

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

Alameda County Environmental Health Div.  
Mail Code: 430-4580  
Environmental Protection Services  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577

March 29, 1996  
LOP STID 919

**REMEDIAL ACTION COMPLETION CERTIFICATION**

Clyde E. Toland  
14 Fieldbrook Place  
Moraga CA 94556

RE: C.E. Toland and Son site, 2635 (aka 2717) Peralta St., Oakland CA 94607

Dear Mr. Toland,

This letter confirms the completion of site investigation and remedial action for the following two underground storage tanks at the above referenced site: 1,000-gallon gasoline, and 500-gallon gasoline. Based on the available information 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 at this time.** Please be aware that this does not free present or future landowners or operators from cleanup responsibilities in the event that new information indicates a pollutant problem on the site or originating from the site.

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 a change in land use is proposed, the owner must promptly notify this agency.

If you have any questions regarding this letter, please contact Jennifer Eberle at (510) 567-6700, ext. 6761.

Very truly yours,

Jun Makishima, Interim Director

cc: Acting Chief, Environmental Protection Division  
Kevin Graves, RWQCB  
Mike Harper, SWRCB (with attachment)  
Cambria, 1144-65th St., Suite C, Oakland CA 94608

LOP/Completion  
je.919clos.let

enclosure (clos sum)

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

Date: 12/29/95

Agency name: **Alameda County-HazMat**  
 City/State/Zip: **Alameda CA 94502**  
 Responsible staff person: **Jennifer Eberle**

Address: **1131 Harbor Bay Pky**  
 Phone: **(510) 567-6700**  
 Title: **Hazardous Materials Spec.**

**II. CASE INFORMATION**

Site facility name: **C.E. Toland and Son**  
 Site facility address: **2635 (aka 2717) Peralta St., Oakland CA 94607**  
 RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **919**  
 URF filing date: **9/13/89** SWEEPS No: **N/A**

**Responsible Parties:**      **Addresses:**      **Phone Numbers:**  
 Clyde E. Toland, 14 Fieldbrook Place, Moraga CA 94556 (510-834-1480)

<b><u>Tank No:</u></b>	<b><u>Size in gal.:</u></b>	<b><u>Contents:</u></b>	<b><u>Closed in-place or removed?:</u></b>	<b><u>Date:</u></b>
1	1,000 (under bldg)	gasoline	removed	1/27/89
2	500 (sidewalk at 28th St.)	Gasoline	Removed	1/26/89

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: unknown  
 Site characterization complete? YES  
 Date approved by oversight agency: 1/2/95  
 Monitoring Wells installed? YES Number: 3  
 Proper screened interval? YES  
 Highest GW depth below ground surface: 9.32'bgs ?      Lowest depth: 12.14'bgs  
 Flow direction: West on 4/26/95 and 8/10/95  
 Most sensitive current use: commercial/industrial  
 Are drinking water wells affected? NO Aquifer name: na  
 Is surface water affected? NO Nearest affected SW name: na  
 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**

## Leaking Underground Fuel Storage Tank Program

### Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> <u>(include units)</u>	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
Tank	500 gal	disposed to Erickson (#8137919)	1/30/89
	1,000 gal	disposed to Erickson (#87505742)	1/26/89
purge water	55 gal	disposed to sanitary sewer*	approx May 95
	37 gal	disposed to sanitary sewer*	approx Oct 95

\*as per County letter dated 5/25/95, and City of Oakland's Ordinance #11590, Sec 20-2.010 "Discharge of Pollutants"

### III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

#### Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	240*	110**	280	83
TPH (Diesel)	na		ND	ND
Benzene	ND	1.2**	2.6	1.1
Toluene	1.2*	0.55**	15	ND
Xylene	7.2*	3.3**	17	ND
Ethylbenzene	1.8*	2.9**	ND	ND
Oil & Grease	na		na	
Heavy metals	na		na	

\*from Tank 2 (500 gal UST on sidewalk of 28th St.) Tank 1 (1000 gal UST inside bldg) came out ND for TPHg and BTEX.

\*\*no overexcavation; these are results from resampling on 7/25/89

### 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

## Leaking Underground Fuel Storage Tank Program

Monitoring wells Decommissioned: Not yet; will be closed when RWQCB signs off

Number Decommissioned: 0                      Number Retained: 3

List enforcement actions taken: 1) NOV dated 5/3/89, written by Gil Wistar, signed by Ed Howell, 2) Final NOV dated 10/24/89, written and signed by Gil Wistar, 3) NOV dated 1/18/91, written and signed by Gil Wistar

List enforcement actions rescinded:

### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Jennifer Eberle                      Title: Hazardous Materials Specialist

Signature: *J Eberle*                      Date: 1-5-96

Reviewed by:

Name: Barney Chan                      Title: Hazardous Materials Specialist

Signature: *Barney Chan*                      Date: 1-5-96

Name: eva chu                      Title: Hazardous Materials Specialist

Signature: *eva chu*                      Date: 1/5/96

### VI. RWQCB NOTIFICATION

Date Submitted to RB: 1-8-96

RB Response: *Approved*

RWQCB Staff Name: Kevin Graves

Title: AWRCE

Date: 1/31/96

### VII. ADDITIONAL COMMENTS, DATA, ETC.

A 500-gal gasoline UST (Tank 2) was removed from N side of site (sidewalk at 28th St.) on 1/26/89, witnessed by Gil Wistar from Alameda County. Apparently, a 1000-gal gasoline UST (Tank 1) was removed from inside the building on 1/27/89 without notice to Alameda County. A NOV was written on 5/3/89, requesting the lab report, COC, and manifests. The lab report for sampling from both tank pits was received. It appears that Manuel Flores of Trace Analysis labs collected the four initial tank pit samples. Tank 1 was ND for TPHg and BTEX, while Tank 2 had up to 240 ppm TPHg, ND benzene, and some TEX. **See Table 1 and Figure 1**

Another soil sample was apparently collected from tank "No. 1" location (the 1000-gal UST inside the bldg) on 3/6/89. Roger Wagner of Erickson apparently collected the sample, as per the COC and lab report. This sample was ND for TPHg and BTEX. This area was resampled due to some uncertainty of the reliability of the original soil samples.

On 7/25/89, Tank 2 (in the sidewalk) was resampled, and witnessed by a representative of Alameda County. The pit had been filled in with concrete since the January 89 tank removal. So they had to break apart the concrete, and hand auger to a depth of 8' bgs. Two soil samples were collected by Erickson from either end of the tank pit. The soil was described as a "heavy clay" on the lab report. Maximum concentrations were 110 ppm TPHg, 1.2 ppm benzene, 0.55 ppm toluene, 3.3 ppm ethylbenzene, and 2.9 ppm xylenes. **See Table 2**

## Leaking Underground Fuel Storage Tank Program

Harding Lawson Assoc. submitted a workplan for 3 Mws, dated 11/27/89. See Figure 2. Three wells were installed in March 1990 by Coffey and Assoc. See Figure 3. The soils in the water bearing zone are clays and clayey silts. The first water was detected at approximately 13-15'bgs, and stabilized water at 11 to 11.5'bgs. Maximum soil sample concentrations were 140 ppm TPHg and 0.33 ppm benzene (MW1-10'). However, the soil sample from the same location at a greater depth was ND for TPHg and benzene (MW1-14'). The other borings had low to ND concentrations; the maximum concentrations are 37 ppm TPHg and 0.059 ppm benzene. This indicates that the soil plume is not extensive, which Kevin Graves of the RWQCB believes should be a consideration in evaluating cases for closure. See Table 3.

Groundwater has been sampled for four events, although not consecutive quarters. See Table 4. Concentrations have decreased from a maximum of 280 ppb TPHg and 2.6 ppb benzene to 70 ppb TPHg and 0.5 ppb benzene. The benzene value is below the MCL (1 ppb) for drinking water. Note that this concentration is from MW1, the borehole which had the highest soil concentrations. The depth to water in MW1 was 9.50' and 10.85' during the last two sampling events in April and August 1995. Note that the "hit" in borehole MW1 was at 10'bgs, and was detected in March 1990. This indicates that the "hit" at 10'bgs has either degraded, or simply not leached out from the clay soils into the surrounding groundwater formation, or both.

C. A. Toland  
2635 Peralta Street  
Oakland, CA

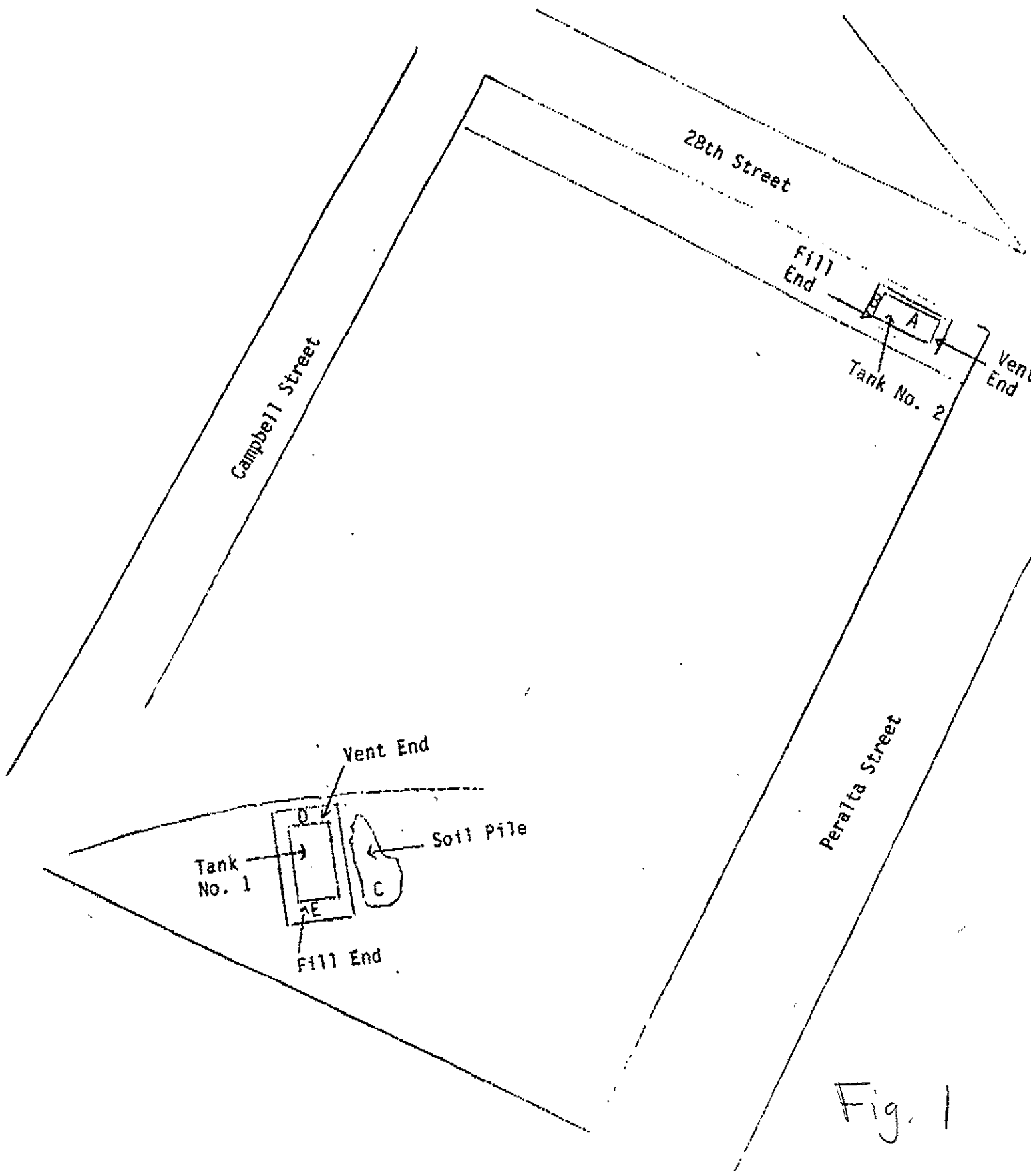
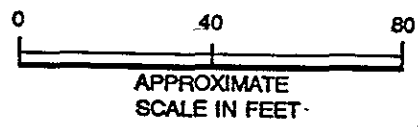
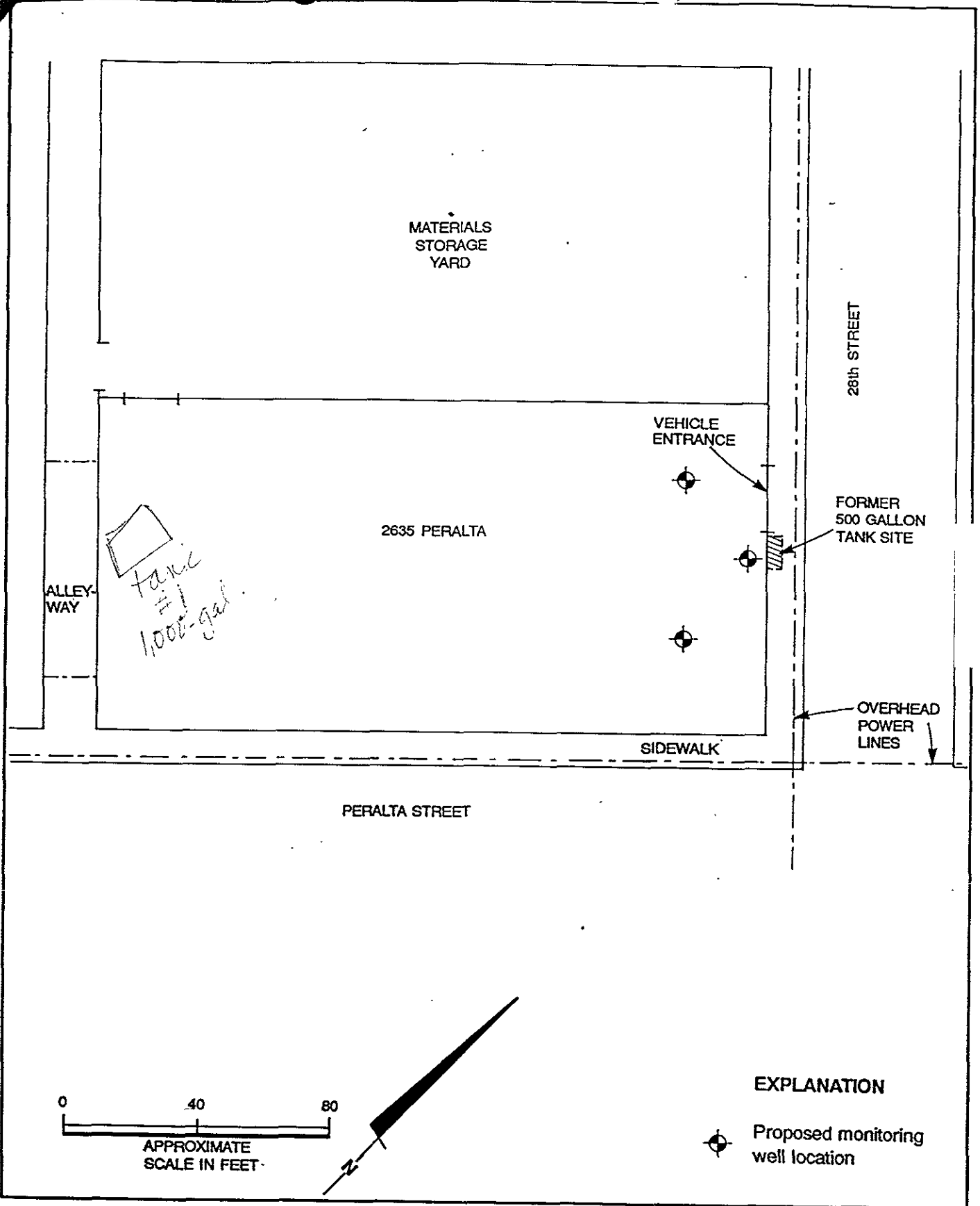



Fig. 1



**EXPLANATION**  
 Proposed monitoring well location



**Harding Lawson Associates**  
 Engineering and Environmental Services

**Site Map**  
 2635 Peralta  
 Oakland, California

PLATE

Fig 1 2

DRAWN PK	JOB NUMBER 19673,001.02	APPROVED <i>HL</i>	DATE 11/89	REVISED DATE
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### LEGEND

100 ppb hydrocarbon contour --- 100 ---

200 ppb hydrocarbon contour ——— 200 ———

Monitoring Well with Total Petroleum Hydrocarbon Concentration Reported From 3/22/90 Sampling

MW-1  
280 µg/l

# 28TH STREET

FACE OF BUILDING

DRIVEWAY

DOORWAY

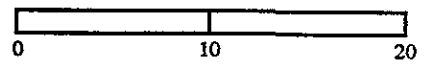
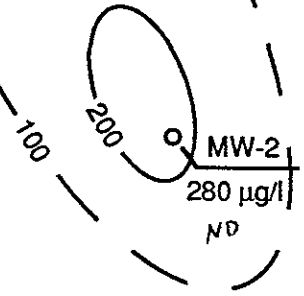
FORMER UNDERGROUND TANK

DIRECTION OF GROUNDWATER FLOW BASED ON 4/10/90 DATA

HYPOTHETICAL GROUNDWATER FLOW DURING EXTREME HIGH TIDE EVENTS

MW-3  
83 µg/l  
1.1 benzene

MW-1  
70 µg/l



APPROXIMATE SCALE IN FEET

**Coffey & Associates**  
Environmental Consulting

HYDROCARBON PLUME MAP  
SHOWING CONCENTRATIONS OF  
HYDROCARBONS REPORTED FROM SAMPLES  
OF WELL WATER TAKEN ON 3/22/90

FIGURE  
**3**



Table 1. Soil Sample Analysis Results  
 January 26, 1989 Sampling  
 (parts per billion)

Sample No.	500 Gallon Tank				1,000 Gallon Tank					
	A	DL*	B	DL	C	DL	D	DL	E	DL
TPH as Gasoline	240,000	2,000	98,000	1,000	<500	500	<500	500	<500	500
Benzene	<50	50	<100	100	<3	3	<3	3	<3	3
Toluene	1,200	50	<100	100	<3	3	<3	3	<3	3
Xylenes	7,200	200	4,500	500	<10	10	<10	10	<10	10
Ethylbenzene	1,800	80	620	200	<4	4	<4	4	<4	4

\* DL = Detection Limit

D10669-H

Table 2. Soil Sample Analysis Results  
July 25, 1989 Sampling  
(parts per million)

at 8' bgs

Sample Location:	DL*	East	West
TPH as Gasoline	0.05	17	110
Benzene	0.001	1.2	0.77
Toluene	0.001	0.31	0.55
Xylenes	0.001	0.87	3.3
Ethylbenzene	0.001	0.81	2.9
Organic Lead	0.1	ND**	ND

UST near corner of 28<sup>th</sup> + Peralta.  
Resampling to confirm or deny  
initial TR samples.

\* DL = Detection Limit

\*\* ND = Not Detected

Table X: Laboratory Results from Soil Samples Taken March 19 and 20, 1990

Sample #	Depth (feet)	Benzene (mg/kg)	Ethylbenzene (mg/kg)	Toluene (mg/kg)	Xylene isomers (mg/kg)	Total Petroleum Hydrocarbons as Gasoline (mg/kg)
MW-1-10	9.5-10.0	0.33	3.2	0.18	3.9	140
MW-1-12.5	12.0-12.5	0.13	0.90	0.057	1.2	6.5
MW-1-14	13.5-14.0	ND <sub>2</sub>	ND <sub>2</sub>	ND <sub>2</sub>	ND <sub>2</sub>	ND <sub>1</sub>
MW-2-11	10.5-11.0	0.036	0.090	ND <sub>2</sub>	0.057	11
MW-2-12.5	12.0-12.5	0.059	0.23	0.038	0.17	32
MW-2-13.5	13.0-13.5	ND <sub>2</sub>	ND <sub>2</sub>	ND <sub>2</sub>	ND <sub>2</sub>	ND <sub>1</sub>
MW-3-13	12.5-13.0	ND <sub>2</sub>	0.44	0.050	0.44	37
MW-3-14	13.5	ND <sub>2</sub>	0.22	0.049	0.20	13
MW-3-18	17.5-18.0	ND <sub>2</sub>	ND <sub>2</sub>	ND <sub>2</sub>	ND <sub>2</sub>	ND <sub>1</sub>

ND<sub>1</sub> = nondetectable; less than 5.0 mg/kg

ND<sub>2</sub> = nondetectable; less than 0.025 mg/kg for benzene, ethyl benzene and toluene; less than 0.050 mg/kg for total xylene isomers

Table 4 Ground Water Elevation and Analytic Data - C.E. Toland Site, 2717 Peralta Street, Oakland, CA, 94607

Well ID	Date	Top of Casing	Depth to	Ground Water						
		Elevation (ft)	Ground Water (ft)	Elevation (ft)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	TPHd
(Concentrations in ug/l)										
MW-1	3/22/90	--	--	--	70	2.6	5.0	<0.5	3.9	--
	3/14/91	5.64	9.32	-3.68	≤50	0.9	<0.5	1.4	3.4	≤50
	4/26/95		9.50	-3.86	<50	<0.5	<0.5	<0.5	<0.5	<50
	8/10/95		10.85	-5.21	<50	<0.5	<0.5	<0.5	<0.5	<500
MW-2	3/22/90	--	--	--	280	1.1	15	<0.5	17	--
	3/14/91	5.59	11.53	-5.94	100	1.3	0.6	5.9	16	140
	4/26/95		9.43	-3.84	<50	<0.5	3.2	2.1	<0.5	<50
	8/10/95		10.87	-5.28	70.0	<0.5	<0.5	<0.5	<0.5	<500
MW-3	3/20/90	--	--	--	83	<0.5	5.2	<0.5	4.2	--
	3/14/91	5.34	12.14	-6.80	≤50	0.6	<0.5	0.7	2.4	160
	4/26/95		10.20	-4.86	<50	<0.5	<0.5	<0.5	<0.5	<50
	8/10/95		11.39	-6.05	<50	<0.5	<0.5	<0.5	<0.5	<500
DTSC MCLs					1000*	1.0	100*	680	1,750	NE

Abbreviations:

TPHg = Total petroleum hydrocarbons as gasoline

TPHd = Total petroleum hydrocarbons as diesel

NE = Not Established

-- = Not Available/Measured

DTSC MCLs = Department of Toxic Substances Control Maximum Conatminant Levels

\* = Action Level, MCL not established