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

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

October 24, 1996

STID 4978

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Jay W. Phillips
2002 57th Ave.
Oakland, CA 94621

Re: J & H Brake and Front End Specialist, 2641 Seminary Ave., Oakland, CA 94605

Dear Mr. Phillips,

This letter confirms the completion of site investigation and remedial action for the two underground storage tanks (USTs) formerly located at the above described location (one 250-gallon gasoline UST and one 550-gallon gasoline UST). 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 storage tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721(e).

Please telephone Juliet Shin at (510) 567-6700 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director of Environmental Health Services

enclosure

c: Acting Chief, Hazardous Materials Division - files
Juliet Shin, ACDEH
Kevin Graves, RWQCB
Lori Casias, SWRCB

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION Date: September 18, 1996

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy.
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Juliet Shin Title: Senior HMS

II. CASE INFORMATION

Site facility name: J&H Brake and Front End Specialist
Site facility address: 2641 Seminary Ave., Oakland, CA 94605
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4978
URF filing date: 6/1/94 SWEEPS No: N/A

Responsible Parties:	Addresses:	Phone Numbers:
Mr. Jay W. Phillips	2002 57th Ave. Oakland, CA 94621	(510)533-1081

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	250	Gasoline	Removed	5/17/94
2	550	Gasoline	Removed	5/17/94

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Holes were noted in both underground storage tanks (USTs).

Site characterization complete? YES

Date approved by oversight agency: 9/18/96

Monitoring Wells installed? No

Highest GW depth below ground surface: Groundwater was not encountered down to 50-feet below ground surface (bgs).

Most sensitive current use: Commercial

Are drinking water wells affected? **NO** Aquifer name: **Unknown**

Is surface water affected? **NO** Nearest affected SW name: **None**

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:

Material	Amount (include units)	Action (Treatment or Disposal w/destination)	Date
Tanks	one 250-gallon and one 550-gallon	Erickson 255 Parr Blvd. Richmond, CA	5/17/96

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)
Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) Before	Soil (ppm) After	Water (ppb) Before	Water (ppb) After
TPH (Gas)	310		*	
TPH (Diesel)	NA			
Benzene	ND			
Toluene	0.46			
Xylene	1.4			
Ethylbenzene	0.11			
Total Pb	140	ND**		

*-No groundwater was encountered down to 50-feet bgs.
**-From soil boring BH-A and BH-B at 11- and 16-feet bgs

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: **NA**

Should corrective action be reviewed if land use changes? **NO**

List enforcement actions taken: **None**

List enforcement actions rescinded:

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Juliet Shin** Title: **Senior HMS**
Signature: Date: 10/10/96

Reviewed by
Name: **Eva Chu** Title: **Hazardous Materials Specialist**
Signature: Date: 9/23/96

Name: **Thomas Peacock** Title: **Supervising HMS**
Signature: Date: 10-9-96

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved
RWQCB Staff Name: Kevin Graves Title: San. Engineering Asso. Date: 10/17/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

On May 17, 1994, two underground storage tanks (USTs), one 250-gallon gasoline and one 550-gallon gasoline, were removed from the above site. Holes were noted in both these USTs. The soil on the south wall of the pit, along Seminary Avenue, was stained and exhibited hydrocarbon odors. Soil sample 1-E-6 was collected from beneath the 250-gallon UST at six-feet bgs and soil sample 1-W-8 was collected from beneath the 550-gallon UST at eight-feet bgs. Additionally four soil samples, S-1 through S-4, were collected from the excavated stockpiled soil. These samples were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Analysis of Sample 1-E-6 identified 310 parts per million (ppm) TPHg, 0.46ppm toluene, 0.11ppm ethylbenzene, and 1.4ppm total xylenes, and 140ppm total lead; and analysis of Sample 1-W-8 identified 98ppm TPHg and 0.93ppm total xylenes. The sample collected from the stockpiled soil identified 16ppm TPHg and 0.15ppm total xylenes.

Based on Alameda County Inspection Forms, dated June 15, 1994, and conversations with the property owner, J.W. Phillips, it appears that Soil

Tech Engineers partially overexcavated both tank pits down to approximately 11-feet bgs, and collected confirmatory soil samples. However, details of this overexcavation and analysis results of the confirmatory soil samples were never submitted by Soil Tech Engineers due to disagreements between this company and Soil Tech Engineers regarding the cost of this project.

Consequently, on August 16, 1996, two borings, BH-A and BH-B, were drilled, one within 5 feet of each of the former tank pits, to determine the extent of residual soil contamination and to determine whether groundwater had been impacted. These two borings were drilled down to 50-feet bgs. One soil sample was collected from Boring BH-A at 16-feet bgs, and two soil samples were collected from Boring BH-B at 11- and 16-feet bgs. These samples were analyzed for TPHg, BTEX, and lead. No contaminants were identified above detection limits. Additionally, no groundwater was encountered in the borings.

In summary, this office is recommending this site for closure based on the following:

- Soil samples collected initially beneath the two former USTs did not identify any benzene, which is the primary constituent of concern in TPHG based on the fact that it is a carcinogen and generally abundant in gasoline.

- It appears that the contaminated soil initially observed was overexcavated. Based on the sample analysis results of the soil samples collected from Borings BH-A and BH-B, collected adjacent to the former USTs, the extent of soil contamination appears to be very limited.

- It appears very unlikely that groundwater was impacted by any releases from the former USTs based on the fact that the levels of identified soil contamination were fairly low and limited in extent and that groundwater was not encountered in Borings BH-A and BH-B down to 50-feet bgs.

- The small amount of residual soil contamination that may remain at the site does not appear to be posing a threat to human health or the environment, due to the fact that there does not appear to be any exposure pathways available. Any residual soil contamination that may be present is not accessible for dermal or ingestion pathways, and the low to Non Detect levels of aromatics identified in previous soil samples would not pose an inhalation threat to occupants of the site based on the Tier 1 table in the American Society for Testing and Material's Risk-Based Corrective Action guidelines.

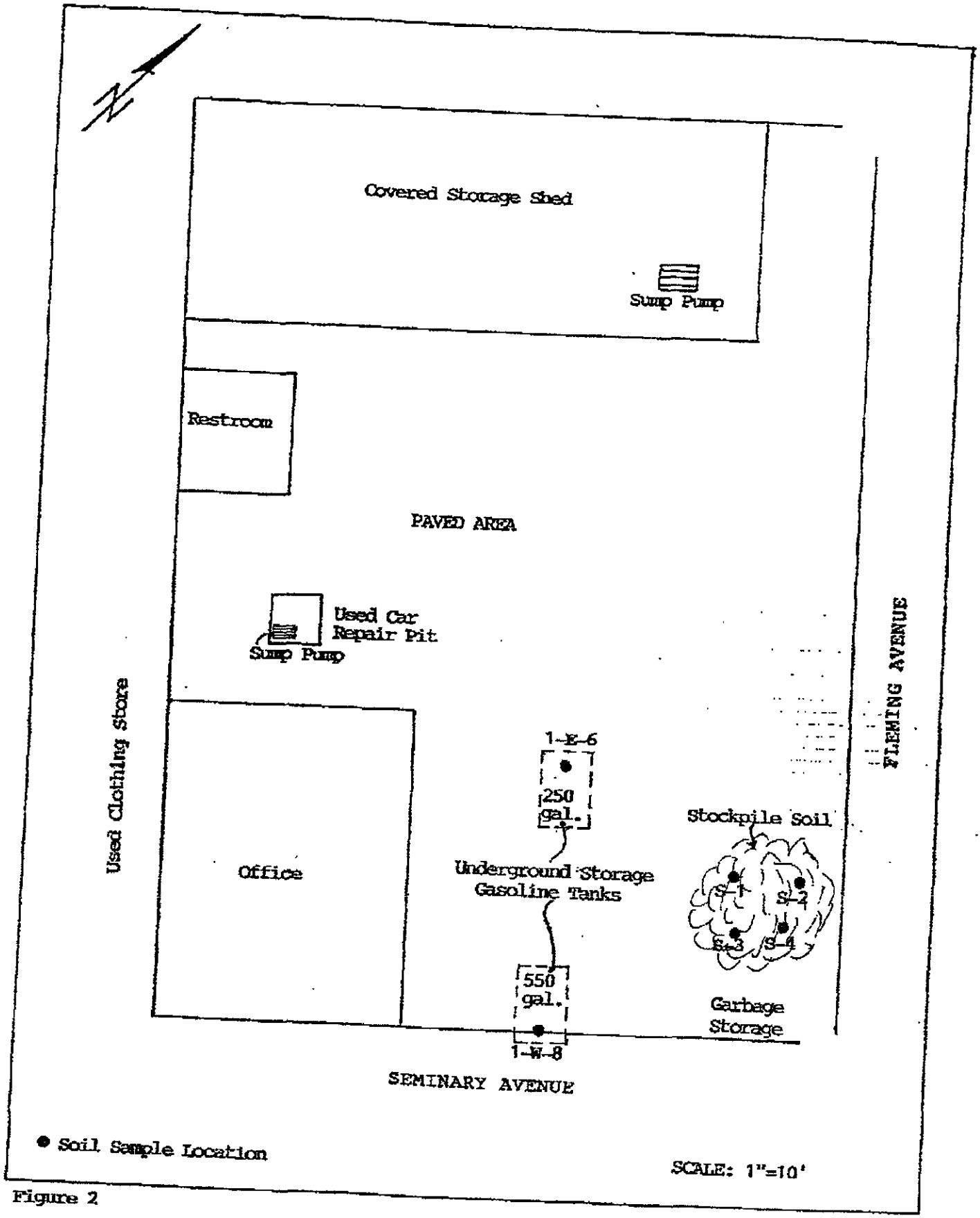

Covered Storage Shed
Sump Pump
Restroom
PAVED AREA
Used Car
Repair Pit
Sump Pump
Used Clothing Store
Office
1-E-6
250
gal.
Underground Storage
Gasoline Tanks
550
gal.
1-W-8
Stockpile Soil
S-1
S-2
S-3
S-4
Garbage
Storage
FLEMING AVENUE
SEMINARY AVENUE
Soil Sample Location
SCALE: 1"=10'

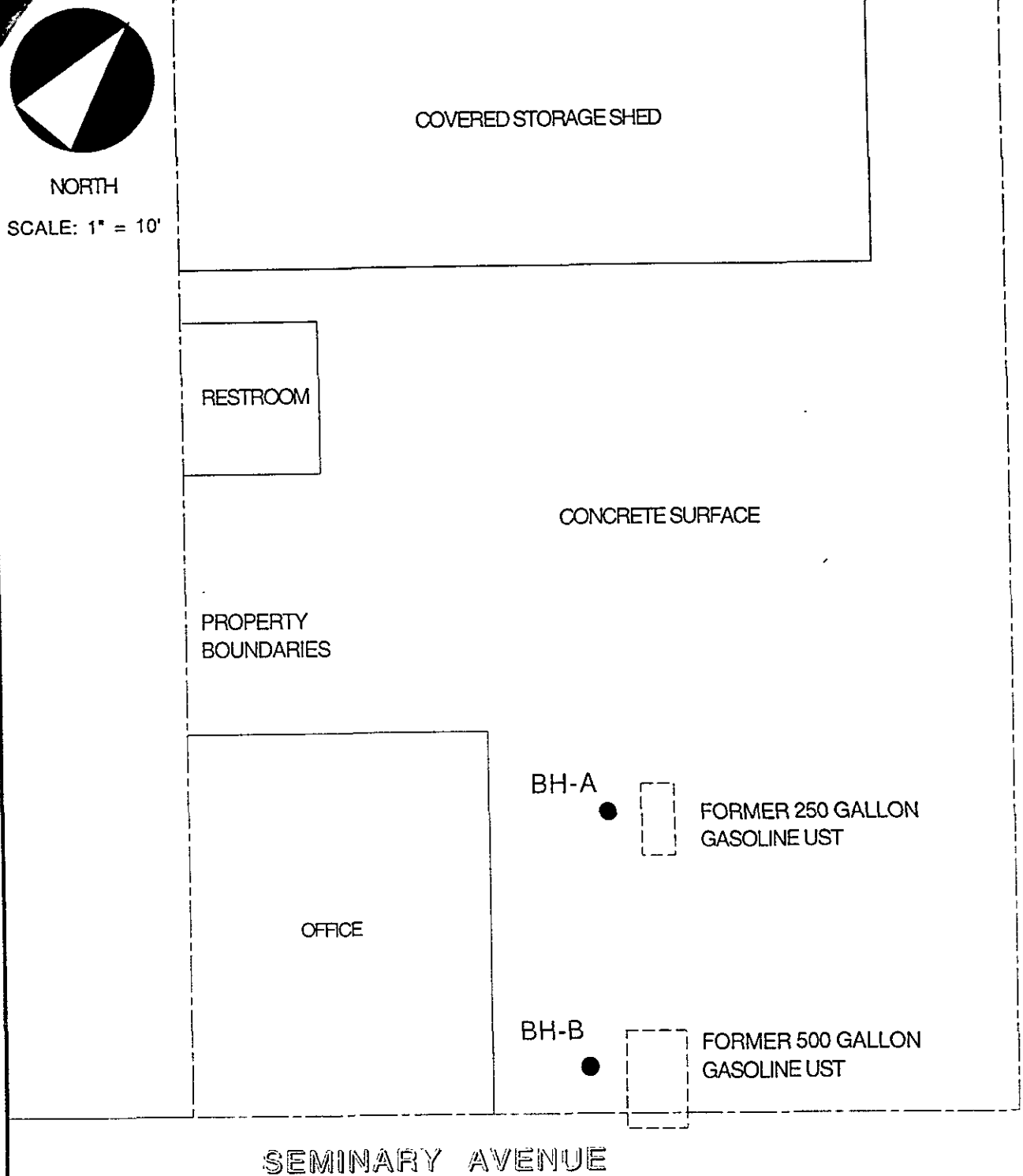
Figure 2

File No. 4-94-585-ST

TABLE 1
SUMMARY OF SOIL ANALYSIS RESULTS
IN
MILLIGRAM PER KILOGRAMS (mg/Kg)

Date	Sample No.	Depth feet	TPHg	B	T	E	X
5/17/94	1-E-6	6	310	ND	0.46	0.11	1.4
	1-W-8	8	98	ND	ND	ND	0.93
	S-1,2,3,4		16	ND	ND	ND	0.15

TPHg - Total Petroleum Hydrocarbons as gasoline
BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes
ND - Not Detected (Below Laboratory Detection Limit)



LEGEND

● SOIL BORING

SOIL BORING LOCATION MAP

J.W. Phillips Property
2641 Seminary Avenue
Oakland, California

AQUA SCIENCE ENGINEERS, INC. | Figure 2

BASE: SOIL TECH ENGINEERING, INC. UNTITLED, UNDATED DRAWING.

No hydrocarbon odors were present in the any of the soil samples collected from boring BH-A. A slight hydrocarbon odor was present in the soil sample collected from 10.0 to 11.5-feet bgs in boring BH-B. No odors were present in any of the other samples.

Drilling equipment was cleaned with a TSP solution between sampling intervals and between borings to prevent potential cross-contamination.

Sediments encountered during drilling generally consisted of either clayey silt or sandy silt from beneath the concrete surface to 8-feet bgs, silty sand from 8-feet bgs to 13-feet bgs, silt from 13-feet bgs to 18-feet bgs, and interbedded silty sand and sandy silt from 18-feet bgs to the total depth explored of 50-feet bgs. No groundwater was encountered in either boring. Boring logs are presented as Appendix B.

5.0 ANALYTICAL RESULTS FOR SOIL

Soil samples collected from 16.0-feet bgs in boring BH-A and from 11.0 and 16.0-feet bgs in boring BH-B were analyzed by Chromalab for TPH-G by modified EPA Method 5030/8015, BTEX and MTBE by EPA Method 8020, and total lead by EPA Method 3050A/7420A. The analytical results are tabulated in Table One, and the certified analytical report and chain of custody forms are included as Appendix C.

TABLE ONE
Summary of Chemical Analysis of **SOIL** Samples
All results are in **parts per million**

Boring	Depth Sampled	TPH Gasoline	Benzene	Toluene	Ethyl Benzene	Total Xylenes	MTBE	Total Lead
BH-A	16.0'	< 1.0	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 5.0
BH-B	11.0'	< 1.0	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 5.0
	16.0'	< 1.0	< 0.005	< 0.005	0.0077	< 0.005	< 0.005	< 5.0

Notes:
Non-detectable concentrations noted by the less than symbol (<) followed by the detection limit

File - LOP closed

Cal/EPA

Pete Wilson
Governor

State Water Resources Control Board

Division of Clean Water Programs

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

World Wide Web
http://www.swrcb.ca.gov/~cwphome/fundhome.htm

June 19, 1997

Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

STID 4902

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND) REQUIRES CONFIRMATION OF SITE CLOSURE FOR CLAIM NO. 8715 AT SITE ADDRESS: 2641 SEMINARY AVE, OAKLAND 94605

The Fund is processing this claim for closure — JAY PHILLIPS at site address 2641 SEMINARY AVE, OAKLAND.

However, we must confirm the site has received final closure from the oversight agency before we can complete our file closure. Please mail or Fax a copy of the site closure letter OR complete the following information and return to my attention.

The above referenced site met our UST corrective action standards and closure was granted on 10/24/96.

☐ **NO, this site has not yet met our closure standards.**

SIGNED: [signature] **DATE:** 6-25-97

TITLE: Manager

Your assistance is appreciated. If you have any questions, please call me at (916) 227-0748.

Sincerely,

Deborah Cheung,
Underground Storage Tank Cleanup Fund Program