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

RAFAT A. SHAHID, DIRECTOR
DEPARTMENT OF ENVIRONMENTAL HEALTH

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

October 24, 1995
StID # 939

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Ellis Jacobs
Pacific Pipe Company
P. O. Box 23711
Oakland CA 94623

Mr. Neil Thorton
American Industries
P. O. Box 10086
Portland, OR 97210

RE: Pacific Pipe Company, 1901 Poplar Street, Oakland, California 94607

Dear Messers. Jacobs and Thorton;

This letter confirms the completion of site investigation and remedial action for one 5000-gallon gasoline and one 10,000-gallon diesel 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, including current land use, 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. (If a change in land use is proposed, the owner must promptly notify this agency.)

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

Sincerely,

Jun Makishima
Acting Director

c: Gordon Coleman, Acting Chief, Environmental Protection Division--files
Kevin Graves, RWQCB
Mike Harper, SWRCB

0939racc.dkt

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION **Date:** 3/13/95

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: **Pacific Pipe Co.**
Site facility address: **1901 Poplar St., Oakland CA 94607**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **939**
URF filing date: 11/11/93 SWEEPS No: **N/A**

Responsible Parties: **Addresses:** **Phone Numbers:**
Mr. Ellis Jacobs, Pacific Pipe Co., PO Box 23711, Oakland Ca 94623 (510-452-0122)

Mr. Neil Thornton, American Industries, PO Box 10086, Portland OR 97210 (503-727-7304)

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	5,000	gasoline	removed	10/14/93
2	10,000	diesel	removed	10/14/93

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: possible piping or dispenser leak

Site characterization complete? YES

Date approved by oversight agency: n/a

Monitoring Wells installed? YES Number: 3

Proper screened interval? YES (screened from 6' to 24'bgs)

Highest GW depth below ground surface: 3.88'bgs Lowest depth: 6.4'bgs

Flow direction: SW

Most sensitive current use: industrial

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:	5K and 10K	disposed to and by Erickson manifest # 92202699	10/14/93
Soil:	235 tons from original stockpile	disposed to Remco Recycling in Richmond	11/93
Groundwater:	2400 gal	disposed by H&H to PRC Patterson manifest #92221176	11/8/93

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

Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After
TPH (Gas)	2700	16	.750	.2
TPH (Diesel)	4900	450	32	.9
Benzene	54	ND	.025	ND
Toluene	180	.028	.029	ND
Xylene	240	.033	.037	ND
Ethylbenzene	42	ND	.0061	ND
Oil & Grease	NA	NA	NA	NA
Heavy metals	NA	NA	NA	NA

Comments (Depth of Remediation, etc.): The "before" soil results are from under the dispenser. The "before" water results are from the pit water. The "after" soil results are from the dispenser; all other post-overexcavation soil samples were ND. The "after" water samples are from the MWs.

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, if it changes to residential
Monitoring wells Decommisioned: NOt yet
Number Decommisioned: Number Retained:

List enforcement actions taken: none

List enforcement actions rescinded: none

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Jennifer Eberle
Signature: Jeberle
Title: Hazardous Materials Specialist
Date: 3-21-95

Reviewed by
Name: Amy Leech
Signature: Aleech
Title: Hazardous Materials Specialist
Date: 3/27/95

Name: Eva Chu
Signature: Echu
Title: Hazardous Materials Specialist
Date: 3/21/95

VI. RWQCB NOTIFICATION

Date Submitted to RWQCB: 3-28-95
RWQCB Staff Name: Kevin Graves
Signature: KGraves
RB Response: Approved
Title: AWRCE
Date: 4/21/95

VII. ADDITIONAL COMMENTS, DATA, ETC.

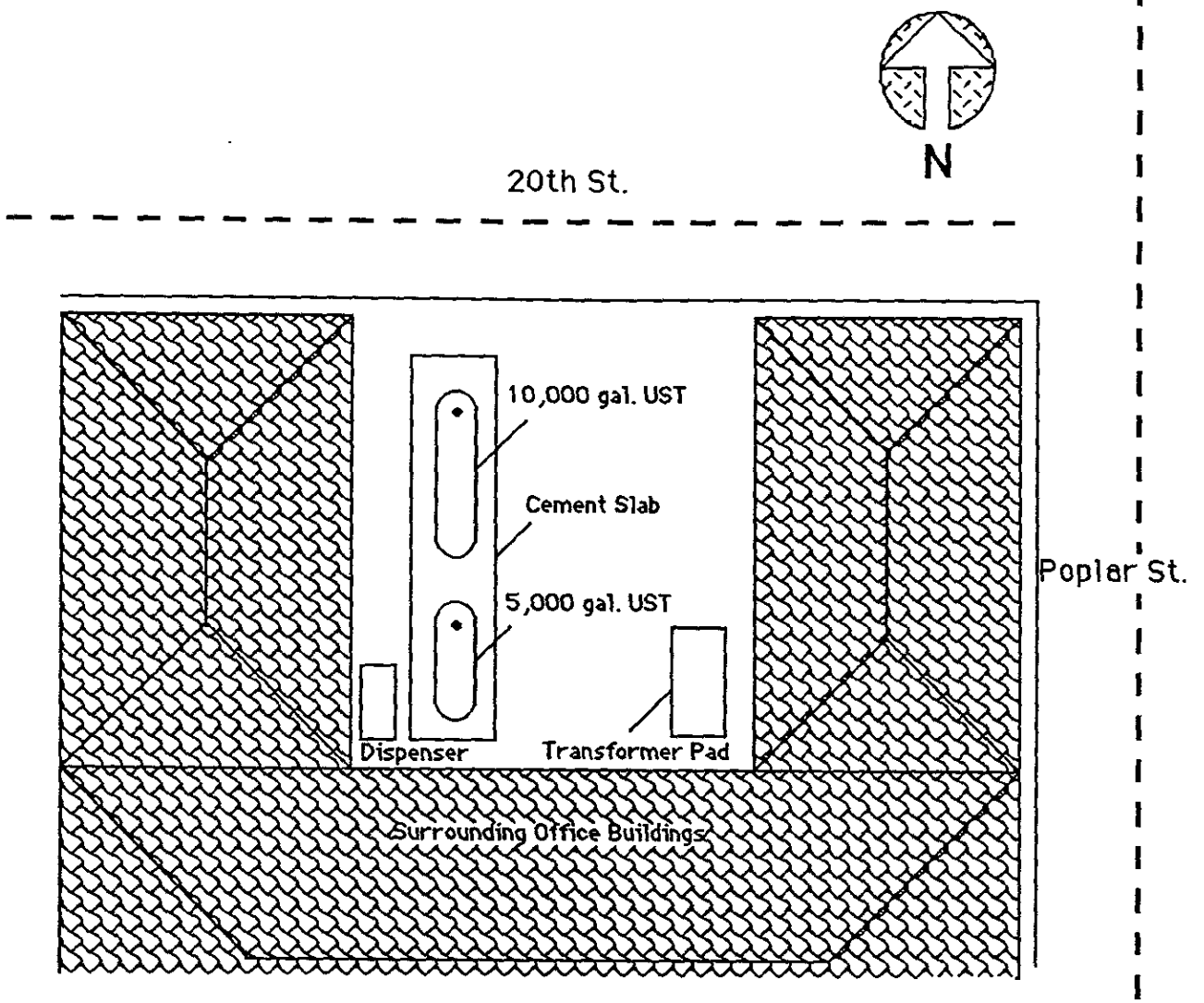
Two USTs were removed on 10/14/93: one 5K gasoline, and one 10K diesel UST. See Fig 1. Eight excavation samples were collected, including one below the former dispenser. See Fig 2. A pit water sample was also collected. Soil and water results are noted in Tables 1 and 2. There was up to 4,900 ppm TPHd, up to 2700 ppm TPHg, and up to 54 ppm benzene under the dispenser, and there was up to 780 ppm TPHd, up to 300 ppm TPHg, up to 0.58 ppm benzene in the excavation. The water sample had 32 ppm TPHd, .750 ppm TPHg, and .025 ppm benzene. Bay Mud (noted as "black, native clay" in field inspection report) was found just beyond the tank backfill, at a depth of 8-9'bgs. The capillary fringe was approximately 8-9'bgs.

The site was overexcavated on 11/8/93. Twelve confirmatory soil samples were collected. See Fig 3. Results were ND for TPHg, BTEX and TPHd in the excavation. However, the sample under the dispenser at 5' (in a clay layer) had 450 ppm TPHd, 16 ppm TPHg, and ND benzene. It was not feasible to further excavate this area due to the proximity to the building.

Three MWs were installed in 3/94. See Figure 4. Soil samples from the boreholes were ND for TPHd, TPHg, and BTEX, at the depths collected (4', 5', and 8'bgs). See Table 5. First water was at 9' and 10'bgs. The boring logs confirmed the presence of Bay Muds throughout the entire log(s).

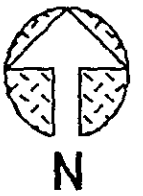
Groundwater was monitored for 4 consecutive quarters. See Table 6. GW generally flows to the SW. BTEX concentrations have been low or ND, with benzene ND all four quarters in all 3 wells. TPHg has been ND except 200 ppb this last quarter. TPHd has been ND or low concentration; the highest level was 900 ppb, from this last quarter. Note that last quarter (1/95) GWEs were the highest yet. This quarter (Jan 95 QS) represents the hydrologic high end of the cycle. This may account for the highest concentrations, due to the leaching out of any contaminants from the capillary fringe. As we all know, this winter has been unusual in the amount of precipitation. The GWE is expected to decrease during the summer and fall months.

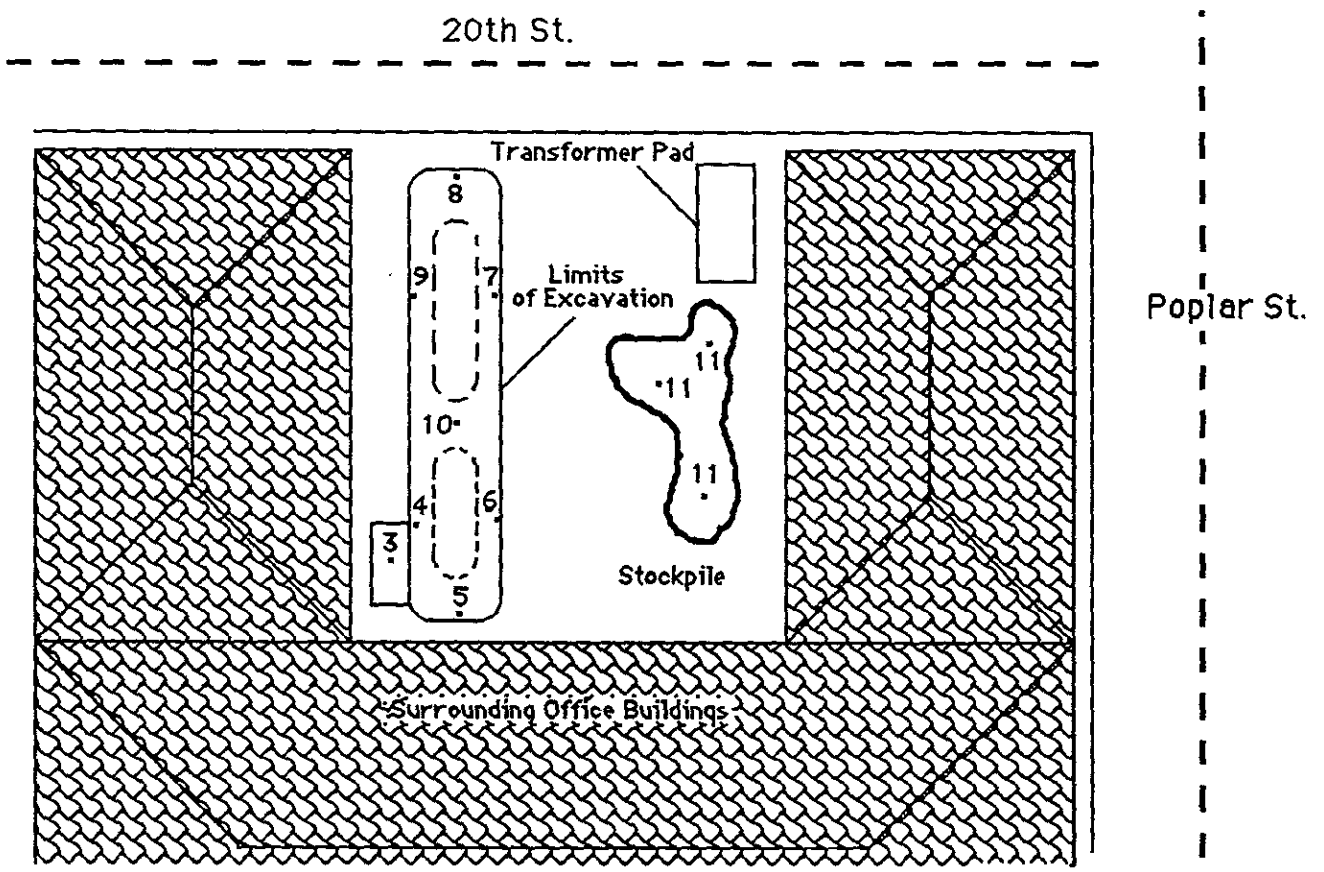
This case can be closed because 1) the source of contamination has been removed to the extent possible via tank removal and overexcavation, 2) further excavation was not feasible in the dispenser area, 3) benzene was ND during overex, as well as the soil and gw in the boreholes/MWs, 4) HC concentrations in gw have been very low or ND for 4 quarters, and 5) the Bay Mud will inhibit migration of the remaining contaminants in the dispenser area.



Date: December 1993	W.A. Craig, Inc. 707-252-3353	
Job No.: 3308-0-93		
Scale: no scale-reference only	Pacific Pipe Co. 1901 Poplar St. Oakland, Ca. 94607	Figure No. 1
Drawn: JGH		
Chk'd: WAC II		
App'd: Wac II/ JGH	Tank Location Map	Rev.

10-14-93

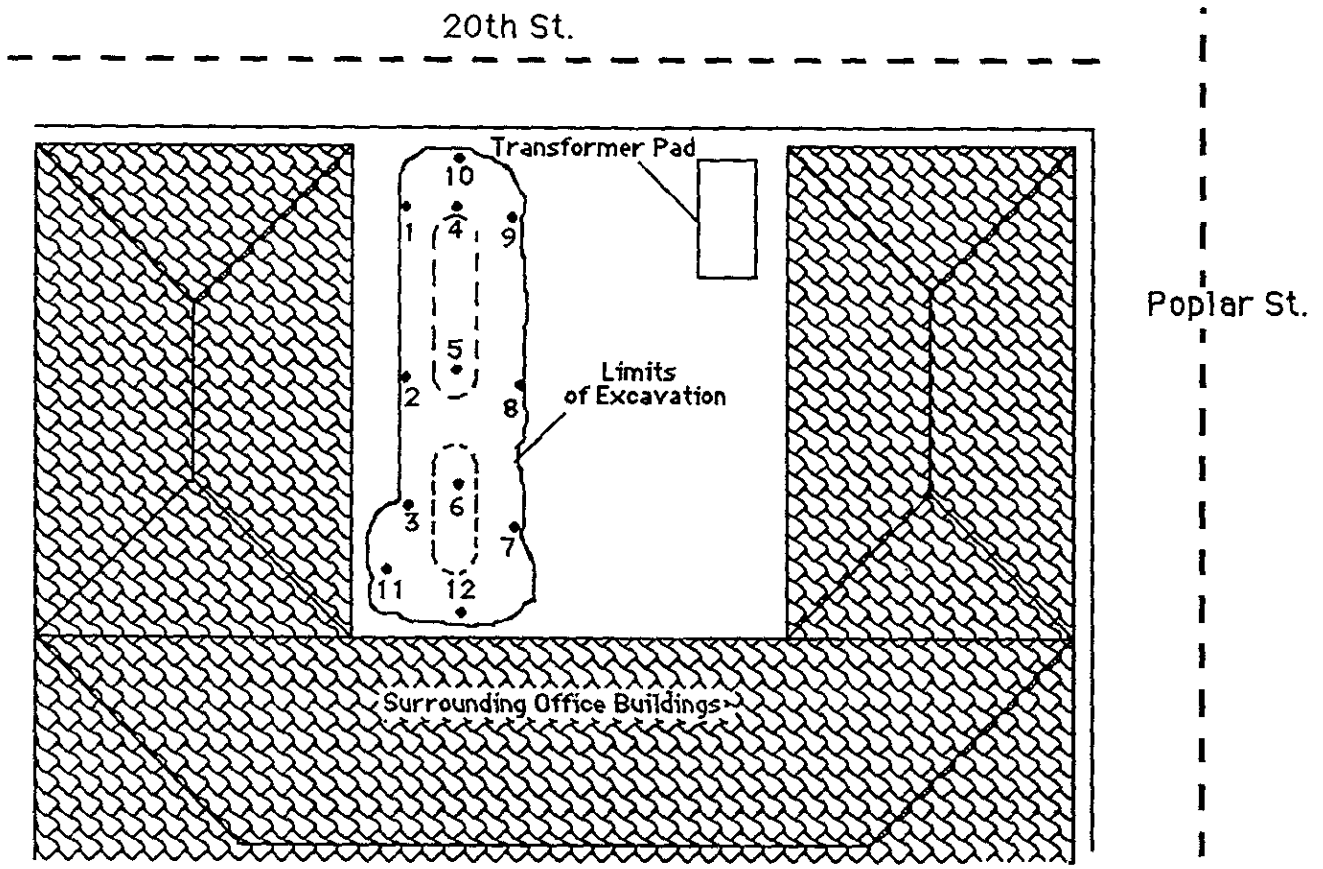




1) PP-1 Water Sample from Pit Bottom
2) PP-2 Water Sample from Pit Bottom
3) PP-3 Dispenser Sample
4) PP-4 N.E. Wall
5) PP-5 North Wall
6) PP-6 N.W. Wall
7) PP-7 S.W. Wall
8) PP-8 South Wall
9) PP-9

Date: December 1993	W.A. Craig, Inc. 707-252-3353	
Job No.: 3308-0-93		
Scale: no scale-reference only	Pacific Pipe Co. 1901 Poplar St. Oakland, Ca. 94607	Figure No. 2
Drawn: JGH		
Chk'd: WAC II		
App'd: Wac II/ JGH	Sample Location Map	Rev.

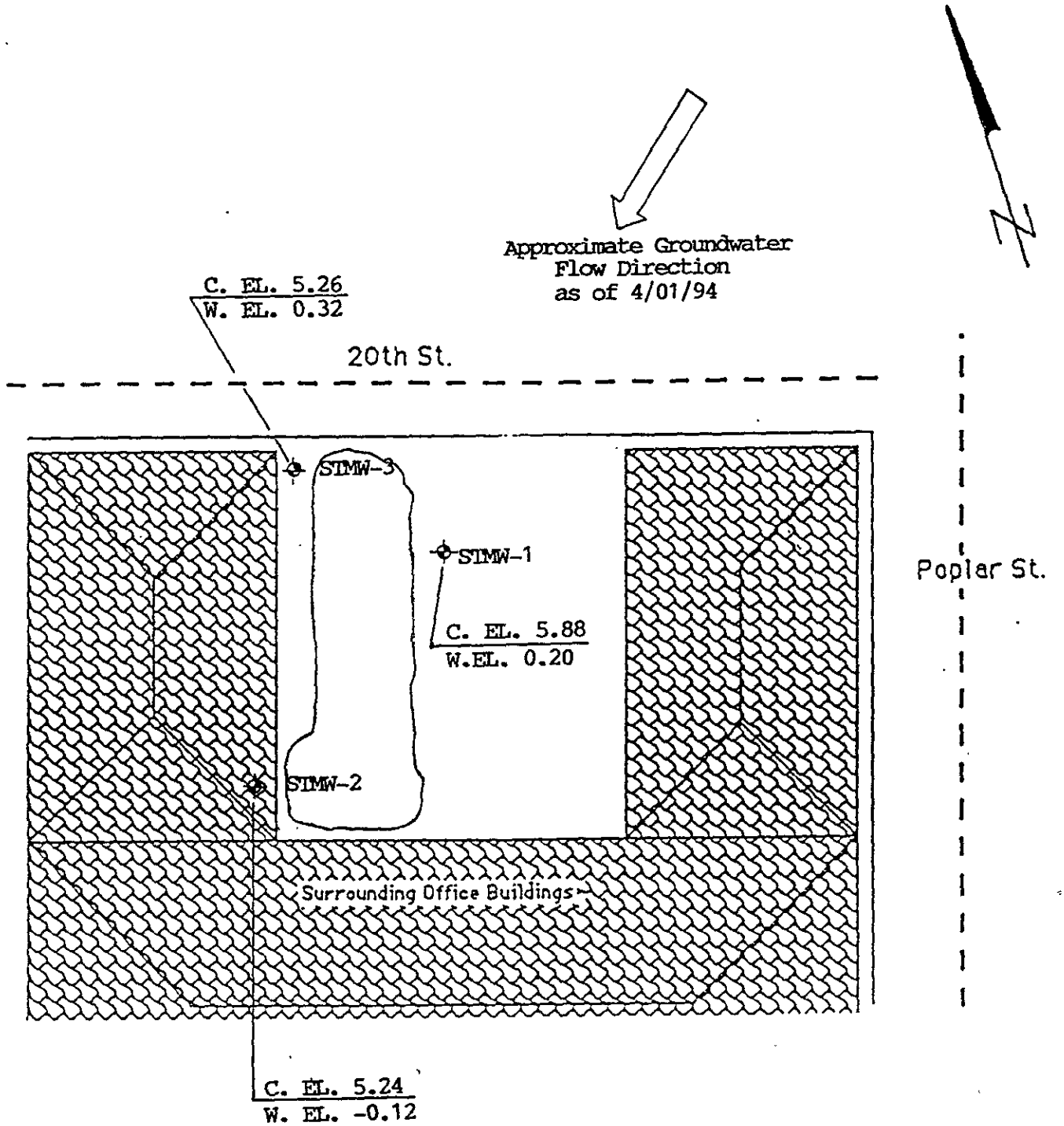
11-8-93



Sample Legend

1) PP-2-1 N.W. Wall 10' BG
2) PP-2-2 West Wall 10' BG
3) PP-2-3 S.W. Wall 10' BG
4) PP-2-4 Pit Bottom North 11'6" BG
5) PP-2-5 Pit Bottom Central 11'6" BG
6) PP-2-6 Pit Bottom South 11'6" BG
7) PP-2-7 S.E. Wall 10' BG
8) PP-2-8 East Wall 10' BG
9) PP-2-9 N.E. Wall 10' BG
10) PP-2-10 North Wall 10' BG
11) PP-2-11 Dispenser 5' BG
12) PP-2-12 South Wall 10' BG

Date: December 1993	W.A. Craig, Inc. 707-252-3353	
Job No.: 3308-0-93		
Scale: no scale-reference only	Pacific Pipe Co. 1901 Poplar St. Oakland, Ca. 94607	Figure No. 3
Drawn: JGH		
Chk'd: WAC II		
App'd: Wac II/ JGH	Sample Location Map	Rev.



Monitoring Well Location
C. EL. Casing Elevation
W. EL. Water Elevation

Fig. 4

NOT TO SCALE

Figure 2

SOIL TECH ENGINEERING, INC.

M2

Table 1

McCAMPBELL ANALYTICAL INC.	110 2nd Avenue South, #D7, Pacheco, CA 94553 Tele: 510-798-1620 Fax: 510-798-1622

W.A. Craig, Inc. P.O. Box 448 Napa, CA 94559	Client Project ID: Pacific Pipe	Date Sampled: 10/14/93
		Date Received: 10/15/93
	Client Contact: Jaime Hargrave	Date Extracted: 10/15/93
	Client P.O:	Date Analyzed: 10/15/93

Diesel Range (C10-C23) Extractable Hydrocarbons as Diesel *

EPA methods modified 8015, and 3550 or 3510; California RWQCB (SF Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d)+	% Recovery Surrogate
32629	PP-1	W	32,000,a	#
32631	PP-3	S	4900,a	113
32632	PP-4	S	ND	109
32633	PP-5	S	ND	111
32634	PP-6	S	780,a	#
32635	PP-7	S	24,g	113
32636	PP-8	S	340,a	115
32637	PP-9	S	13,b	110
32638	PP-10	S	57,a,d	105
32639	PP-11	S	1100,a	119
Detection Limit unless otherwise stated; ND means Not Detected		W	50 ug/L	
		S	10 mg/kg	

*water samples are reported in ug/L, soil samples in mg/kg, and all TCLP extracts in mg/L

cluttered chromatogram; surrogate and sample peaks co-elute or surrogate peak is on elevated baseline

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) modified diesel?; light(c_L) or heavy(c_H) diesel compounds are significant); d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel(?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible phase is present.

DHS Certification No. 1644

Edward Hamilton, Lab Director

Table 2

McCAMPBELL ANALYTICAL INC. | 110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

W.A. Craig, Inc.	Client Project ID: Pacific Pipe	Date Sampled: 10/14/93
P.O. Box 448		Date Received: 10/15/93
Napa, CA 94559	Client Contact: Jaime Hargrave	Date Extracted: 10/15-10/21/93
	Client P.O:	Date Analyzed: 10/16-10/21/93

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with BTEX*

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g)+	Benzene	Toluene	Ethylbenzene	Xylenes	% Rec. Surrogate
32630	PP-2	W	750,a,g,h	25	29	6.1	37	87
32631	PP-3	S	2700,a	54	180	42	240	114
32632	PP-4	S	ND,b	ND	0.008	ND	0.013	94
32633	PP-5	S	ND,b	ND	ND	ND	0.010	94
32634	PP-6	S	300,b	0.58	1.0	5.0	9.5	109
32635	PP-7	S	5.3,f,d	0.010	0.009	ND	0.016	96
32636	PP-8	S	2.8,b	0.018	0.031	0.029	0.12	93
32637	PP-9	S	ND	ND	ND	ND	ND	101
32638	PP-10	S	4.2,b	0.026	0.084	0.049	0.33	92
32639	PP-11	S	59,b	0.032	0.092	0.096	0.63	89
Detection Limit unless otherwise stated; ND means Not Detected		W	50 ug/L	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.005	0.005	0.005	0.005	

*water samples are reported in ug/L, soil samples in mg/kg, and all TCLP extracts in mg/L

cluttered chromatogram; sample peak co-elutes with surrogate peak

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds are significant; no recognizable pattern; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible phase is present.

DHS Certification No. 1644

EH Edward Hamilton, Lab Director

Table 3

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

W.A. Craig, Inc.	Client Project ID: Pacific Pipe	Date Sampled: 11/08/93
P.O. Box 448		Date Received: 11/08/93
Napa, CA 94559	Client Contact: Leland Yialelis	Date Extracted: 11/08/93
	Client P.O:	Date Analyzed: 11/09-11/10/93

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with BTEX*

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g)+	Benzene	Toluene	Ethylbenzene	Xylenes	% Rec. Surrogate
33019	PP-2-1	S	ND	ND	ND	ND	ND	95
33020	PP-2-2	S	ND	ND	ND	ND	ND	91
33021	PP-2-3	S	ND	ND	ND	ND	ND	97
33022	PP-2-4	S	ND	ND	ND	ND	ND	94
33023	PP-2-5	S	ND	ND	ND	ND	ND	94
33024	PP-2-6	S	ND	ND	ND	ND	ND	93
33025	PP-2-7	S	ND	ND	ND	ND	ND	92
33026	PP-2-8	S	ND	ND	ND	ND	ND	95
33027	PP-2-9	S	ND	ND	ND	ND	ND	94
33028	PP-2-10	S	ND	ND	ND	ND	ND	95
33029	PP-2-11	S	16,g,c	ND	0.028	ND	0.033	102
33030	PP-2-12	S	ND	ND	ND	ND	ND	97
Detection Limit unless otherwise stated; ND means Not Detected		W	50 ug/L	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.005	0.005	0.005	0.005	

*water samples are reported in ug/L, soil samples in mg/kg, and all TCLP extracts in mg/L

cluttered chromatogram; sample peak co-elutes with surrogate peak

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds are significant; no recognizable pattern; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible phase is present.

DHS Certification No. 1644

Edward Hamilton, Lab Director

Table 4

McCAMPBELL ANALYTICAL INC.	110 2nd Avenue South, #D7, Pacheco, CA 94553 Tele: 510-798-1620 Fax: 510-798-1622

W.A. Craig, Inc. P.O. Box 448 Napa, CA 94559	Client Project ID: Pacific Pipe	Date Sampled: 11/08/93
		Date Received: 11/08/93
	Client Contact: Leland Yialelis	Date Extracted: 11/08/93
	Client P.O:	Date Analyzed: 11/09-11/10/93

Diesel Range (C10-C23) Extractable Hydrocarbons as Diesel *

EPA methods modified 8015, and 3550 or 3510; California RWQCB (SF Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d)+	% Recovery Surrogate
33019	PP-2-1	S	ND	108
33020	PP-2-2	S	ND	109
33021	PP-2-3	S	ND	109
33022	PP-2-4	S	ND	98
33023	PP-2-5	S	ND	97
33024	PP-2-6	S	ND	97
33025	PP-2-7	S	ND	97
33026	PP-2-8	S	ND	98
33027	PP-2-9	S	ND	97
33028	PP-2-10	S	ND	98
33029	PP-2-11	S	diapenen ~ 450,a gt 5	103
33030	PP-2-12	S	ND	97
Detection Limit unless otherwise stated; ND means Not Detected		W	50 ug/L	
		S	10 mg/kg	

*water samples are reported in ug/L, soil samples in mg/kg, and all TCLP extracts in mg/L

cluttered chromatogram; surrogate and sample peaks co-elute or surrogate peak is on elevated baseline

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) modified diesel?; light(C_L) or heavy(C_H) diesel compounds are significant); d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel(?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible phase is present.

DHS Certification No. 1644

Edward Hamilton, Lab Director

File No. 2-94-580-MW

TABLE ~~1~~ 5
SOIL SAMPLES ANALYTICAL RESULTS
IN
PARTS PER MILLION (ppm)

Date	Sample Number	Depth feet	TPHd	TPHg	B	T	E	X
3/16/94	B-1-5	5	ND	ND	ND	ND	ND	ND
	B-1-8	8	ND	ND	ND	ND	ND	ND
3/17/94	B-2-4	4	ND	ND	ND	ND	ND	ND
	B-2-8	8	ND	ND	ND	ND	ND	ND
	B-3-4	4	ND	ND	ND	ND	ND	ND
	B-4-8	8	ND	ND	ND	ND	ND	ND

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

File No. 2-94-580-MW

TABLE ~~2~~ 6
GROUNDWATER ANALYTICAL RESULTS
IN
MILLIGRAMS PER LITER (mg/L)

Date	Well No.	TPHd	TPHg	B	T	E	X
4/01/94	STMW-1	ND	ND	ND	ND	ND	ND
	STMW-2	ND	ND	ND	ND	ND	ND
	STMW-3	ND	ND	ND	ND	ND	ND
7/08/94	STMW-1	ND	ND	ND	ND	ND	ND
	STMW-2	0.3	ND	ND	ND	0.001	ND
	STMW-3	ND	ND	ND	ND	ND	ND
10/18/94	STMW-1	0.4	ND	ND	0.0007	ND	0.002
	STMW-2	0.6	ND	ND	0.0009	ND	ND
	STMW-3	0.1	ND	ND	ND	ND	ND
1/05/95	STMW-1	ND	ND	ND	ND	ND	ND
	STMW-2	0.9	0.2	ND	ND	ND	ND
	STMW-3	ND	ND	ND	ND	ND	ND

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