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

STID # 3994

June 3, 1996

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Alan Zatopa
2900 Ralston Avenue
Hillsborough, CA 94010

RE: Commercial Property, 1000 West Grand Avenue, Oakland 94607

Dear Mr. Zatopa:

This letter confirms the completion of site investigation and remedial action for the three (3) 2000-gallon gasoline underground storage tanks at the above described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information and with 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 the regulation contained in Title 23, Division 3, Chapter 16, Section 2721 (e) of the California Code of Regulations.

Please contact Dale Klettke at (510) 567-6880 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director, Department of Environmental Health

c: Gordon Coleman, Acting Chief, Department of Environmental Protection--files
Kevin Graves, RWQCB
Lori Casias, SWRCB
Mike Harper, SWRCB w/enclosure

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ENVIRONMENTAL PROTECTION

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: April 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: **D. Klettke** Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **Commercial Property**
Site facility address: **1000 West Grand Avenue, Oakland, CA 94607**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **3994**
URF filing date: **9/27/94** SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Mr. Alan Zatopa	**2900 Ralston Avenue, Hillborough, CA 94010**	**(510)574-7771**

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	2000	Gasoline	removed	9/27/94
2	2000	Gasoline	removed	9/27/94
3	2000	Gasoline	removed	9/27/94

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **UST failure, two holes noted in north UST, one hole in middle UST.**
Site characterization complete? **YES**
Date approved by oversight agency: **2/7/96**
Monitoring Wells installed? **NO** Number: **N/A**
Proper screened interval? **N/A**
Highest GW depth below ground surface: **N/A** Lowest depth: **N/A**
Flow direction: **predominantly west-northwesterly at former Chevron Service Station Site located at 850 West Grand STID # 289.**
Most sensitive current use: **Commercial/industrial**
Are drinking water wells affected? **NO** Aquifer name: **N/A**
Is surface water affected? **NO** Nearest affected SW name: **N/A**
Off-site beneficial use impacts (addresses/locations): **N/A**
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
Tank	3 x 2000-gallon	disposal/Erickson 255 Parr Blvd, Richmond, CA	9/27/94
Piping			
Free Product			
Soil	252 cubic yards	disposal/REMCO 2717 Goodrick Avenue, Richmond, CA	10/7/94
Groundwater			
Barrels			
Rinsate	250 gallons	disposal/Enviropur West 13331 N Hwy 33, Patterson, CA	10/11/94

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) Before[1]	Soil (ppm) After[2]	Water (ppb) Before[3]	Water (ppb) After[4]
TPH (Gas)	661	220	12667	100
TPH (Diesel)	---	---	---	---
Benzene	1.94	0.69	53.4	2.1
Toluene	2.07	0.63	46.9	0.6
Ethyl benzene	10.42	0.82	40.7	<0.5
Xylenes	13.01	1.7	96.1	<2
Oil & Grease				
Heavy metals				
Other-MTBE				<50

Comments (Depth of Remediation, etc.):

On September 27, 1994, SEMCO removed the three (3) 2000-gallon gasoline underground storage tanks. Upon removal, the conditions of the tanks were observed, with the middle and north USTs were reported as having holes in

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[1]Before TPHg, benzene and toluene concentrations were detected in soil sample #2-South Sidewall at a depth of 11' bgs. Before ethyl benzene and total xylene concentrations were detected in soil sample #1-North Sidewall at a depth of 11.5' bgs.

[2]After soil sample results were detected in soil sample #5-South Sidewall at a depth of 12' bgs, following over excavation of the gasoline UST pit.

[3]Before water sample results were detected in the grab groundwater sample collected from groundwater which had entered the excavation pit during initial UST removals.

[4]After results were obtained from the grab groundwater sample collected from boring B-1 on 2/13/96.

the bottom of each of these two tanks. Groundwater reported began to enter the UST excavation at a depth of 12 feet below ground surface (bgs).

A total of four (4) sidewall samples, six (6) bottom samples and one grab groundwater sample were collected and analyzed for total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethyl benzene and total xylenes (BTEX). Laboratory analytical results for these soil and groundwater samples are summarized in Table 1.

On September 28, 1994, soil samples were collected at the North Sidewall and South Sidewall at depths of 11' and 11.5' bgs, respectively. These samples were collected from areas in which contamination was noted during September 27, 1994 soil samplings. Laboratory analytical results of these two soil samples are summarized in Table 2.

Due to the high concentrations of petroleum hydrocarbons detected, the excavation was extended approximately three (3) feet at each end. Soil samples were collected at approximate depths of 12' bgs from both the north and south ends. Further excavation of the South end was not possible due to a reportedly extensive amount of utilities and the possible compromise to the integrity of the adjacent building. Laboratory analytical results of these two soil samples are summarized in Table 3.

In order to determine whether the contamination left in place (documented by soil sample #5 which was collected at the south end of the over-excavated pit) would have any impact on groundwater, a preliminary site assessment (PSA) was performed by Geomatrix.

On February 13, 1996, Geomatrix conducted the PSA by advancing three borings and installing temporary wells in order to collect grab groundwater samples from each boring. Borings B-1, B-2 and B-3 were advanced to depths of approximately 16 to 25 feet bgs, using direct-push technology. Soil samples were collected at approximately five (5) foot intervals. One (1) groundwater sample was collected from each temporary wellpoint. Laboratory analytical results of documented soil and groundwater samples are summarized in Tables 4 and 5.

See Section VII, Additional Comments, etc...

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **YES**
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **YES**
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**
Number Decommissioned: **N/A** Number Retained: **N/A**
List enforcement actions taken: **None**
List enforcement actions rescinded: **N/A**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Dale Klettke** Title: **Hazardous Materials Specialist**

Signature: Dale Klettke Date: 5/14/96

Reviewed by

Name: **Jennifer Eberle** Title: **Hazardous Materials Specialist**

Signature: Jennifer Eberle Date: 5-14-96

Name: **Thomas Peacock** Title: **Supervising HazMat Specialist**

Signature: Thomas Peacock Date: 5-14-96

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved

RWQCB Staff Name: **Kevin Graves** Title: **AWRCE**

Signature: Kevin Graves Date: 5/29/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

This site qualifies for case closure as a "Low Risk Soils Case" for the following reasons:

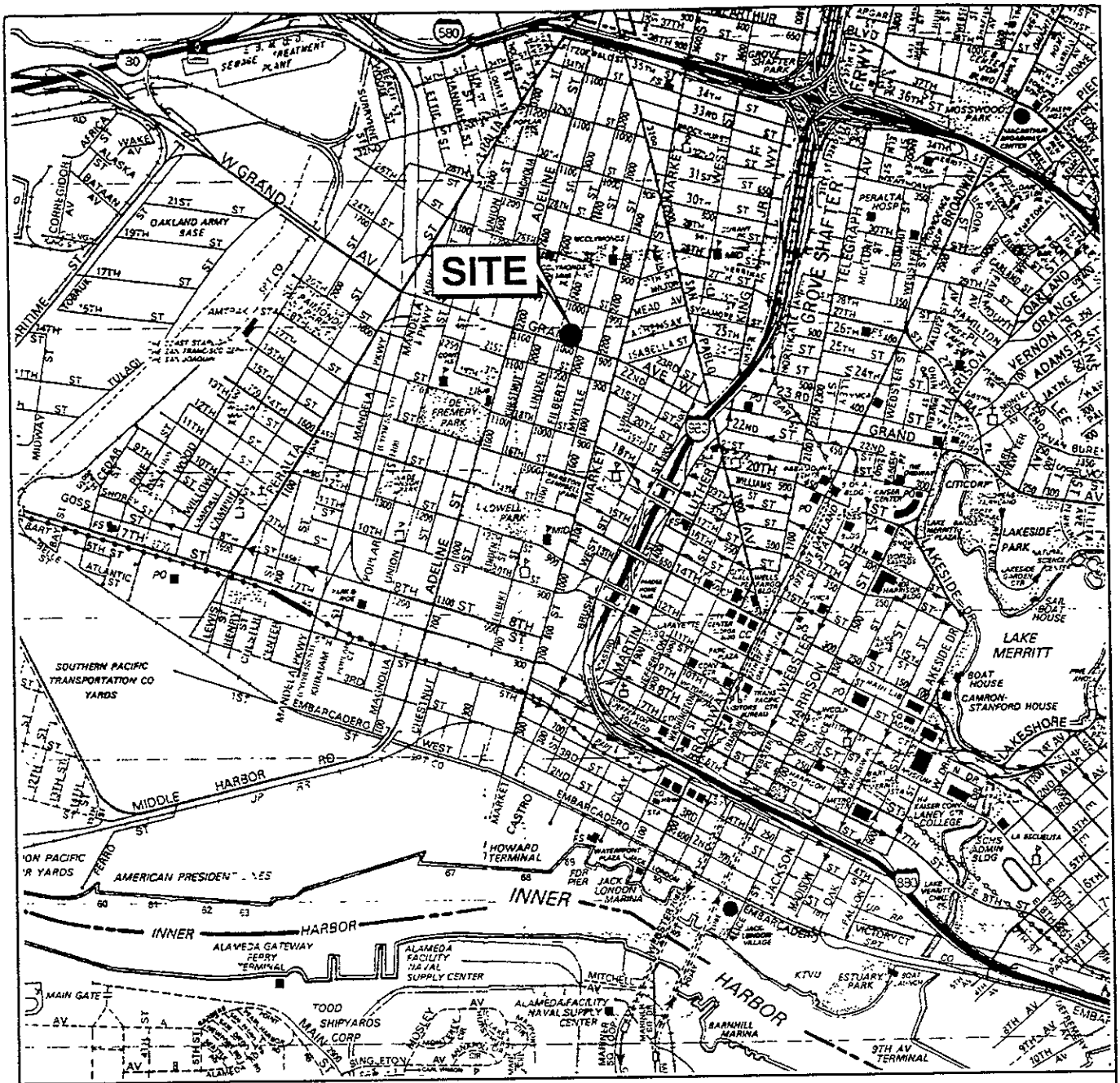
a) The source has been sufficiently removed or has been remediated. *Soil contamination remaining in place is documented by soil sample #5 (See Table 3).*

b) The site has been adequately characterized. *Laboratory analysis of soil and groundwater samples collected during the PSA documents that that the previous release is very small in extent and is limited to soils in the southern end of the former UST pit.*

c) Little or no groundwater impact currently exists and no contaminants are found at levels above established MCLs or other applicable water quality objectives. *Only benzene was detected at a concentration exceeding the MCL of 1 ppb (2.1 ppb in the groundwater sample collected from boring B-1), this is in the "inferred" up gradient direction from the former UST excavation. The temporary wells which were in the "inferred" down gradient location from the former UST pit were found to contain non-detectable concentrations of TPHg, BTEX and MTBE.*

d) No water walls, deeper drinking water wells, surface water or other sensitive receptors are likely to be impacted. *The contamination appears to be localized on site, specifically on the southern end of the former UST excavation.*

e) The site presents no significant risk to human health or the environment. *Except for benzene which was detected at a concentration of 2.1 ppb, no concentrations of groundwater contaminants exceed Primary Drinking Water MCLs. The contamination appears to be localized and is not migrating off-site at concentrations which would pose a risk to human health or the environment.*



N

0 2000 Feet

GEOMATRIX

SITE LOCATION
1000 West Grand Avenue
Oakland, California

Figure
1

Project No.
3402

3402 001

Geochem ENVIRONMENTAL LABORATORIES

Mobile & In-House Laboratories Certified by State of California
Phone: (408) 955-9988 / FAX: (408) 955-9538

SEMCO

OCT 15 1994

ANALYTICAL REPORT

Client: SEMCO
1741 Leslie Dr.
San Mateo, CA 94402
Attn: Chuck Kiper

Date Sampled: 09/27/94
Date Received: 09/27/94
Date Analyzed: 09/27/94
Batch:SA-440 Matrix: Soil
Conc. Unit mg/kg (ppm)

Project: 94-3878 Alan Zatopa

"ND" means "not detected" at indicated detection limit.
B:benzene, T:toluene, E:ethylbenzene & X:total xylenes.
Samples received at job-site with a chain of custody record.

SAMPLE #	SAMPLE I.D.	Total Lead	8015M/TPH Gasoline	8020 B / T / E / X
	DETECTION LIMIT	1 ppm	1 ppm	0.005 ppm
2	2NG-B-13'		ND	ND / ND / ND / ND
1	2NG-S-12'		30	0.333 / 0.429 / 0.260 / 0.280
3	2MG-B-13'		ND	ND / ND / ND / ND
6	2SB-S-13'		ND	0.318 / ND / ND / ND
5	2SG-B-13'		ND	0.192 / ND / ND / ND
4	4MG-S-13'		ND	ND / ND / ND / ND
8	Sidewall B-5'		ND	0.034 / ND / ND / ND
9	Sidewall B-12'6"		ND	0.040 / ND / ND / ND
10	Sidewall S-5'		ND	ND / 0.115 / 0.087 / ND
11	Sidewall S-13'		ND	ND / ND / ND / ND
7	Comp Spoils	9	222	ND / ND / 3.252 / 7.914

SAMPLE I.D.	8015M/TPH Gasoline	602 B / T / E / X
DETECTION LIMIT	50 ppb	0.5 ppb
12 Pit H_2O	12667	53.4 / 46.9 / 40.7 / 96.1

TABLE 1

TANK REMOVAL ANALYTICAL

1000 WEST GRAND AVENUE
OAKLAND, CALIFORNIA

SEPTEMBER 28, 1994

SAMPLE ID	DEPTH	TPH (G)	BENZENE	TOLUENE	ETHYL BENZENE	XYLENES
#1-NORTH SIDEWALL	11'	446 PPM	1.425 PPM	1.902 PPM	10.42 PPM	13.01 PPM
#2-SOUTH SIDEWALL	11'6"	661 PPM	1.942 PPM	2.070 PPM	5.171 PPM	9.653 PPM
#3-PUMP ISLAND		ND	ND	ND	ND	ND

2

SEPTEMBER 28, 1994

SAMPLE ID	DEPTH	TPH (G)	BENZENE	TOLUENE	ETHYL BENZENE	XYLENES
#4- NORTH SIDEWALL EX	12'	ND	ND	ND	ND	ND
#5-SOUTH SIDEWALL EX	12'	220 PPM	0.69 PPM	0.63 PPM	0.82 PPM	1.7 PPM

3

TABLES 2 & 3

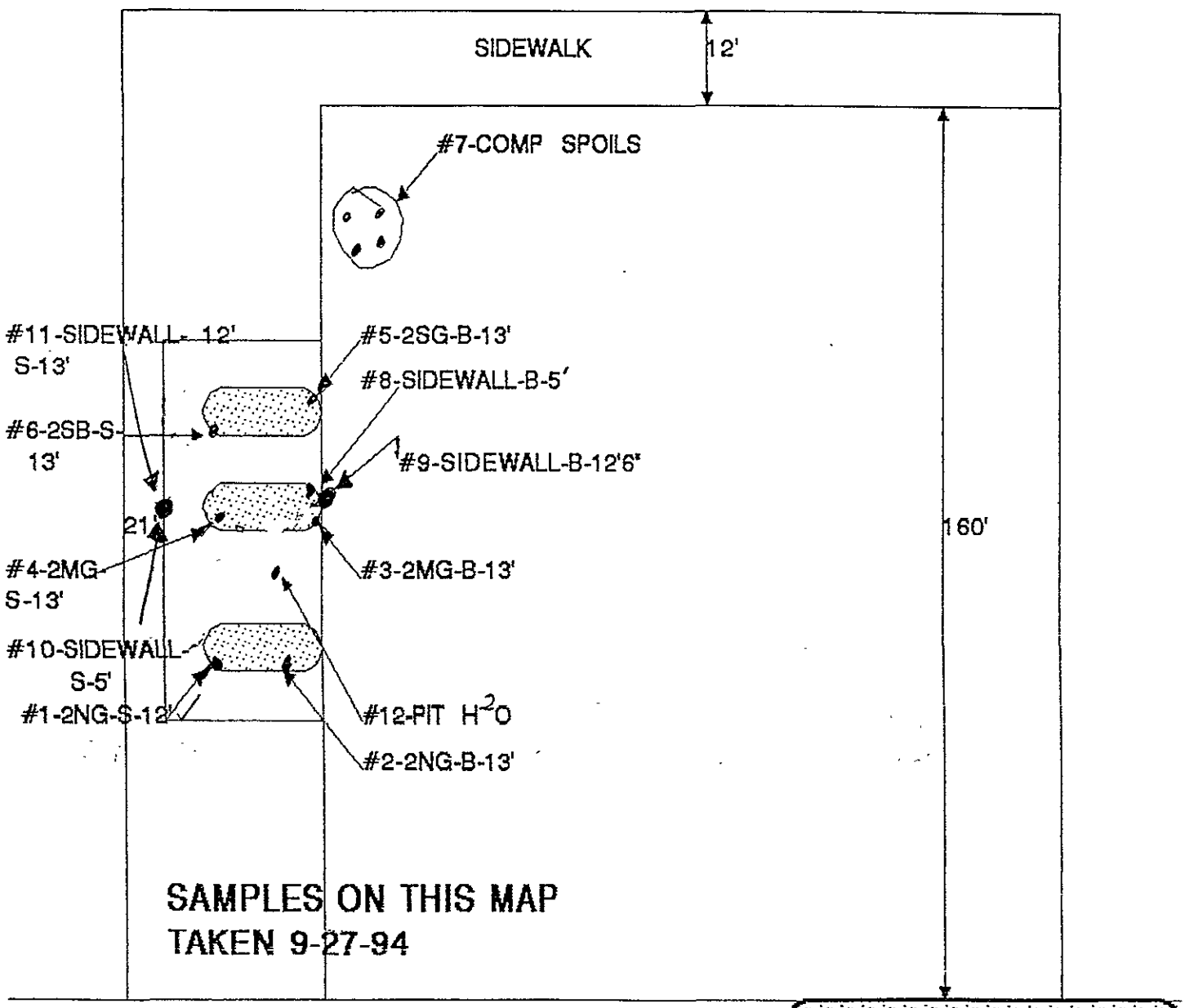


FIGURE 2

NOT TO SCALE

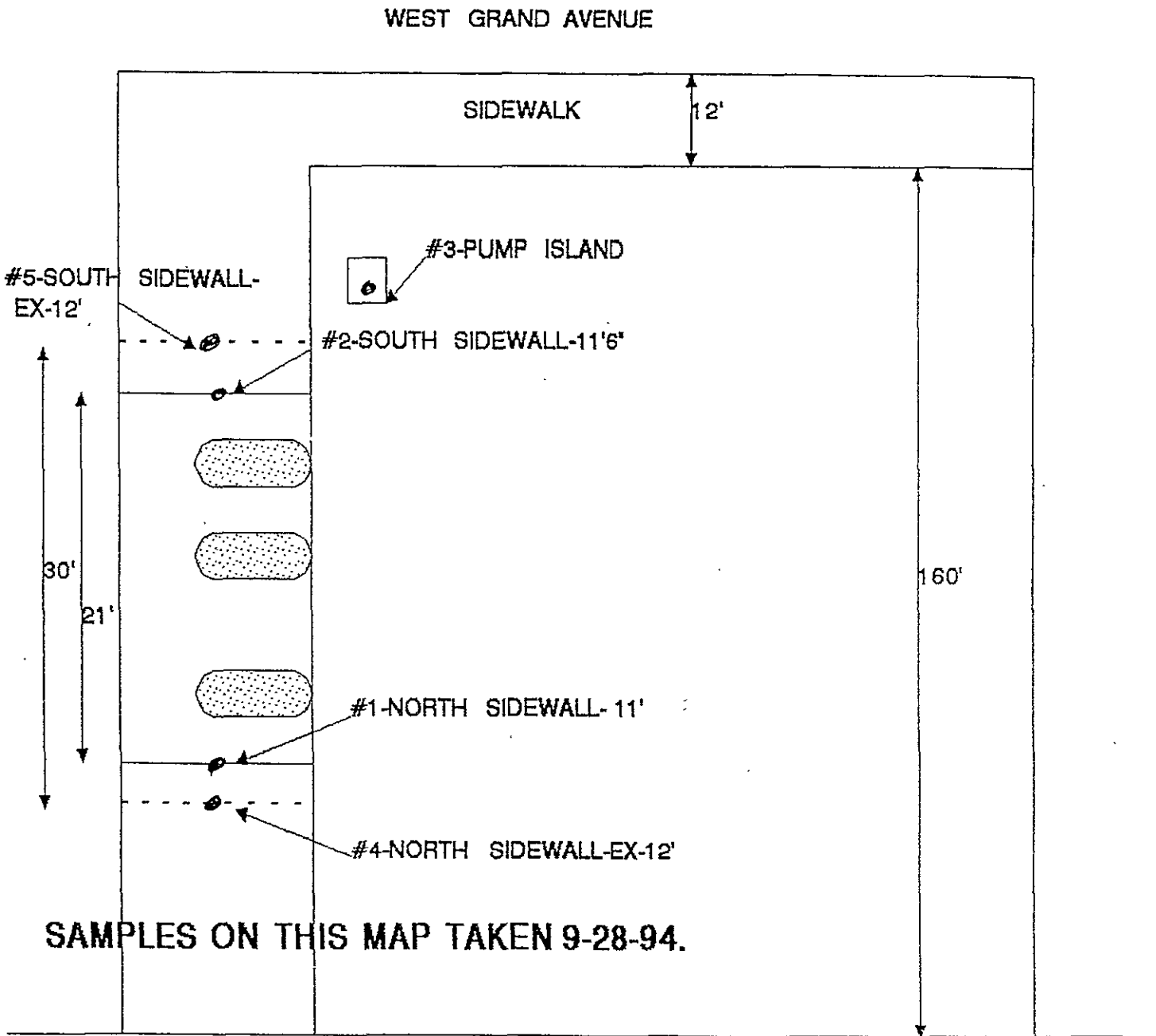
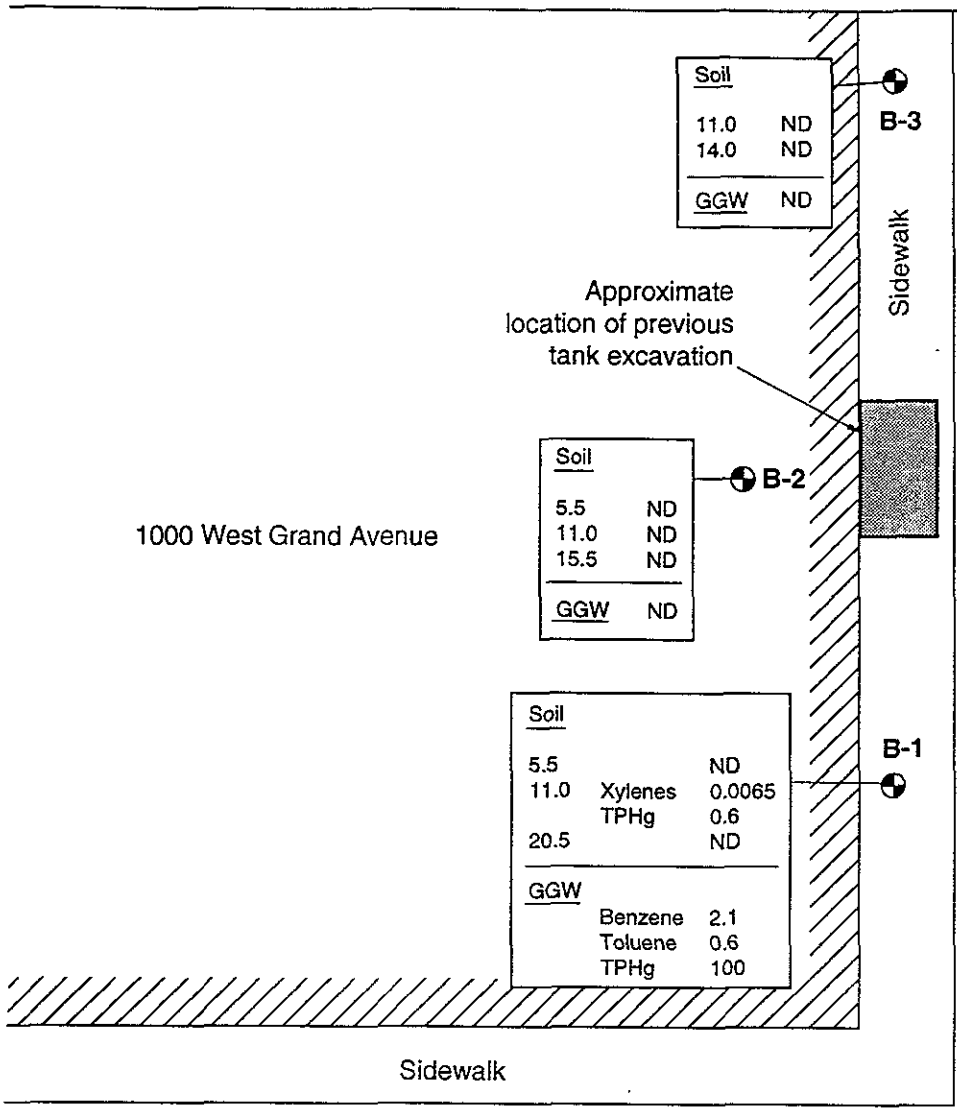

WEST GRAND AVENUE
SIDEWALK
12'
#3-PUMP ISLAND
#5-SOUTH SIDEWALL-EX-12'
#2-SOUTH SIDEWALL-11'6"
30'
21'
160'
#1-NORTH SIDEWALL- 11'
#4-NORTH SIDEWALL-EX-12'
SAMPLES ON THIS MAP TAKEN 9-28-94.
S E M C O
1000 GRAND AVENUE
OAKLAND
N
NOT TO SCALE

FIGURE 3



EXPLANATION

B-3 Soil and grab groundwater sampling location

11.0 Xylene 0.0065 — Concentration, micrograms per liter (µg/l) for groundwater; milligrams per kilogram (mg/kg) for soil
— Constituent
— Sample depth (ft.) or grab groundwater

Notes

1. Sidewalk dimensions are approximate.
2. GGW - grab groundwater sample; TPHg - total petroleum hydrocarbons as gasoline; ND - not detected above laboratory reporting limits.
3. All soil and grab groundwater samples were analyzed for benzene, toluene, ethylbenzene, xylenes, TPHg, and methyl-t-butyl ether.

0 30 Feet

GEOMATRIX

CONSTITUENTS DETECTED IN SOIL AND GRAB GROUNDWATER SAMPLES
1000 West Grand Avenue
Oakland, California

Figure 4

Project No. 3402

3402.003

FIGURE 4

TABLE 4
SOIL SAMPLE ANALYTICAL RESULTS[1]
1000 West Grand Avenue
Oakland, California

Concentrations are in milligrams per kilogram (mg/kg)

Boring ID[2]	Sample Depth (ft bgs[3])	TPHg[4]	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE[5]
B-1	5.5	0.2	<0.005	<0.005	<0.005	<0.005	<0.05
	11.0	0.6	<0.005	<0.005	<0.005	0.0065	<0.05
	20.5	<0.2	<0.005	<0.005	<0.005	<0.005	<0.05
B-2	5.5	<0.2	<0.005	<0.005	<0.005	<0.005	<0.05
	11.0	<0.2	<0.005	<0.005	<0.005	<0.005	<0.01
	15.5	<0.2	<0.005	<0.005	<0.005	<0.005	<0.05
B-3	11.0	<0.2	<0.005	<0.005	<0.005	<0.005	<0.05
	14.0	<0.2	<0.005	<0.005	<0.005	<0.005	<0.05

Notes

[1] Samples were collected by Geomatrix Consultants, Inc. and analyzed by American Environmental Network of Pleasant Hill, California, by EPA Method 8020.

[2] Sample locations are shown on Figure 2

[3] bgs = Below ground surface

[4] TPHg = Total Petroleum Hydrocarbons as gasoline

[5] MTBE = Methyl-t-butyl ether

TABLE 5
GRAB GROUNDWATER ANALYTICAL RESULTS[1]
1000 West Grand Avenue
Oakland, California

Concentrations are in micrograms per liter (µg/l)

Boring/Sample ID[2]	TPHg[3]	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE[4]
B-1/GGW-1	100	2.1	0.6	<0.5	<2	<50
B-2/GGW-2	<50	<0.5	<0.5	<0.5	<2	<50
B-3/GGW-3	<50	<0.5	<0.5	<0.5	<2	<50

Notes

[1] Samples were collected by Geomatrix Consultants, Inc. and analyzed by American Environmental Network of Pleasant Hill, California, by EPA Method 8020.

[2] Sample locations are shown on Figure 2.

[3] TPHg = Total Petroleum Hydrocarbons as gasoline

[4] MTBE = Methyl-t-butyl ether