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

ARNOLD REBKING

ALAMEDA COUNTY CC4580
ENVIRONMENTAL HEALTH SERVICES
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

February 7, 1996
STID 3698

REMEDIAL ACTION COMPLETION CERTIFICATION

John Gwynn
Gwynn-Shields Co.
300 Lakeside Dr., #1980
Oakland CA 94612

RE: Balco Properties site, 55-4th St., Oakland CA 94607
aka China Noodle Co., 325 Fallon St., Oakland CA 94607

Dear Mr. Gwynn,

This letter confirms the completion of site investigation and remedial action for the following three 2,000-gallon gasoline underground storage tanks at the above referenced site. 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.**

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

Jun Makishima, Interim Director

cc: Acting Chief, Environmental Protection Division
Kevin Graves, RWQCB
Mike Harper, SWRCB (with attachment)
Bruce Westphal, Bay Alarm Co., 925 Ignacio Valley Rd., #100, Walnut Creek, CA 94596
Jenefer Anderson, All Environmental Inc., 2641 Crow Canyon Rd., #5, San Ramon CA 94583
Jennifer Eberle

LOP/Completion
je.3698clos.let

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 7/20/95

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: **Balco Properties, aka China Noodle Co.**
Site facility address: **55-4th St., aka 325 Fallon St., Oakland CA 94607**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **3698**
URF filing date: 2/25/92 SWEEPS No: **N/A**

Responsible Parties: **Addresses:** **Phone Numbers:**
Attn: Bruce Westphal, Bay Alarm Co., 925 Ignacio Valley Rd., #100, Walnut Creek CA 94596

John Gwynn, Gwynn-Shields Co, 300 Lakeside Dr., #1980, Oakland CA 94612 444-5810

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	2,000	gasoline	removed	10/12/90
2	2,000	gasoline	removed	10/12/90
3	2,000	gasoline	removed	10/12/90

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown
Site characterization complete? YES
Date approved by oversight agency: n/a
Monitoring Wells installed? YES Number: 3
Proper screened interval? YES
Highest GW depth below ground surface: 2.40'bgs Lowest depth: 5.30'bgs
Flow direction: SE consistently
Most sensitive current use: commercial
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	three 2,000-gal	disposed to H&H (manifest #90283263)	10/12/90
HW Liquid	2,500 gal	disposed to H&H (manifest #90283262)	10/12/90
purge water	approx 110 gal	disposed by Waste Oil Recovery	1/31/96

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)	4.2		1900*	ND
TPH (Diesel)	NA		NA	
Benzene	0.057		180	ND
Toluene	0.040		67	ND
Xylene	0.066		370	ND
Ethylbenzene	0.058		ND	ND
Lead		36		

Comments (Depth of Remediation, etc.): The "before" soil samples are from the pits. There are no "after" soil samples because the pits were not overexcavated. The 36 ppm lead is from soils in the boreholes. The "before" water samples are from grab samples. The "after" water samples are from the wells.

*sample dilution factor of 100, resulting in value below reporting limit of 50 ug/L

Leaking Underground Fuel Storage Tank Program

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: Number Retained:
List enforcement actions taken: none
List enforcement actions rescinded: none

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Jennifer Eberle Title: Hazardous Materials Specialist
Signature: Jeberle Date: 7-21-95

Reviewed by
Name: Dale Klettke Title: Hazardous Materials Specialist
Signature: Dale Klettke Date: 7-21-95

Name: eva chu Title: Hazardous Materials Specialist
Signature: eva chu Date: 7/21/95

VI. RWQCB NOTIFICATION

Date Submitted to RB: 7-21-95 RB Response: Approved
RWQCB Staff Name: Kevin Graves Title: AWRCE Date: 7/27/95
Kevin Graves

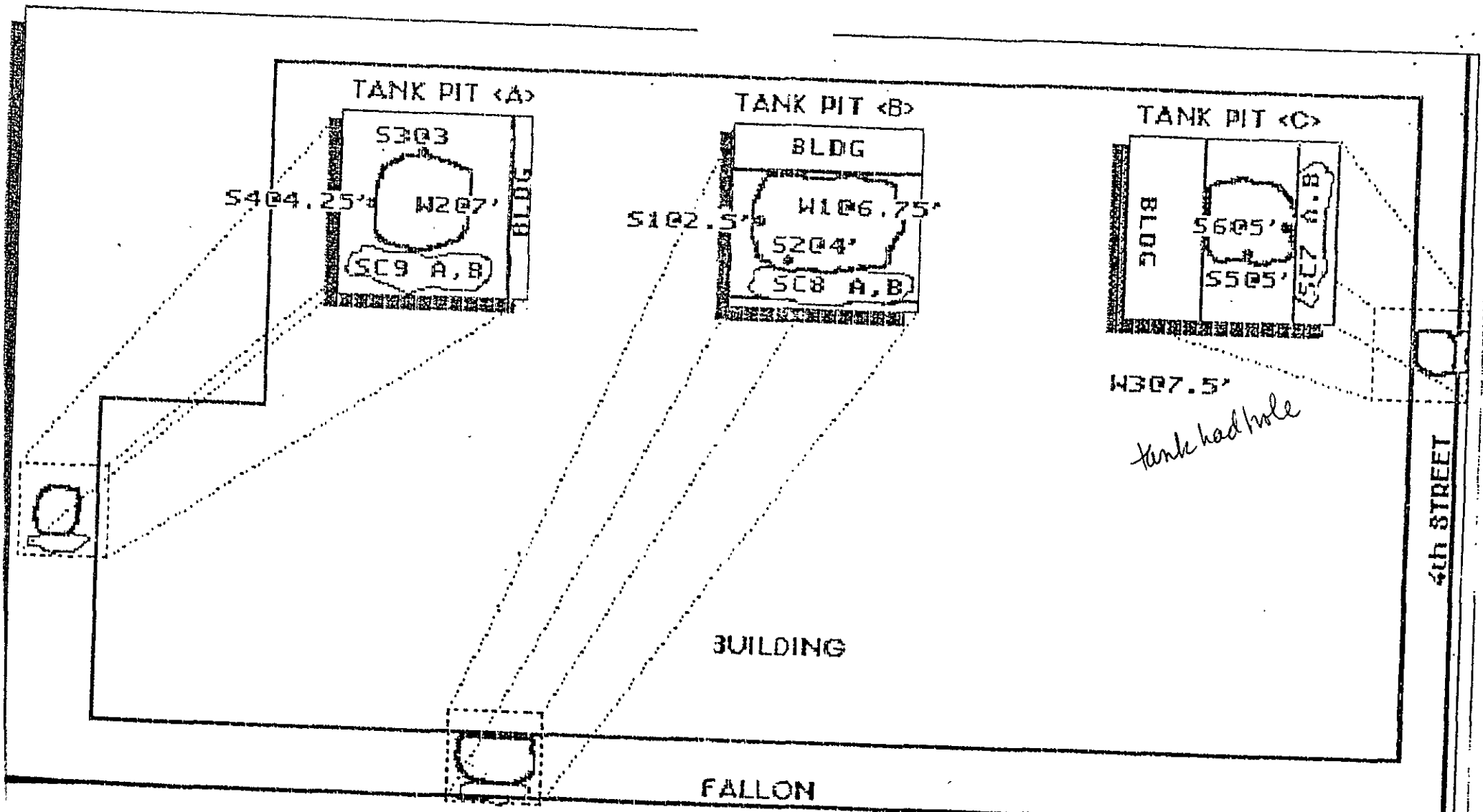
VII. ADDITIONAL COMMENTS, DATA, ETC.

Three 2,000-gal gasoline USTs were removed on 10/12/90 from 3 separate locations (see Plate 1). Holes were noted in one of the 3 USTs (Tank C). The County inspector noted that the rocky composite nature of the upper soils necessitated the collection of soil samples from a depth below the apparent high water mark. Groundwater was present in each pit, and was sampled from each pit. Soil results indicated ND TPHg and ND benzene except 4.2 ppm TPHg and 0.057 ppm benzene in Sample #S5 at 5'bgs from Tank C; this was the tank with the hole (see Table 1). Water results indicated contaminants from each sample. Maximum concentrations were in Tank pit C: 1900 ppb TPHg and 180 ppb benzene (see Table 2). Three samples were collected from each of the 3 stockpiles. Results indicated ND to low concentrations: up to 5.0 ppm TPHg, and up to 0.035 ppm benzene (See Table 2).

Three wells were installed on 3/25/94 (see Fig 2 and 3). The proximity of the building precluded the installation of a well S-SE or SE from Tank Pit C. Groundwater was encountered at depths ranging from 4 to 5.3'bgs. Due to the slow recharge, another measurement was made on 7/26/94, and groundwater was encountered at depths ranging from 3.6 to 5.2'bgs. Soils sampled from the boreholes indicated ND TPHg and ND BTEX, except 3.4 ppm TPHg and some TEX in MW1/S1. Lead was also present in all 6 soil samples, but only at low concentrations (below 10 X the STLC). See Table 3.

Groundwater flowed SE on 7/25/94, 9/29/94, 12/29/94, and 3/20/94, towards the nearest surface water, where the Lake Merritt feeder enters the estuary, near the boat launch. This means that MW1 and MW2 were consistently downgradient of tank pit A and B, respectively (see Fig 3).

Groundwater has been ND for TPHg, BTEX, and total lead for four consecutive quarters, with the exception of 0.5 ppm lead in MW1 in 9/94. The residual soil concentrations in one tank pit C were only 4.2 ppm TPHg and 0.057 ppm benzene. This case obviously warrants closure.



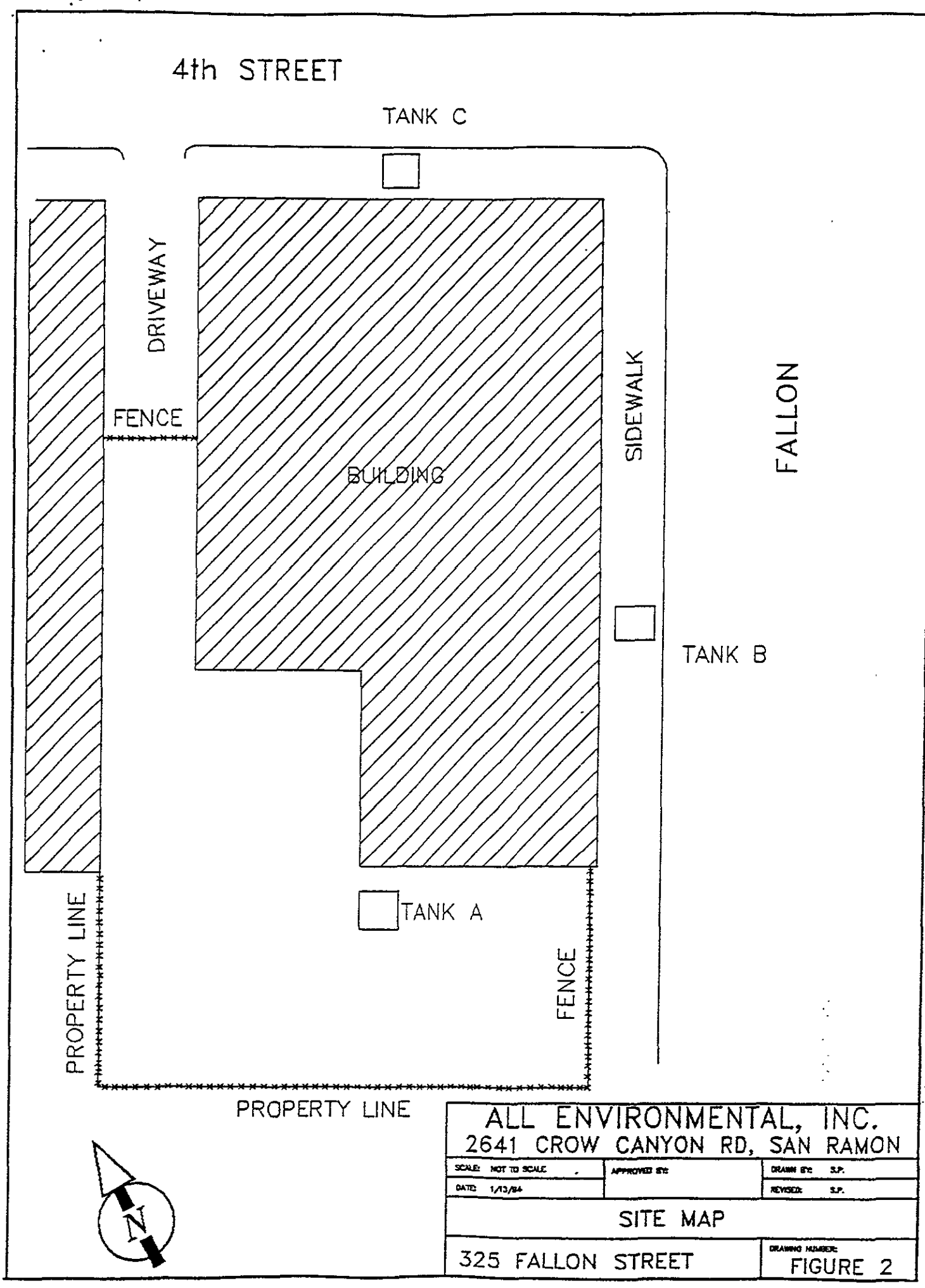
W.A. CRAIG,INC. @
BALCO PROPERTIES
55 FOURTH STREET
OAKLAND,CA.
ANK PULL 10/12/90
9010-155 FIG.#1

Plate 1

N

0' 10' 20'

0' 20' 40'



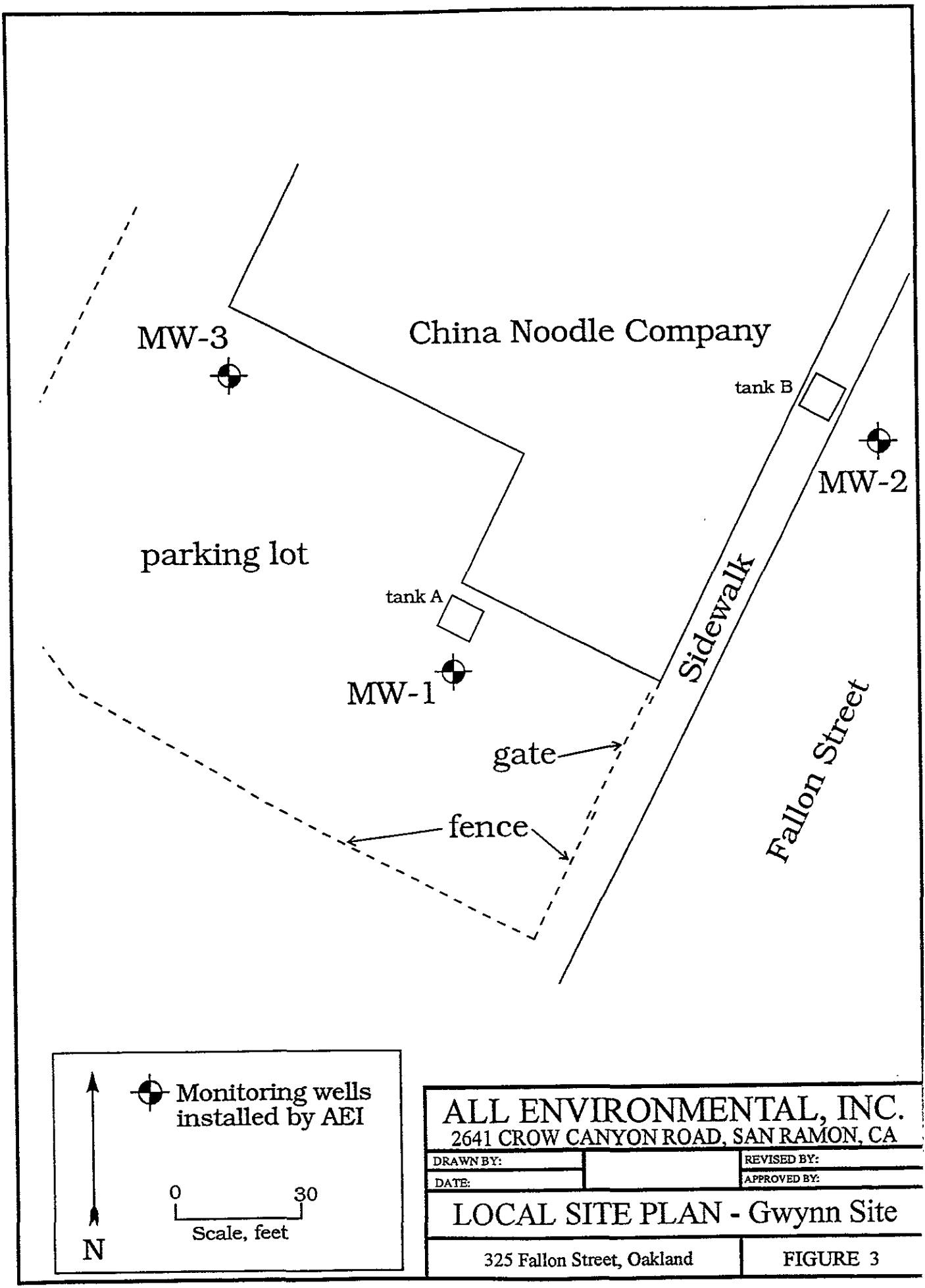
ALL ENVIRONMENTAL, INC.
2641 CROW CANYON RD, SAN RAMON

SCALE: NOT TO SCALE	APPROVED BY:	DRAWN BY: S.P.
DATE: 1/13/84		REVISED: S.P.

SITE MAP

325 FALLON STREET

DRAWING NUMBER: FIGURE 2



ALL ENVIRONMENTAL, INC.
2641 CROW CANYON ROAD, SAN RAMON, CA

DRAWN BY:		REVISED BY:
DATE:		APPROVED BY:

LOCAL SITE PLAN - Gwynn Site

325 Fallon Street, Oakland | FIGURE 3

W.A. CRAIG INC. @
BALCO PROPERTIES
OAKLAND, CALIFORNIA

Tank C was constructed of single walled steel with a tar wrap that approximately 80% intact. Approximately 50% of the tank exhibited rusting and one hole (9 inch split in seam near bottom of fill end) was noted. Backfill material and native soil surrounding the tank exhibited a moderate hydrocarbon odor. Water was present in the pit at a depth of 6.5 feet.

SAMPLING

At the request of Inspector Byrne, two capillary zone soil samples (wall samples) were collected from each of the three tank pits. Table 1 shows the sample designation and location of each of the capillary zone samples:

TABLE 1 - CAPILLARY ZONE SAMPLES

SAMPLE NUMBER	LOCATION	TPHg (ppm)	Benz	DEPTH
#S1	Tank Pit B	ND	ND	5 feet
#S2	Tank Pit B	ND	ND	4 feet
#S3	Tank Pit A	ND	ND	3 feet
#S4	Tank Pit A	ND	ND	4.25 feet
#S5	Tank Pit C	4.2	0.057	5 feet
#S6	Tank Pit C	ND	ND	5 feet

UST had "hole"

Water which had entered the tank pits upon removal of the tanks was evacuated by a vacuum truck. Samples from recharge water entering the pits after evacuation were collected at the request of Inspector Byrne. The samples were obtained from the following locations:

TABLE 2 - WATER SAMPLES (ppb)

SAMPLE NUMBER	LOCATION	TPHg	Benz	DEPTH
#W1	Tank Pit B	57	2.5	6.75 feet
#W2	Tank Pit A	980 *	50	7 feet
#W3	Tank Pit C	1900 *	180	7.5 feet

* est. value below reporting limit

Composite soil samples were collected from each of the stockpiles generated during tank removal. Sample #SC7 A-B was collected from the stockpile for tank pit C. Sample #SC8 A-B was collected from the stockpile for tank pit B. Sample #SC9 A-B was collected from the stockpile for tank pit A.

		TPHg	Benz
C	SC7 A-B	5.0	0.035
B	SC8 A-B	ND	ND
tank A	SC9 A-B	4.6	0.022

3

Table ~~2~~ - Soil Sample Analyses

Soil ID	TPHG mg/Kg	Benz. ug/Kg	Tol. ug/Kg	Et.Ben ug/Kg	Xylene ug/Kg	Lead mg/Kg
MW-1, S-1	3.4	ND	8.2	10	49	24
MW-1, S-2	ND	ND	ND	ND	ND	9.2
MW-2, L-1	ND	ND	ND	ND	ND	36
MW-2, L-2	ND	ND	ND	ND	ND	9.0
MW-3, S-1	ND	ND	ND	ND	ND	11
MW-3, S-2	ND	ND	ND	ND	ND	5.0

mg/Kg and mg/L = ppm; ug/Kg and ug/L = ppb; ND = not detected

Laboratory results and chain of custody documents are included in Appendix C, Analytical Results.

9.0 GROUNDWATER GRADIENT

The three wells on the site were used to estimate the local groundwater gradient. Accurate measurements of water levels in the three wells was made on July 25, 1994. The depths to water for wells MW-1, MW-2, and MW-3 were 5.16' 3.62', and 4.24', respectively. These depths correspond to the elevations shown in Figure 3, Groundwater Gradient. The groundwater elevations are based on elevations of the top of each well casing, as measured by a licensed land surveyor.

As Figure 3 shows, where the groundwater gradient is toward the ~~southeast, at a somewhat shallow gradient~~. This gradient corresponds well with the local topography, and as a check of Figure 1 would show, the groundwater appears to be flowing toward the nearest surface water, where the Lake Merritt feeder enters the estuary, in the vicinity of the boat launch.

10.0 CONCLUSIONS AND RECOMMENDATIONS

AEI completed limited soil and groundwater monitoring on June 29,