	23.13	-9.06	14.07'
PPMW-1	21.89	---	---

Casing and Water Elevations reported as MSL Elevations

DIRECTION OF FLOW
0.0025 ft/ft

TMW-1

1025 & 1031 98th Avenue		
DATE 8/25/95	SCALE 1"=50'	DRAWN BY dcg
GRADIENT PLAN		
Figure # 2		



SEQUOIA ANALYTICAL

680 Chesapeake Drive • Redwood City, CA 94063
(415) 384-9600 • FAX (415) 354-9233

Table 1

DECON Environmental Services 23480 Connecticut Street Hayward, CA 94545 Attention: Wayne Gathright	Client Project ID: Pioneer Packing Sample Matrix: Soil Analysis Method: EPA 8030/8015/8020 First Sample #: 208-8244	Sampled: Aug 27, 1992 Received: Aug 28, 1992 Reported: Sep 10, 1992
---	--	---

TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Analyte	Reporting Limit mg/kg	Sample I.D.	Sample I.D.	Sample I.D.	Sample I.D.	Sample I.D.	Sample I.D.
		208-5244 EB1-S1	208-5245 EB1-S2	208-5246 EB3-S1	208-5247 EB3-S2	208-5248 EB2-S1	208-5249 EB2-S2
Purgeable Hydrocarbons	1.0	N.D.	N.D.	N.D.	N.D.	N.D.	47
Benzene	0.0050	N.D.	N.D.	N.D.	N.D.	N.D.	0.88
Toluene	0.0050	N.D.	N.D.	N.D.	N.D.	N.D.	0.56
Ethyl Benzene	0.0050	N.D.	N.D.	N.D.	N.D.	N.D.	1.1
Total Xylenes	0.0050	N.D.	N.D.	N.D.	N.D.	N.D.	4.8

Chromatogram Pattern: Gasoline

Quality Control Data

Report Limit Multiplication Factor:	1.0	1.0	1.0	1.0	1.0	10
Date Analyzed:	9/3/92	9/3/92	9/3/92	9/3/92	9/3/92	9/3/92
Instrument Identification:	GCHP 1	GCHP 1	GCHP 1	GCHP 1	GCHP 1	GCHP 1
Surrogate Recovery, %: (QC Limits = 70-130%)	96	96	95	102	116	164

Purgeable Hydrocarbons are quantitated against a fresh gasoline standard.
Analytes reported as N.D. were not detected above the stated reporting limit.

SEQUOIA ANALYTICAL

Andrea Fulcher
Project Manager



SEQUOIA ANALYTICAL

880 Chesapeake Drive • Redwood City, CA 94063
(415) 364-9600 • FAX (415) 364-9233

cont. Table 1

DECON Environmental Services 23490 Connecticut Street Hayward, CA 94545 Attention: Wayne Gathright	Client Project ID: Pioneer Packing Sample Matrix: Soil Analysis Method: EPA 5030/8015/8020 First Sample #: 208-5250	Sampled: Aug 27, 1992 Received: Aug 28, 1992 Reported: Sep 10, 1992
---	--	---

TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Analyte	Reporting Limit mg/kg	Sample I.D.	Sample I.D.	Sample I.D.
		208-5250 MW1-S1	208-5251 MW1-S2	208-5252 MW1-S3
Purgeable Hydrocarbons	1.0	N.D.	N.D.	N.D.
Benzene	0.0050	N.D.	N.D.	N.D.
Toluene	0.0050	N.D.	N.D.	N.D.
Ethyl Benzene	0.0050	N.D.	N.D.	N.D.
Total Xylenes	0.0050	N.D.	N.D.	N.D.

Chromatogram Pattern:

Quality Control Data

Report Limit Multiplication Factor:	1.0	1.0	1.0
Date Analyzed:	8/3/92	9/3/92	9/3/92
Instrument Identification:	GCHP 1	GCHP 1	GCHP 1
Surrogate Recovery, %: (QC Limits = 70-130%)	98	99	106

Purgeable Hydrocarbons are quantitated against a fresh gasoline standard. Analytes reported as N.D. were not detected above the stated reporting limit.

SEQUOIA ANALYTICAL

Andrea S. Fulcher
Andrea Fulcher
Project Manager

TABLE 2

SUMMARY OF GROUND WATER ANALYTICAL TEST DATA

<u>Date Sampled</u>	<u>Total Petroleum Hydrocarbons</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl-Benzene</u>	<u>Total Xylenes</u>
<u>Monitoring Well PBMW-1</u>					
9-09-92	380	ND	ND	ND	0.4
3-02-93	750	69	3.2	1.4	2.9
6-21-93	610	7.8	4.9	1.4	1.8
8-27-93 (1)	1,100	4.4	5.7	1.4	1.9
5-18-94	670	0.62	4.9	ND	1.3
8-17-94	520	N.D.	5.2	2.5	1.2
12-08-94	570	0.53	5.3	1.3	2.1
2-16-95	180	1.2	N.D.	0.61	N.D.
8-25-95	450	N.D.	N.D.	0.98	1.4
<u>Monitoring Well TMW-1</u>					
8-27-93 (1)	ND	1.0	ND	ND	ND
5-18-94	ND	ND	ND	ND	ND
8-17-94	ND	ND	ND	ND	ND
12-08-94	ND	ND	ND	ND	ND
2-16-95	ND	ND	ND	ND	ND
8-25-95	ND	ND	ND	ND	ND
<u>Monitoring Well TMW-2</u>					
8-27-93 (1)	310	1.5	ND	4.0	ND
5-18-94	ND	ND	ND	ND	ND
8-17-94	ND	ND	ND	ND	ND
12-08-94	90	ND	ND	ND	ND
2-16-95	60	ND	ND	ND	ND
8-25-95	ND	ND	ND	ND	ND

Notes: Total Petroleum Hydrocarbons reported as gasoline in parts per billion.
 ND - indicates constituent not detected.
 (1) Concentrations reported by ATEC Environmental Consultants