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

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 6071 - 4266 Broadway, Oakland, CA

January 31, 1997

Mr. William Kirkham
c/o Patricia McLahnan
8393 Capwell Drive
Oakland, CA 94621

Dear Mr. Kirkham:

This letter confirms the completion of site investigation and remedial action for the two former underground storage tanks (2-550 gallon diesel tanks) removed from the above site on October 17, 1996. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are 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, 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

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
Cheryl Gordon, UST Cleanup Fund
files (video.2)

RWQCB # 01-2206
Received
1-31-97

ENVIRONMENTAL PROTECTION
97 FEB -6 PM 2:51

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION Date: January 27, 1997

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

II. CASE INFORMATION

Site facility name: **Video City**
Site facility address: **4266 Broadway, Oakland, CA 94611**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **6071**
URF filing date: SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Edith & Bill Kirkham	**8393 Capwell Drive**	
c/o Patricia McLahnan	**Oakland, CA 94621**	

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	550	Diesel	Removed	10/17/96
2	550	Diesel	Removed	10/17/96

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Leaking product line**
Site characterization complete? **YES**
Date approved by oversight agency: **1/27/97**
Monitoring Wells installed? **No**
Proper screened interval? **NA**
Highest GW depth below ground surface: **1st encountered groundwater at 15' bgs using Geoprobe.**
Flow direction: **Unknown, possible S, SW based on topography**
Most sensitive current use: **Commercial**
Are drinking water wells affected? **No** Aquifer name: **Unknown**
Is surface water affected? **No** Nearest affected SW name: **NA**
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
Tank	2 USTs	Disposed by Erickson, Richmond, CA	10/17/96
Piping			
Soil	~60 cy	Disposed at BFI, Livermore, CA	11/5/96

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) Before[1]	Soil (ppm) After[2]	Water (ppb) Before[3]	Water (ppb) After
TPH (Gas)	<55	NA	500	
TPH (Diesel)	1,800	64	<200	
Benzene	<0.12	<.005	<0.5	
Toluene	<0.12	<.005	0.7	
Ethylbenzene	0.32	0.068	2.4	
Xylenes	5.8	0.220	21	
MTBE	NA		3.1	
Other PNAs	NA		ND	

NOTE: 1 soil sample from product line trench, 10/18/96
2 soil sample after overexcavation of product line trench, 11/14/96
3 grab groundwater sample from Geoprobe downgradient of former USTs.

Comments (Depth of Remediation, etc.):

See Section VII, Additional Comments, etc...

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: **None**

Should corrective action be reviewed if land use changes? **YES**
Monitoring wells Decommissioned: **NA**
Number Decommissioned: Number Retained: **NA**
List enforcement actions taken: **None**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Eva Chu** Title: **Haz Mat Specialist**

Signature: [signature] Date: 1/31/97

Reviewed by

Name: **Madhulla Logan** Title: **Haz Mat Specialist**

Signature: [signature] Date: 1/30/97

Name: **Thomas Peacock** Title: **Supervisor**

Signature: [signature] Date: 1-30-97

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved

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

Signature: [signature] Date: 1-31-97

VII. ADDITIONAL COMMENTS, DATA, ETC.

Two diesel USTs were removed on October 17, 1996. The tanks were single-walled steel tanks with clearly visible through-holes. Hydrocarbon stained soil was noted at the pit bottom and sidewalls. Soil samples (19097-9'7", 19098-9'8", NW-6, and SW-6) were collected from native clay soil within the tank excavation bottom at 9'8" bgs, and from the sidewalls at 6' bgs. Three soil samples (PL-1 through PL-3) were also collected below the product line. Soil samples were analyzed for TPHg, TPHd, and BTEX. Sample 19098-9'8" was also analyzed for volatile organics using Method 8260. Low to non-detectable levels of hydrocarbons were identified in soil from the tank pit. Soil from the pipe trench (PL-2) contained up to 1,800 ppm TPHd and low levels of ethyl-benzene and xylenes. Benzene and toluene were not found above detection limits. (See Fig 1, Tables 1 and 2)

The product line trench around PL-2 was overexcavated and resampled in November 14, 1996. Confirmatory soil samples were collected from the pit bottom at 5'6" bgs and at the east, north, and west walls at 4'6" bgs and analyzed for TPHd and BTEX. Maximum hydrocarbons detected was 64 ppm TPHd and trace levels of ethyl-benzene and xylenes. Benzene and toluene were not detected above the detection limits.

On December 20, 1996 a Geoprobe boring was advanced adjacent to the former UST pit to a depth of 18' bgs. Groundwater was encountered at ~15' bgs. A "grab" groundwater sample was collected and analyzed for TPHd, TPHg, BTEX, MTBE, and PNAs. Contaminants detected in groundwater were not above CA MCLs for primary drinking water. (See Table 3)

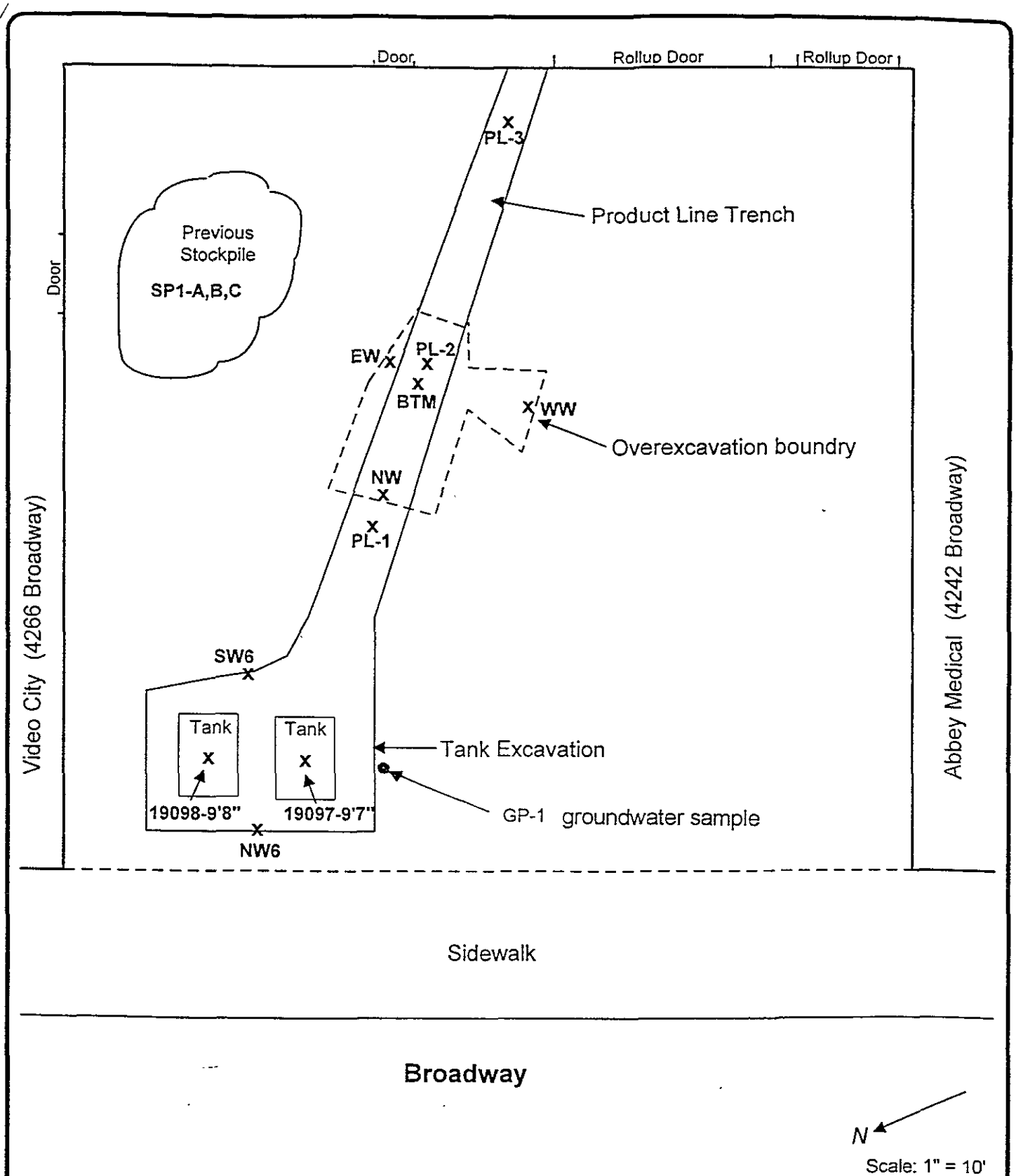
In summary, case closure is recommended because:

- the leak and ongoing sources have been removed;
- the site has been adequately characterized;
- the dissolved plume is not migrating;

  Although holes were observed in the two USTs removed, analytical results indicate there was minimal leakage. The low permeable clay soil below the former tanks would limit migration of contaminants in soil and groundwater. Most of the hydrocarbon-impacted soil below the product line was excavated.

- no water wells, surface water, or other sensitive receptors are likely to be impacted since contaminants detect in groundwater were below CA MCLs; and,
- the site presents no significant risk to human health or the environment based on RBCA Tier 1 Look Up Table.

video.1



ALLWASTE 12475 Llagas Avenue San Martin, California	**Site Map** Video City 4266 Broadway Oakland, California	Approved: Date:	**Figure 1**

Table 1

ALLWASTE

TABLE 1 - SUMMARY OF SAMPLING
Video City, 4266 Broadway, Oakland, California

Sample I.D.	Date	Analyses	Sample Location	Sample Description
TANK EXCAVATION PIT (SOIL)				
19097-9'7"	10/17/96	TPHd, TPHg, BTEX	Below southernmost tank	Clay (CL), very dark gray (5Y 3/1), moist
19098-9'8"	10/17/96	TPHd, TPHg, VO	Below northern most tank	Clay (CL), very dark gray (5Y 3/1), moist
NW-6	10/17/96	TPHd, TPHg, BTEX	NW sidewall of tank excavation	Clay (CL), very dark gray (5Y 3/1), moist
SW-6	10/17/96	TPHd, TPHg, BTEX	SW sidewall of tank excavation	Clay (CL), very dark gray (5Y 3/1), moist
PRODUCT LINE (SOIL)				
PL-1	10/18/96	TPHd, TPHg, BTEX	NW end of product line trench	Clay (CL), very dark gray (5Y 3/1), moist
PL-2	10/18/96	TPHd, TPHg, BTEX	Mid portion of product line trench	Clay (CL), very dark gray (5Y 3/1), moist
PL-3	10/18/96	TPHd, TPHg, BTEX	SE end of product line trench	Clay (CL), very dark gray (5Y 3/1), moist
PL-2b	11/1/96	TPHd, BTEX	Mid portion of product line trench	Clay (CL), very dark gray (5Y 3/1), moist
BTM-5'6"	11/14/96	TPHd, BTEX	Bottom of over excavation area	Clay (CL), very dark gray (5Y 3/1), moist
EW-4"6"	11/14/96	TPHd, BTEX	East wall of over excavation area	Clay (CL), very dark gray (5Y 3/1), moist
NW-4'6"	11/14/96	TPHd, BTEX	North wall of over excavation area	Clay (CL), very dark gray (5Y 3/1), moist
WW-4'6"	11/14/96	TPHd, BTEX	West wall of over excavation area	Clay (CL), very dark gray (5Y 3/1), moist
STOCKPILE SOIL				
SP1-A,B,C	10/17/96	TPHd, TPHg, BTEX	3 pt. of stockpile	Mixture of sand, clay, minor concrete

Notes:
- TPHg = Total petroleum hydrocarbons as gasoline (Modified EPA SW-846 Methods 5030/8015M)
- TPHd = Total petroleum hydrocarbons as diesel (Modified EPA SW-846 Method 5030/8015M)
- BTEX = Benzene, Toluene, Ethylbenzene, and total Xylenes (Modified EPA SW-846 Methods 5030/8020A)
- VO = Volatile organics (EPA Method 8260A)
- 3pt = Three point composite sample collected at various depths and locations from stockpile.
- Soil color = 5Y 3/1 = Color code from Munsell Soil Color Charts - Hue, Value, Chroma
- CL = clay (Unified Soil Classification System)

ALLWASTE

TABLE 2- RESULTS OF SOIL SAMPLE ANALYSES (mg/kg)

Video City, 4266 Broadway, Oakland, California

Sample I.D.	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPH g	TPHd	VO			
TANK EXCAVATION PIT										
19097-9'7"	ND (<0.005)	ND (<0.005)	ND (<0.005)	ND (<0.005)	ND (<1.0)	ND (<1.0)				
19098-9'8"	-	-	-	-	ND (<55)	18	All ND			
NW-6	ND (<0.005)	0.0079	ND (<0.005)	0.0088	ND (<1.0)	ND (<1.0)				
SW-6	ND (<0.005)	ND (<0.005)	ND (<0.005)	ND (<0.005)	ND (<1.0)	ND (<1.0)				
PRODUCT LINES										
PL-1	ND (<0.005)	ND (<0.005)	0.041	0.027	ND (<1.0)	2.8				
PL-2	ND (<0.12)	ND (<0.12)	0.32	5.8	ND (<31)	1,800				
PL-3	ND (<0.005)	ND (<0.005)	ND (<0.005)	ND (<0.005)	ND (<1.0)	1.2				
PL-2b	ND (<0.005)	ND (<0.005)	.073	.330	NA	508				
BTM-5'6"	ND (<0.005)	ND (<0.005)	0.068	0.22	NA	39				
EW-4"6"	ND (<0.005)	ND (<0.005)	ND (<0.005)	ND (<0.005)	NA	N.D. (<1.0)				
NW-4'6"	ND (<0.005)	ND (<0.005)	0.034	0.044	NA	64				
WW-4'6"	ND (<0.005)	ND (<0.005)	0.030	0.10	NA	21				
STOCKPILE SOIL										
SP1-A,B,C	ND (<0.005)	ND (<0.005)	ND (<0.005)	ND (<0.005)	ND (<1.0)	ND (<1.0)				

Notes:
- TPHg = Total petroleum hydrocarbons as gasoline (Modified EPA SW-846 Methods 5030/8015)
- TPHd = Total petroleum hydrocarbons as diesel (Modified EPA SW-846 Method 8015)
- BTEX = Benzene, toluene, ethylbenzene, and total xylenes (Modified EPA SW-846 Methods 5030/8020)
- VO = Volatile organics (EPA SW-846 Method 8260)
- NA = Not analyzed
- ND = Below detection limit, see analytical reports for detection limits

ALLWASTE	TABLE 3 - RESULTS OF GROUNDWATER SAMPLE ANALYSES Video City, 4266 Broadway, Oakland, California									
Sample I.D.	Benzene (ug/l)	Toluene (ug/l)	Ethyl-benzene (ug/l)	Total Xylenes (ug/l)	TPH as Gasoline (mg/l)	TPH as Diesel (mg/l)	MTBE (ug/l)	PNA's (ug/l)		
Geoprobe Groundwater Sample										
GP-1	ND (<0.5)	0.7	2.4	21	0.5	ND (0.2)	3.1	All ND		

Notes:
- TPHg = Total petroleum hydrocarbons as gasoline (Modified EPA SW-846 Methods 5030/8015)
- TPHd = Total petroleum hydrocarbons as diesel (Modified EPA SW-846 Method 8015)
- BTEX = Benzene, toluene, ethylbenzene, and total xylenes (Modified EPA SW-846 Methods 5030/8020)
- PNA = Poly Nucleic Acids (EPA SW-846 Method 8270)
- MTBE = Methyl tert-Butyl Ether
- ND = Below detection limit, see analytical reports for detection limits if not shown