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

July 11, 1997
STID 262

Rodney Blake
Blake Properties
264 Mallorca Way
San Francisco CA 94123

REMEDIAL ACTION COMPLETION CERTIFICATION

RE: Reefer Depot site, fka Container Care site, 1350-16th ST., Oakland CA 94607

Dear Mr. Blake,

This letter confirms the completion of site investigation and remedial action for the former underground storage tanks formerly located at the above referenced site. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks is 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, **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.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director

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

July 11, 1997
STID 262

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Rodney Blake
Blake Properties
264 Mallorca Way
San Francisco CA 94123

RE: **CASE CLOSURE**
two underground storage tanks (3,000-gallon diesel and 5,000-gallon gasoline)
Reefer Depot site, fka Container Care site, 1350-16th St., Oakland CA 94607

Dear Mr. Blake,

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 (SWRCB) adopted this letter on 2/20/97. As of 3/1/97, Alameda County Health Care Services Agency, Environmental Health Services, Local Oversight Program 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.**

As you indicated today during our telecon, you would like to keep the monitoring well open for future monitoring and possibly sampling. Please contact Alameda County Public Works at 951 Turner Ct. in Hayward (phone 670-5248 or 670-5575) for a well destruction permit, and please notify this office when you wish to close the well. If you have any questions, please call Ms. Jennifer Eberle at 510-567-6761. Thank you.

Sincerely,

Tom Peacock
Supervisor, Local Oversight Program

Enclosures:
1. Case Closure Letter
2. Case Closure Summary

cc: Mark Armstrong, Earth Engineers, PO Box 640, Millbrae CA 94030
Don Young, Reefer Depot, 1350-16th St., Oakland CA 94607
Attn: Leroy Griffin, Supervisor, Hazardous Materials Program, City of Oakland, Fire Services Agency, 505-14th St., suite 702, Oakland CA 94612
Jennifer Eberle (3 copies of letter only)

01-2221

97 APR 31 PM 3:0

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 2/7/97

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Pky**
City/State/Zip: **Alameda CA 94502** Phone: **(510) 567-6700**
Responsible staff person: **Jennifer Eberle** Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **fka Container Care, cka Reefer Depot Services**
Site facility address: **1350-16th St., Oakland CA 94607**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **262**
ULR filing date: not filed SWEEPS No: **N/A**

Responsible Parties: **Addresses:** **Phone Numbers:**
Rodney Blake, Blake Properties, 264 Mallorca Way, San Francisco CA 94123
Don Young, Reefer Depot, 1350-16th St., Oakland CA 94607

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	3,000	diesel	removed	8/29/94
2	5,000	gasoline	removed	8/29/94

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown
Site characterization complete? YES
Monitoring Wells installed? YES Number: 1
Proper screened interval? YES
Highest GW depth below ground surface (DTW): 8.55'bgs
Lowest GW depth: 9.52'bgs
Flow direction: presumed northwest
Most sensitive current use at present: cleaning, repairing and storage of shipping containers
Are drinking water wells affected? NO Aquifer name: n/a
Is surface water affected? NO Nearest SW name: SF Bay
Off-site beneficial use impacts (addresses/locations): n/a
Report(s) on file? **YES** Where is report(s) filed?
Alameda County, 1131 Harbor Bay Pky, Alameda Ca 94502

Leaking Underground Fuel Storage Tank Program

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tank	8,000 lb	disposed (man.#93620687) to H&H	8/29/94
Tank contents	3,000 gal	disposed (man.#93620644) to Gibson/Pilot	8/19/94
	1,250 gal	disposed (man.#93620645) to Gibson/Pilot	8/19/94
Soil	171 tons	BFI/Vasco Rd., Livermore	12/6/95
Groundwater	500 gal	disposed (man.#93620793) to Gibson/Pilot	9/19/94

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before*	After**	Before^	After^^
TPH (Gas)	1,394	ND	7,400	ND
TPH (Diesel)	ND	NA	98,000	ND
Benzene	32.5	ND	ND	ND
Toluene	79.9	ND	ND	ND
Ethylbenzene	112.1	ND	0.550	ND
Xylene	32.7	ND	ND	ND
O&G (418.1)	1,462	ND	140,000	NA#
total lead	ND	NA	NA	NA

* tank pit samples collected on 8/29/94; see Table I
** tank pit verification samples collected on 9/19/94; see Table III
^ tank pit grab water sample collected on 9/2/94, prior to purging; see Table I
^^ MW sampling conducted between 8/7/95 and 8/4/96; see Table VI
# O&G was analyzed via grab sample in pit on 9/19/94, after purging; 12 ppm was detected; see Table IV

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? YES
Monitoring wells Decommisioned: Not yet
Number Decommisioned: 0 Number Retained: 1
List enforcement actions taken: none
List enforcement actions rescinded: none

V. ADDITIONAL COMMENTS, DATA, ETC.

This site is located in west Oakland. **See Figure 1.**

On 8/29/94, a 3,000-gallon diesel UST and a 5,000-gallon gasoline UST were removed from the yard area near Kirkham St. **See Figure 2.** There were no obvious holes or rust in the USTs. Groundwater was entering the excavation at a depth of approximately 12.5'bgs. Four sidewall soil samples and four bottom soil samples were collected. **See Figure 3.** There was not enough groundwater in the pit to sample on 8/29/94. The soil removed from between the USTs had a strong hydrocarbon odor. Approximately 120 cubic yards of soil was removed from the excavation and stockpiled. Maximum concentrations detected in the tank pit soil samples included 1,394 ppm TPHg, 1,462 ppm TRPH, ND TPHd, and 32.5 ppm benzene (at 11.5'bgs). **See Table I.**

On 9/2/94, a water sample was collected from the excavation in an area where sheen was present on the water's surface. Results indicated 7,400 ppb TPHg, 140,000 ppb TRPH, 98,000 ppb TPHd, and ND benzene. **See Table I.**

On 9/9/94, exploratory soil samples were emplaced to determine the extent of the soil contamination. **See Figure 4.** Results indicated ND for TPHg and BTEX, except 3 ppm TPHg in boring E-24 at 96" or 8'bgs. **See Table II.**

On 9/19/94, the tank pit was overexcavated and resampled. Another approximately 120 cubic yards of soil was removed from the excavation and stockpiled. The north, east, and west walls were sampled at approximately 12'bgs. **See Figures 5 and 6.** Approximately 1,000 gallons of groundwater was pumped and allowed to recharge prior to sampling. Soil verification results indicated ND TPHg, ND TOG by 418.1, and ND BTEX. **See Table III.** Water results indicated 4,100 ppb TPHd, 2,389 ppb TPHg, 97 ppb benzene, and 12,000 ppb TRPH. **See Table IV.**

Only one monitoring well was required since this site is in close proximity of the Nestle/former Carnation site (1310-14th St., STID 3779), which has many wells in 16th St. and a consistent northwest groundwater gradient. On 4/6/95, one monitoring well was installed within 10' to the northwest of the former UST excavation. **See Figure 7.** Soil samples were collected at 3' bgs and 8'bgs. Groundwater was encountered initially at 9'bgs, then stabilized at 5'bgs. **See Figure 8.** Results were ND TOG, ND TPHd, ND TPHg, ND TEX, and 5.8 ppb benzene at 8'bgs. **See Table V.**

Groundwater was sampled on 4/14/95, 8/7/95, 1/24/96, 4/7/96, and 8/4/96. Results indicated ND TPHd, ND TPHg, and ND BTEX, with the exception of 2.7 ppb benzene on 4/7/95. **See Table VI.**

To summarize, the reasons that this case should be closed are as follows:

* The sources have been removed (two USTs, 500 gallons of water from the excavation, and 171 tons of contaminated soil);

* The site has been adequately characterized;

* The site has been adequately remediated with ND soil verification results;

* The downgradient well has been ND for the constituents sought for four consecutive quarters;

* There are no sensitive environmental receptors in the site vicinity;

* There is no significant risk to human health; and

* The owner should notify the appropriate agencies if there is a proposal for a change in land use, site activity, or structural configuration of the site (e.g. new construction or excavation activities).

VI. LOCAL AGENCY REPRESENTATIVE DATA

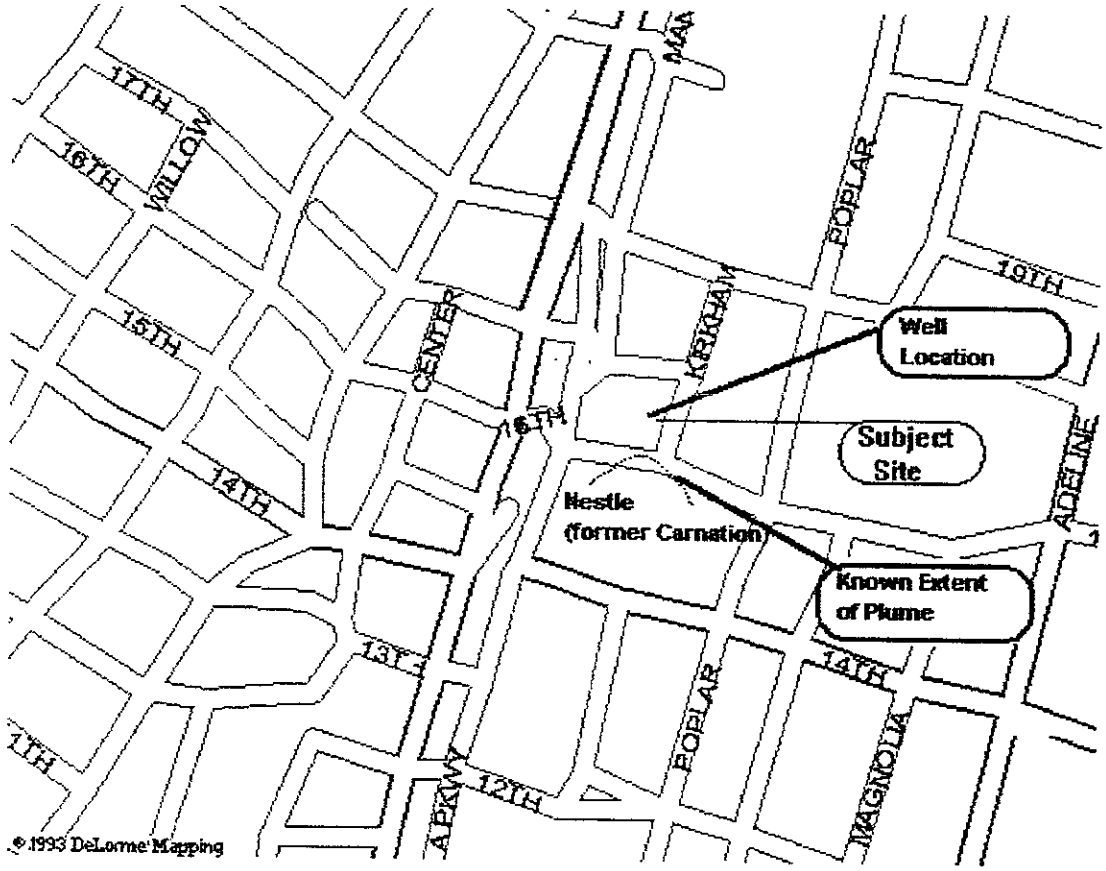
Name: Jennifer Eberle Title: Hazardous Materials Specialist
Signature: Jennifer Eberle Date: 3-6-97

Reviewed by
Name: Amy Leech Title: Hazardous Materials Specialist
Signature: Amy Leech Date: 3-7-97

Name: Tom Peacock Title: Manager of LOP
Signature: Tom Peacock Date: 3-27-97

VII. RWQCB NOTIFICATION

Date Submitted to RWQCB: 3-27-97 RWQCB Response: Approved
RWQCB Staff Name: Kevin Graves Date: 4-21-97
Associate Water Resources Control Engineer
Kevin Graves

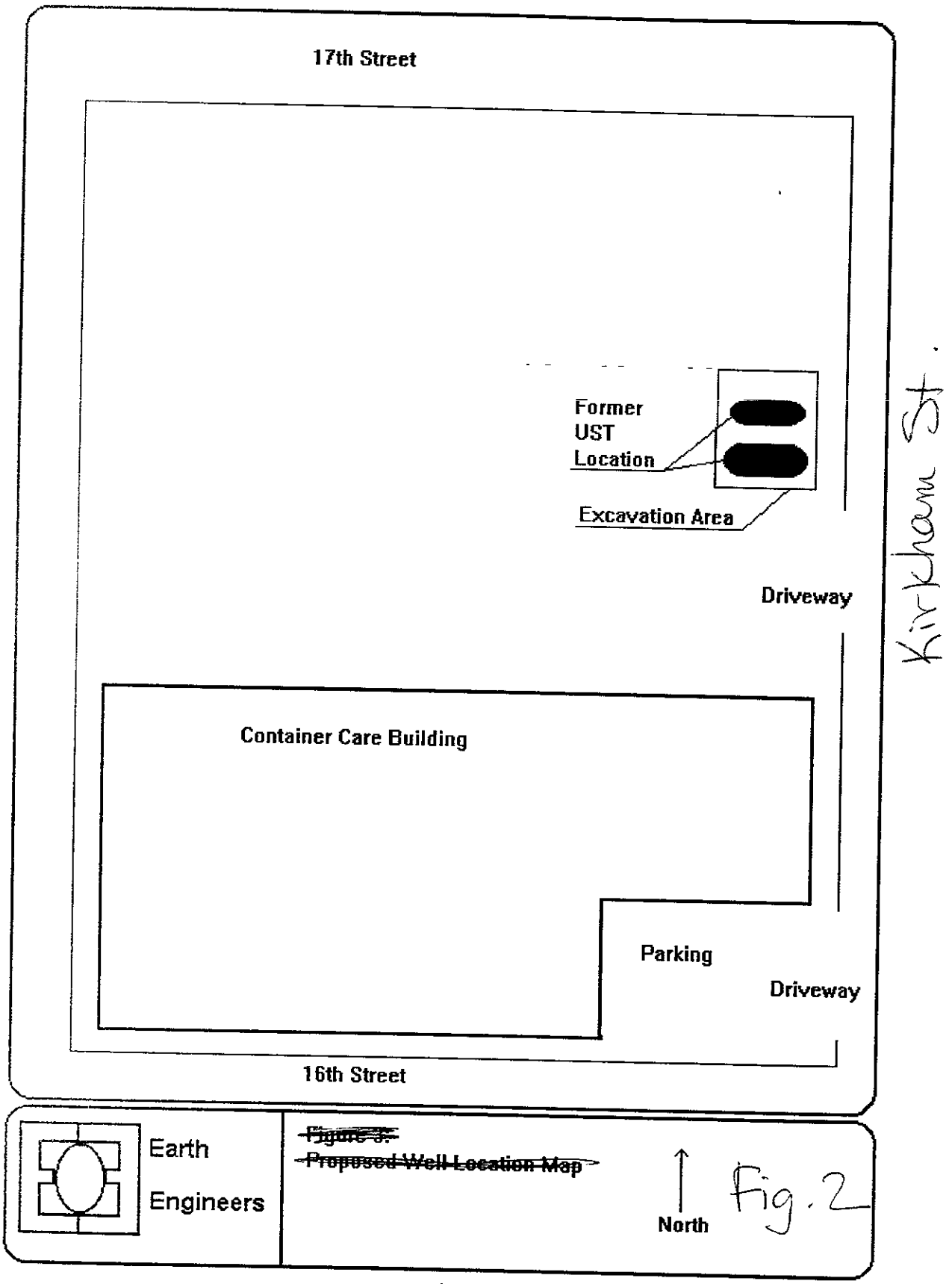


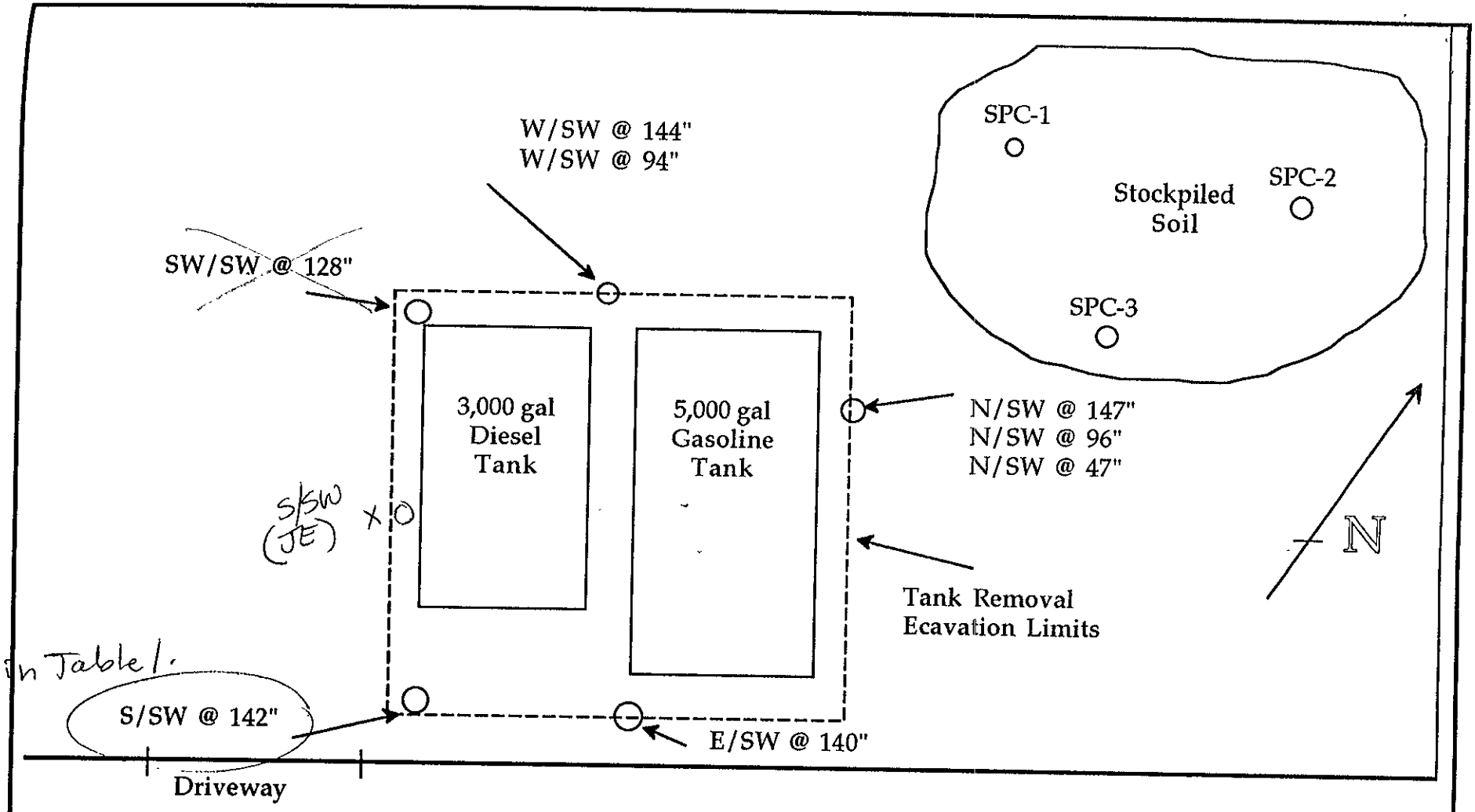
Earth Engineers

~~Plate 2:~~
Subject Site Map

North

Fig. 1


17th Street
Former
UST
Location
Excavation Area
Driveway
Kirkham St.
Container Care Building
Parking
Driveway
16th Street
Earth
Engineers
~~Figure 3:~~
~~Proposed Well Location Map~~
North
Fig. 2
scale?



8-29-94 samples

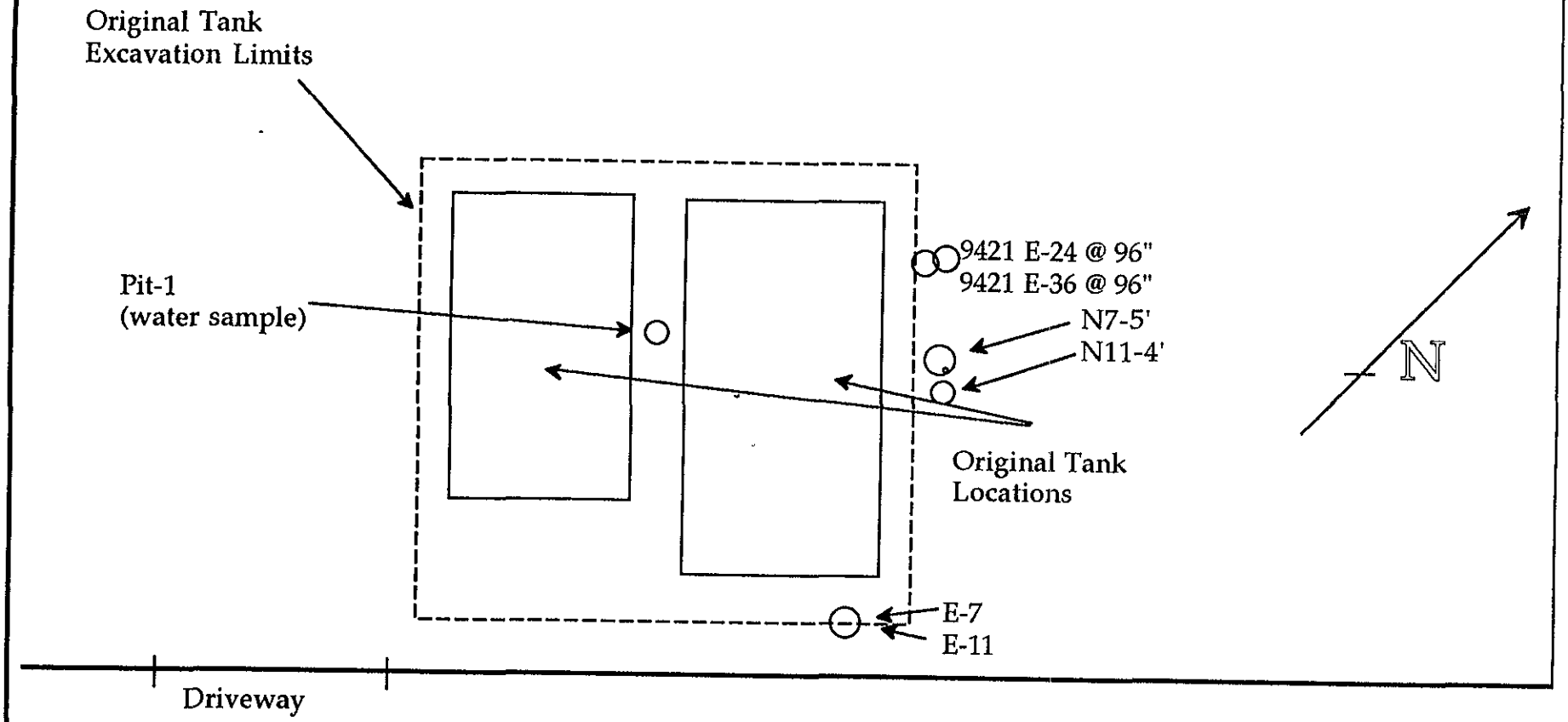
BAY AREA
TANK REMOVAL, INC
254 Clara Street
San Francisco, California

TANK REMOVAL SAMPLE MAP
1350 16th Street
Oakland, California

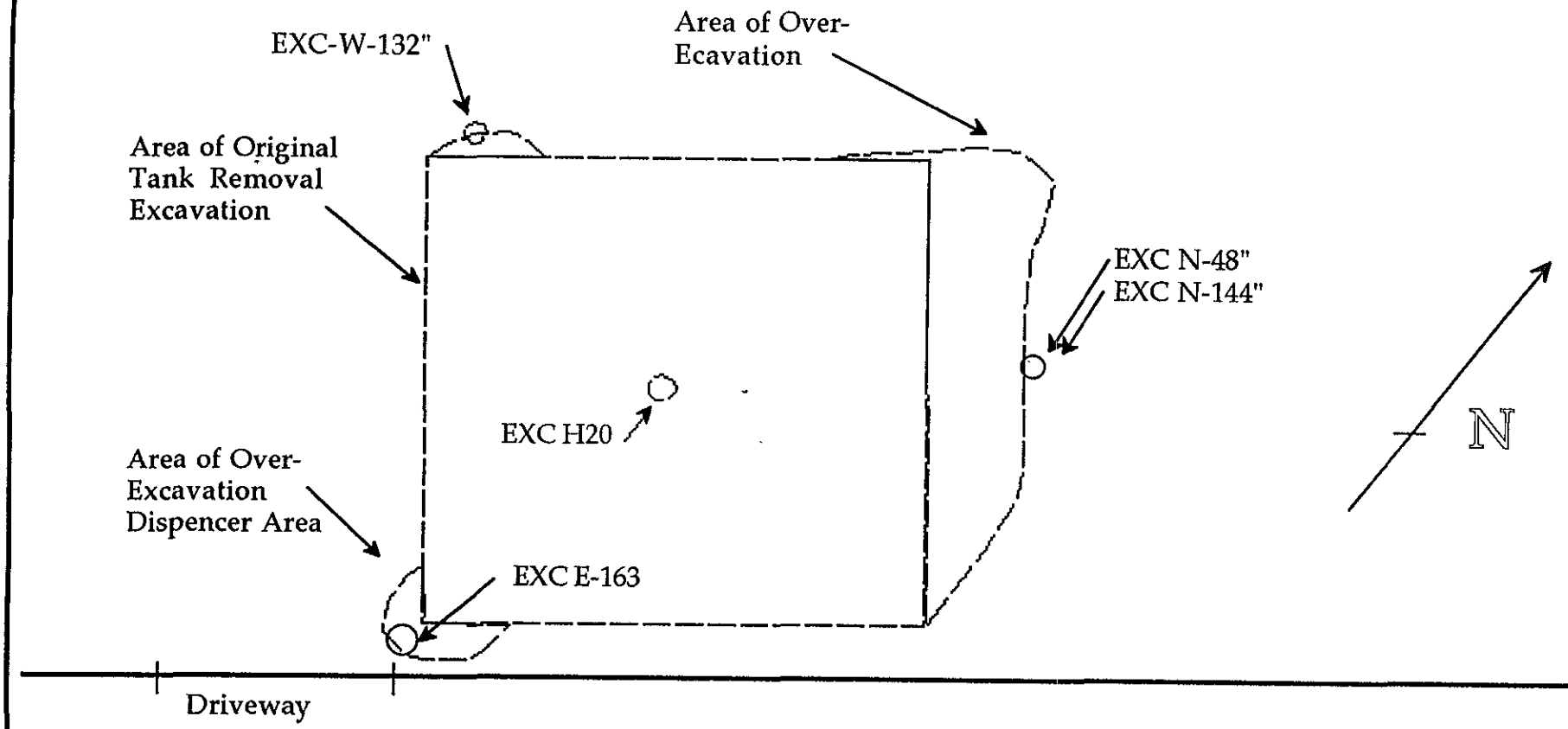
Drawn by: TW

October, 1994

~~PLATE 3~~ Fig 3



BAY AREA **TANK REMOVAL, INC** 254 Clara Street San Francisco, California		EXPLORATION SAMPLE MAP 1350 16th Street Oakland, California	Fig. 4
	Drawn by: TW	October, 1994	PLATE 4



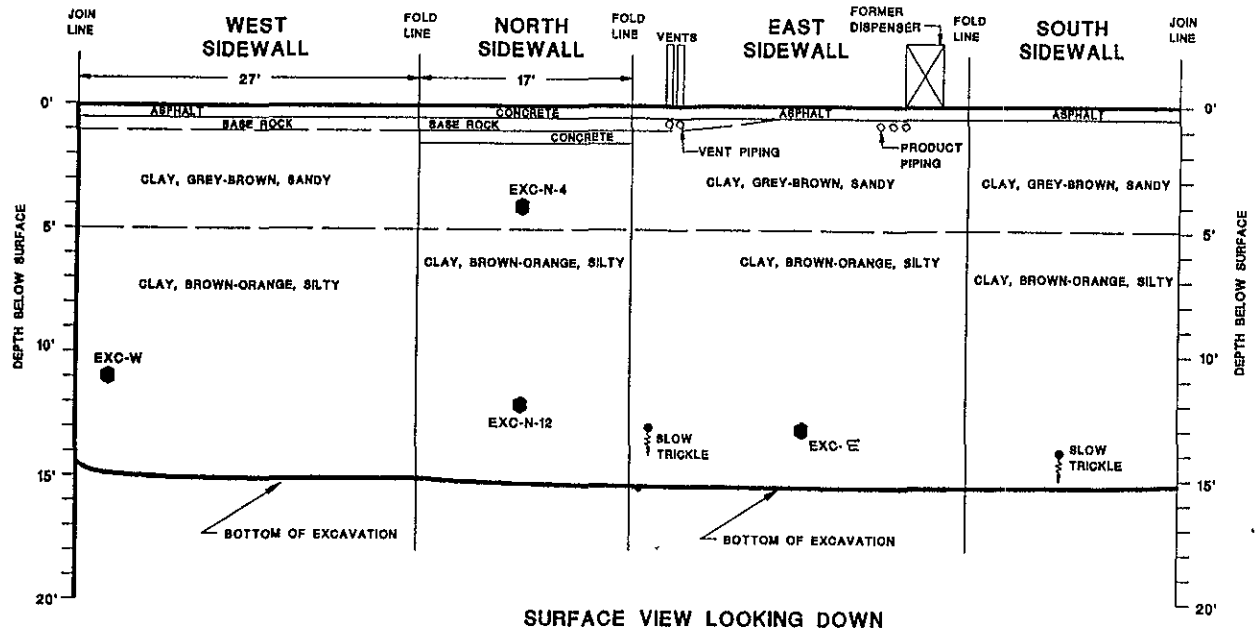
BAY AREA
TANK REMOVAL, INC
254 Clara Street
San Francisco, California

OVER-EXCAVATION SAMPLE MAP
1350 16th Street
Oakland, California

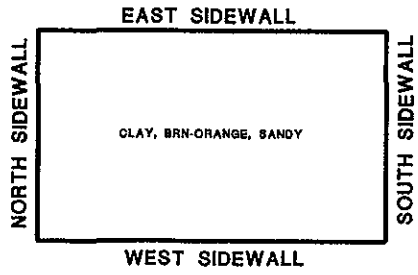
Fig. 5

	Drawn by: TW	October, 1994	PLATE 5

FOLD OUT DIAGRAM OF EXCAVATION SIDEWALLS
EXCAVATION DATE SEPTEMBER 9, 1994



SURFACE VIEW LOOKING DOWN AT BOTTOM OF EXCAVATION
SCALE 1"=10'



NOTES AND LIMITATIONS

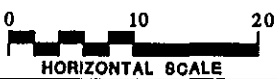
THE TABLES AND SUMMARIES OF CHEMICAL DATA PROVIDE A QUICK REFERENCE TO THE MORE COMPLETE INFORMATION IN THE TECHNICAL REPORTS AND CERTIFIED LABORATORY REPORTS.

THIS DIAGRAM WAS NOT SURVEYED OR DRAWN BY A STATE LICENSED SURVEYOR. THE PROPERTY AND OTHER BOUNDARIES THAT MAY BE SHOWN CAN NOT BE USED FOR CONSTRUCTION OR CONSTRUCTION DESIGN.

EXPLANATION OF MAP SYMBOLS

- EXCAVATION LIMIT SOIL SAMPLE
- CONTACT BETWEEN SOIL, ROCK, OR FILL MATERIALS
- MAIN SEEPAGE POINTS FOR GROUNDWATER RECHARGE

APPROXIMATE SCALE IN FEET



TMC Environmental, Inc.

TMC ENVIRONMENTAL, INC.

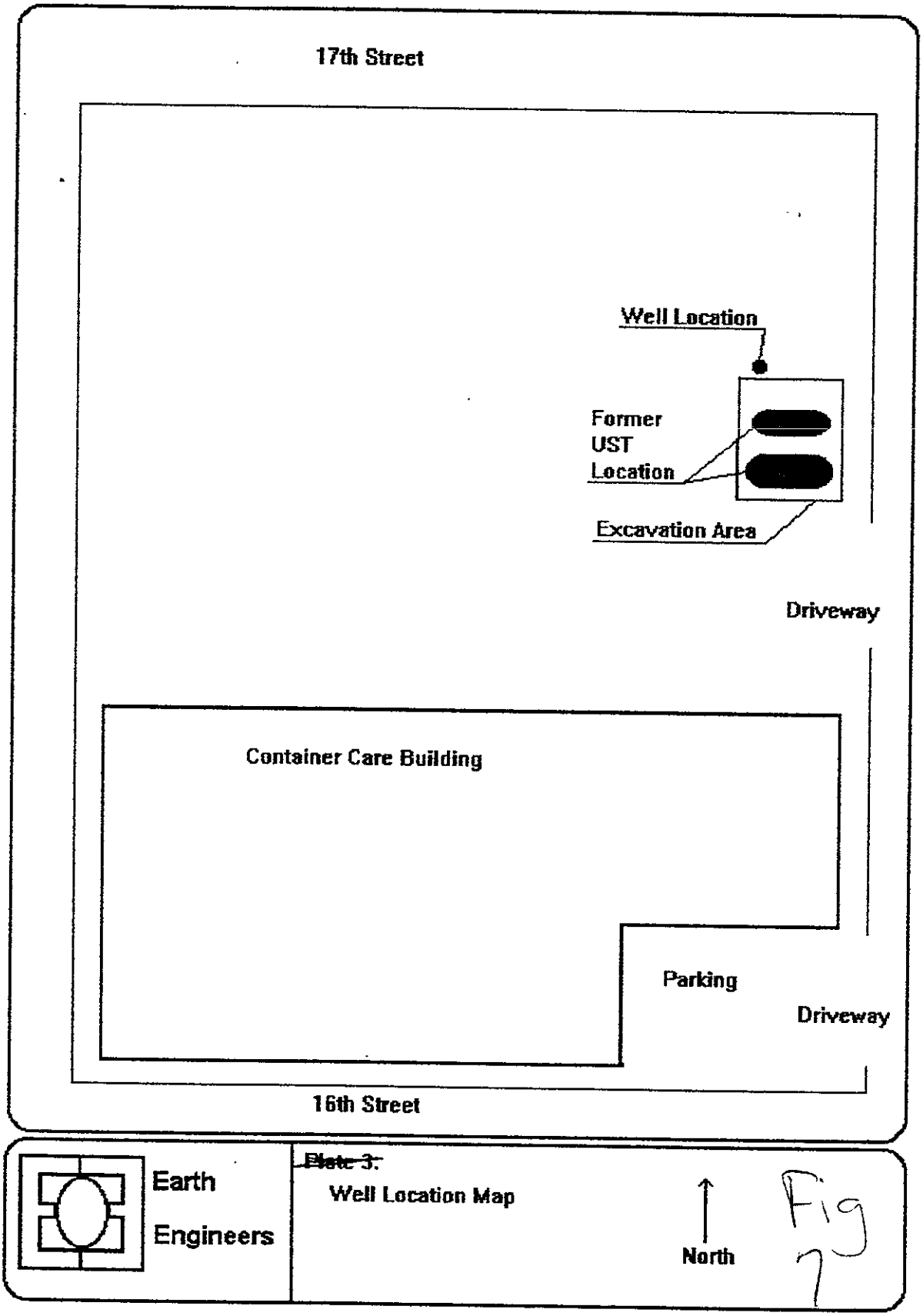
13908 SAN PABLO AVENUE, SUITE 101
SAN PABLO, CALIFORNIA 94806
510-232-8366 FAX 510-232-5133

EXCAVATION LIMIT DIAGRAM

1350 16th STREET
OAKLAND, CALIFORNIA

DATE OF DRAWING: OCTOBER, 1994 JOB NO. 1-18294

PLATE 6



Earth Engineers

~~Plate 3.~~

Well Location Map

North

Fig 7

Earth Engineers

Project
1350 16th
Oakland, CA

File Ref # 1049.001

Drilling Co. Advance Drilling
Driller John Mead
EE Geologist Mark Armstrong

Boring No. EE3
Sheet 1 of 1
Date Drilled April 7, 1995

Drilling Method Hollow Stem Auger
Hole Diameter Eight Inch
Total Depth 17 Feet
Sampling Method Cali. Split Spoon
Hammer (lbs/fall) 140 lbs / 2 ft Hydraulic

Casing Size 2 inch
Screen length 10 Feet
Screen Slot 010
Filter Pack # 3 Sand
Bentonite .5 Pellets

Recovery	Sample Depth	Blows 6/in	Time	Moisture Content	Odor PPM	Depth	Description	Pict. Log	Well Cnst
					0	0	Surface 5 inches of Asphalt GP Gravel Subbase		
						1			
						2	SW Silty Sand, Brown to Red, Well graded, Stiff, well rounded,		
70%	3.5	3/6/12	11:15	Dry	0	3	Dry, with clay, No odor		
						4			
				Moist		5	Moist		
						6			
						7	Damp, More Clay		
70%	8.5	5/12/16	11:30	Damp	0	8			
						9	Wet		
						10			
						11			
						12			
40%	13.5	3/5/5	11:45	Wet	0	13	Same as above, More clay Brownish Red, wet, no odor		
						14			
						15			
20%	16.5	1/2/2	12:10	Wet	0	16			
						17			
						18			
						19			
						20			

1st water

Fig. 8

soil 8-29-94 water 9-2-94

TABLE I
TANK REMOVAL SAMPLE RESULTS
mg/kg (ppm)

depth

SAMPLE I.D.	TOTAL LEAD	8015M TPH-D	8015M TPH-G	8020 B	8020 T	8020 X	8020 E	TRPH
11.5' 9421 W/SW	ND ✓	ND ✓	ND ✓	0.274 ✓	0.235	0.140	0.323	NA ✓
11.5' 9421 E/SW	ND ✓	ND ✓	128 ✓	1.618 ✓	0.868	4.460	10.41	NA ✓
11.5' 9421 N/SW	ND ✓	ND ✓	1394 ✓	32.50 ✓	79.89	32.74	112.10	NA
11.5' 9421 S/SW	ND ✓	ND ✓	ND ✓	ND ✓	ND	ND	ND	NA
8' 9421 W/SW94	ND ✓	ND ✓	ND ✓	ND ✓	ND	ND	ND	ND ✓
8' 9421 N/SW96	ND ✓	ND ✓	58 ✓	ND ✓	0.422	0.706	1.773	144 ✓
4' 9421 N/SW47	ND ✓	ND ✓	470 ✓	0.559 ✓	10.26	7.473	22.25	647 ✓
10.5' 9421 SW/ SW128	ND ✓	ND ✓	1034 ✓	3.033 ✓	15.53	14.25	52.19	1462 ✓
9421 SPC-1	ND ✓	ND ✓	760 ✓	3.249 ✓	8.494	16.39	38.37	NA
9421 SPC-2	ND ✓	ND ✓	995 ✓	13.45 ✓	45.20	25.69	69.44	NA
9421 SPC-3	ND ✓	ND ✓	406 ✓	6.544 ✓	20.98	9.941	31.93	NA
9-2-94 PIT-1 (WATER)	NA	98 ✓ 98,000 ppb	7.4 ✓ = 7,400 ppb	ND ✓	ND ✓	ND ✓	0.550 ✓	140 ✓ = 140,000 ppb

(418.1 all three) not in my presence 418.1

IV. SOURCE REMOVAL

On September 9, 1994, BATR performed exploratory soil sampling to determine the possible extent of the soil contamination limits. Tank removal soil sample results indicated that the majority of the contamination was isolated toward the northeast corner of the excavation and beneath the dispenser area in the southwest corner of the excavation. BATR recovered side wall soil samples in these areas at different depths and penetration levels. A total of six exploratory soil samples were taken. These sample were analyzed for TPH-G and BTEX. The results of these samples are shown on Table II. General locations of the samples and the depths below grade level are listed on plate 4 in the Appendices.

TABLE II
EXPLORATORY SAMPLING RESULTS
mg/kg (ppm)

SAMPLE I.D.	8015M TPH-G	8020 B	8020 T	8020 X	8020 E
N7-5	ND	ND	ND	ND	ND
N11-4	ND	ND	ND	ND	ND
E7	ND	ND	ND	ND	ND
E11	ND	ND	ND	ND	ND
E24	3	ND	ND	ND	ND
E36	ND	ND	ND	ND	ND

E36	ND	ND	ND	ND	ND

Over Excavation of Contaminated Soil

On September 19, 1994, BATR returned to the site to perform additional over excavation, based on the analytical results of the tank removal and the exploratory sampling. A state certified mobile laboratory service was used on-site to help determine the limits of the over excavation. The contaminated soil was removed and side wall samples were taken at the edge of the over-excavation limits. The soil samples were analyzed for TPH-G, TRPH, and BTX&E. Results from this analysis are listed below in Table III and the general location and depths of these samples are listed of plate 5.

9-19-94

TABLE III
OVER EXCAVATION SAMPLE RESULTS
mg/kg (ppm)

SAMPLE I.D.	8015M TPH-G	8020 B	8020 T	8020 X	8020 E	418.1 TRPH
13.5' EXC E-163	ND	ND	ND	ND	ND	ND
12' EXC N-144	ND	ND	ND	ND	ND	ND
9' EXC N-48	ND	ND	ND	ND	ND	ND
11' EXC W-132	ND	ND	ND	ND	ND	ND

Also on September 19, 1994, BATR pumped out approximately 500 gallons of water from the tank pit. This was completed in the morning prior to the removal of contaminated soil from the side walls of the excavation. After the completion of the over excavation and allowing for the recharge of water into the tank pit, BATR collected one water sample. At the direction of the on-site inspector the water sample was analyzed for TPH-G, TPH-D, TRPH, and BTXE. Table IV shows the analytical results of the sample taken.

→ manifest # 93620793

after purging 9-19-94

TABLE IV
TANK PIT WATER SAMPLE RESULTS
mg/kg (ppm)

SAMPLE I.D.	8015M TPH-D	8015M TPH-G	8020B	8020T	8020X	8020E	418.1 TRPH
EXC H20	4.1	2.389	.0967	.0217	.0150	.0658	12

Backfill

After the completion of contaminated soil removal and upon receipt of the analytical results, the excavation was backfilled to the surface with imported, compacted material.

V.

TABLE 4. ANALYTICAL RESULTS OF SOIL AND GROUNDWATER SAMPLING, 1350 16TH STREET, OAKLAND

Sample ID	TOG (ppm)	TPHd (ppm)	TPHg (ppm)	Ben (ppb)	Tol (ppb)	Eth (ppb)	Xyl (ppb)
S-3-B1	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
S-8-B1	N.D.	N.D.	N.D.	5.8	N.D.	N.D.	N.D.
W-3-(EE-1)	N.T.	N.D.	N.D.	2.7	N.D.	N.D.	N.D.

4-7-9

TOG = Total Oil and Grease by 5520 E&F
TPHd = Total Petroleum Hydrocarbons as diesel by 8015 Mod.
TPHg = Total Petroleum Hydrocarbons as gasoline by 8015 Mod.
Ben = Benzene by Method 8020
Tol = Toluene by Method 8020
Eth = Ethylbenzene by Method 8020
Xyl = Xylenes by Method 8020
ppm = parts per million
ppb = parts per billion
N.D. = below the reporting limits of the analysis
N.T. = not tested
Sample designation = S-.5-S1
S-.5-S1 — Sample location
S-.5-S1 — Sample depth in feet
S-.5-S1 — S=Soil sample, W=Water sample

3. RESULTS OF ANALYTICAL DATA

This section presents results of the field screening program and laboratory analyses. Laboratory analytical reports from samples collected during the field investigation are presented in Appendix A.

GROUNDWATER ANALYSES

Groundwater samples analyzed by or for Shasta Analytical Laboratory in Redding were collected in accordance with the procedures and requirements set forth in Section 2 of this report. The laboratory analytical reports are included in Appendix A and are summarized in Table 1.

TABLE VI. ANALYTICAL RESULTS OF GROUNDWATER SAMPLING, 1350 16TH, OAKLAND, CALIFORNIA

Sample ID	TOG (ppm)	TPHd (ppm)	TPHg (ppm)	Ben (ppb)	Tol (ppb)	Eth (ppb)	Xyl (ppb)
4/7/95							
S-3-B1	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
S-8-B1	N.D.	N.D.	N.D.	5.8	N.D.	N.D.	N.D.
W-3-(EE-1)	N.T.	N.D.	N.D.	2.7	N.D.	N.D.	N.D.
8/7/95							
W-3-(EE-1)	N.T.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
1/24/96							
W-3-(EE-1)	N.T.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
4/7/96							
W-3-(EE-1)	N.T.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
8/4/96							
W-3-(EE-1)	N.T.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.

TOG = Total Oil and Grease by method 5520 E&F
TPHd = Total Petroleum Hydrocarbons as diesel by 8015mod
TPHg = Total Petroleum Hydrocarbons as gasoline by 8015
Ben = Benzene by Method 8020
Tol = Toluene by Method 8020
Eth = Ethylbenzene by Method 8020
Xyl = Xylenes by Method 8020
ppm = parts per million
ppb = parts per billion
N.D. = below the reporting limits of the analysis
N.T. = not tested
Sample designation = S-.5-S1
S=Soil sample, W=Water sample
Sample depth in feet
Sample location