HEALTH CARE SERVICES





DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES 1131 Harbor Bay Parkway, Suite 250 Alameda, CA 94502-6577 (510) 567-6700 (510) 337-9335 (FAX)

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 3767 - 3045 Telegraph Ave, Oakland, CA (1-750 gallon gasoline/diesel tank removed in May 4, 1990)

March 4, 1998

Mr. Tim Akin 600 S. ML King Blvd Las Vegas, NV 89106

Dr. Paul Berg B & L Associates 3045 Telegraph Oakland, CA 94608

Dear Mr. Akin and Dr. Berg:

This letter confirms the completion of site investigation and remedial action for the underground storage tank formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank 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: Richard Pantages, Chief of Division of Environmental Protection Kevin Graves, RWQCB

Dave Deaner, SWRCB Leroy Griffin, OFD files-ec (balassoc.3) StID 3767

March 2, 1998

Mr. Tim Akin

600 S. ML King Blvd

Las Vegas, NV 89106

HEALTH CARE SERVICES

AGENCY



DAVID J. KEARS, Agency Director

R0#804

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250 Alameda, CA 94502-6577 (510) 567-6700 (510) 337-9335 (FAX)

Dr. Paul Berg B & L Associates 3045 Telegraph Oakland, CA 94608

Re: Fuel Leak Site Case Closure for B & L Associates, at 3045 Telegraph, Oakland, CA 94609

Dear Mr. Akin and Dr. Berg:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- soil contamination at up to 1,300 ppm TPH as gasoline and diesel and 1.5 ppm benzene remain in the vicinity of the former UST at ~10' bgs;
- groundwater beneath the site contains up to 16,000 ppb TPH as diesel; and,
- a site safety plan is required for excavations at depths greater than 7' bgs at the vicinity of the former UST.

If you have any questions, please contact me at (510) 567-6762.

eva chu

Hazardous Materials Specialist

enlosure:

- 1. Case Closure Letter
- 2. Case Closure Summary
- C: Frank Kliewer
 City of Oakland-Planning
 1330 Broadway, 2nd Floor
 Oakland, CA 94612
 files (b&lassoc.4)

FORNIA REGIONAL W'

DEC 0 1 1997

CASE CLOSURE SUMMARY Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION Date: October 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: Eva Chu Title: Hazardous Materials Spec.

CASE INFORMATION II.

Site facility name: B & L Associates

Site facility address: 3045 Telegraph Ave, Oakland, CA 94609

Local Case No./LOP Case No.: 3767 SWEEPS No: N/A RB LUSTIS Case No: N/A

URF filing date: 4/12/94

Responsible Parties:	Addresses:	Phone Numbers:		
1. Tim Akin	600 S. M. L. King Blvd Las Vegas, NV 89106	702/796-1168		
2. Dr. Paul Berg B & L Associates	3045 Telegraph Ave Oakland, CA 94608	510/893-3413		

Tank Size in No: gal.:		<u>Contents:</u>	<pre>Closed in-place or removed?:</pre>	Date:
1	750	Gasoline/Diesel	Removed	5/4/90

RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown, but holes were noted in UST

Site characterization complete? YES

Date approved by oversight agency: 4/7/97

Number: 3-1" diameter piezometers Monitoring Wells installed? Yes

Proper screened interval? Yes

Highest GW depth below ground surface: 8.67' Lowest depth: 14.02' in B-7

Flow direction: SW

Most sensitive current use: Professional service building and a Temple

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:

<u>Material</u>	Amount (include units)	Action (Treatment or Disposal w/destination)	<u>Date</u>		
Tank Piping	1 UST	Disposed by Erickson, in Richmond	5/4/90		
Soil	~70 cy	Disposed at Redwood L.F. in Novato	7/31/92		

Maximum Documented Contaminant	Contaminant Concentrations Soil (ppm) Before After	Before and After Cleanup Water (ppb) Before ³ After ⁴
TPH (Gas)	210 1,300	17,000 ND
TPH (Diesel)	3,400 1,300	60,000 16,000
Benzene	2.9 1.5	150 ND
Toluene	0.026 1.4	42 ND
Ethylbenzene	1.1 16	170 15
Xylenes	1.6 160	1,200 8.4
MTBE	NA NA	NA 100

Heavy metals Other

3

NOTE 1 soil sample collected at time of UST removal, 5/90

2 soil sample collected at ~10'bgs after overexcavation, 11/91

"grab" water collected from borings advanced in 4/4/96

water sample collected from piezometer B-7, 12/96

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?

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?

Does corrective action protect public health for current land use? YES Site management requirements: A site safety plan should be provided to address potential exposure to construction workers if the site will be excavated to depths of 7'bgs or greater.

Should corrective action be reviewed if land use changes? YES Monitoring wells Decommissioned: No, pending site closure
Number Decommissioned: 0 Number Retained: 3 piezometers
List enforcement actions taken:

List enforcement actions rescinded:

v. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature:

Date: 11/2/197

Reviewed by

Name: Madhulla, Logan

Signature: Madhulla Jogun

Name: Thomas Peacock

Signature:

VI. RWQCB NOTIFICATION

Date Submitted to RB: 11/21/97

RWQCB Staff Name / Kevin Graves

Signature: /

Title: Haz Mat Specialist

11/10/97 Date:

Title:

Title: AWRCE

Date: 12/(5

VII. ADDITIONAL COMMENTS, DATA, ETC.

The site is situated on the southwest corner of the intersection of 31st Street and Telegraph Avenue. A 750 gallon UST was located on the northern edge of the property (see Fig 1). The UST which previously stored gasoline and diesel fuel was removed on 5/4/90. A soil sample (SS-1) was collected at ~7'bgs, below the fill end of the UST, and analyzed for TPHg, TPHd, and BTEX. Up to 210ppm TPHg, 3,400ppm TPHd, and 2.9, 0.026, 1.1, and 1.6ppm BTEX, respectively, were identified. (See Fig 2, Table 1)

In September to November 1991 the pit was overexcavated, removing additional hydrocarbon impacted soil (~70cy). The pit depth was extended to $\sim 12'$ bgs (see Fig 3). Groundwater was encountered at $\sim 11'$ bgs. A total of six confirmatory soil samples (S-1-10 through S-6-10) were collected at ~10'bgs. All samples contained detectable TPHd, TPHg, and BTEX. Up to 1,300ppm TPHg, and 1.5, 1.4, 16, and 160ppm BTEX, respectively, were identified in sample S-2-10. Also, up to 1,300ppm TPHd was identified in sample S-4-10 (see Fig 4, Table 2). No further overexcavation was conducted. The pit was backfilled with clean, imported soil and "clean" stockpiled soil.

In January 1996 five soil borings (B-1 through B-5) were advanced to depths ranging from 12' to 16'bgs. Soil samples were collected at ~11' to 13' bgs to delineate the extent of soil contamination. Low levels of TPHd and TPHg were identified in each boring, except B-4, which did not identify petroleum hydrocarbons. Benzene was not identified. (See Fig 5, Table 3)

In April 1996 five additional borings (B-6 through B-10) were advanced to ~16' bgs, using Geoprobe Direct Push technology, to delineate the extent of groundwater contamination. Sediments encountered in the borings include silt, silt and clay/sand, and silty clay (see boring logs). Groundwater was encountered at ~10' to 11'bgs. "Grab" water samples were collected from each boring. Borings B-7 and B-10 contained elevated TPH and benzene levels (see Fig 5, Table 3). Borings B7, B8, and B9 were converted into 1"-diameter piezometers in June 1996. Piezometers B-7, B-8, and B-9 were monitored for four consecutive quarters (4/96 to 12/96). Piezometer B-7 and B-8 were slow to recharge. There was insufficient water in piezometers B-7 and B-8 in 9/96 and 9/96 to conduct a TPHd analysis. Piezometer B-7 continued to contain elevated TPHd (16,000ppb in 12/96). However, benzene has not been detected in the last two sampling events. (See Table 4)

The groundwater plume appears limited in extent because elevated petroleum hydrocarbons in groundwater have not been detected in downgradient piezometers B-8 and B-9, located ~50' to 70 from piezometer B-10 (see Fig 6). Low permeability sediments may also limit migration of contaminants in groundwater. Residual contamination in groundwater should not pose a risk to human health because groundwater is not a source of drinking water at this site.

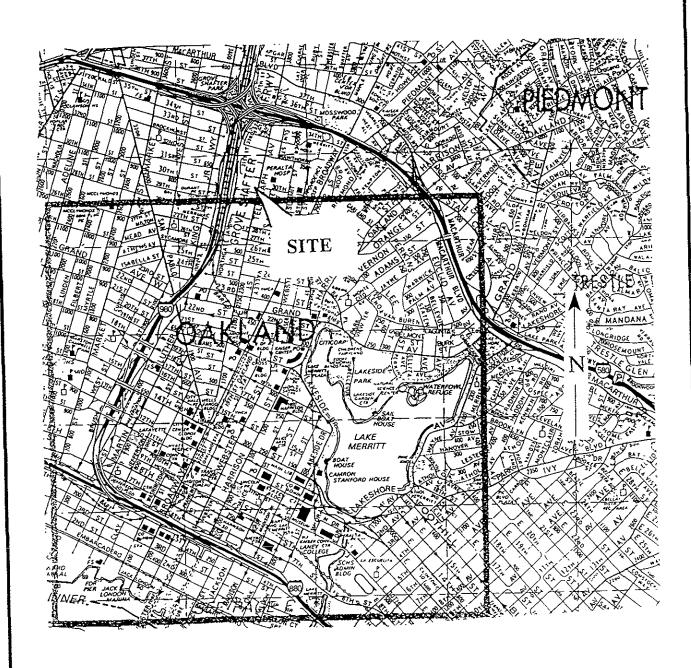
Residual TPHg and BTEX remain in soil at ~10'bgs. Because soil samples collected from borings B1 through B4 did not contain significant contaminants, it appears that the extent of soil contamination is limited to the immediate vicinity of the former excavation. Based on current use scenario there should be no increase risk to human health (based on ASTM RBCA Tier 1 Look Up Table for soil volatilization to outdoor air, the only potential exposure pathway) since the contamination from the former UST is beneath the sidewalk and driveway/parking lot of the site.

A risk management plan has been submitted to address the potential exposure to construction workers in the event of excavation or trenching in the vicinity of the former UST. In addition, the plan proposes to reevaluate risk due to volatilation of contaminants from soil to indoor air if a building is proposed for construction over the former UST location.

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;
- o no water wells, surface water, or other sensitive receptors are likely to be impacted; and,
- the site presents no significant risk to human health or the environment based on the current use scenario. However, ASTM RBCA Tier 1 values were exceeded for the soil to indoor air exposure pathway (based on maximum concentrations of benzene identified in sample S-2-10, collected from the pit after overexcavation). Therefore, risk to human health should be reevaluated if land use changes

b&lassoc.1



Artesian Environmental Consultants 3100 Kerner Blvd., Ste. C San Rafael, CA 94901 415-257-4801 415-257-48901 Site Location Map B&L Associates 3045 Telegraph Ave. Oakland, CA 94541

Project No. 199-001-04

Date 11/21/95

Prepared by B. RAYMOND

Fig. 1

SAMPLING SPECIALISTS

A DIVISION OF PRATT CONSULTING COMPANY
COMPLETE WELL DEVELOPMENT SERVICES

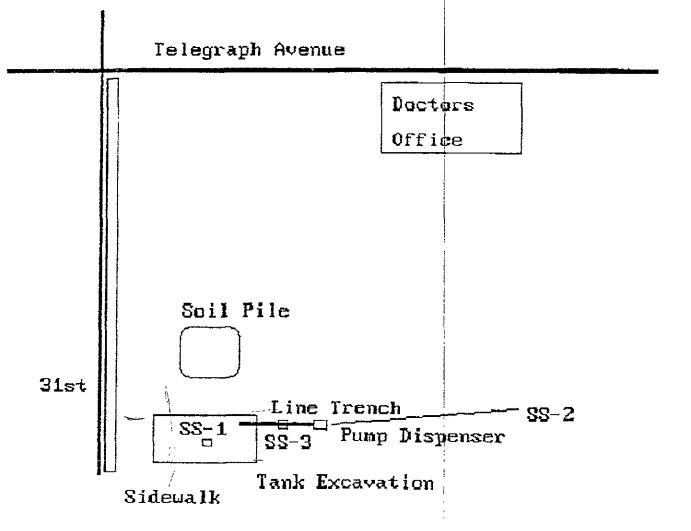
ENVIRONMENTAL SAMPLE COLLECTION SPECIALISTS

COMPLETE BAILING, PURGING AND SAMPUING SERVICE FOR MONITORING, RECOVERY AND VADOSE WELLS IN THE FOLLOWING STATES: CALIFORNIA, NEVADA, OREGON, WASHINGTON, ARIZONA, IDAHO AND UTAH

Office Locations 3146 Manor Avenue Walnut Creek, California 94596 12003 49th Street North Building 307

Clearwater, Florida 34622

1-(415)-932-4356 Office 1-(415)-932-4256 Fax



F162

CHROMALAB, INC.

Analytical Laboratory Specializing in GC-GC/MS Environmental Analysis

 Hazardous Waste (#238)

Drinking Water

Waste Water

(#955)

Consultation

Table 1

May 15, 1990

Chromatab File No.: 0590059

SAMPLING SPECIALISTS, INC.

Attn: John Pratt

RE: Three soil samples for Gasoline/BTEX and Diesel analyses

Project Name: PACIFIC EXCAVATORS

Project Number: 1036-004-002

Date Sampled: May 8, 1990 Date|Submitted: May 8, 1990 Date Extracted: May 10-14, 1990 Date Analyzed: May 10-16, 1990

RESULTS:

	Sample No.	Gasoline (mg/Kg)	Diesel (mg/Kg)	Benzene (µg/Kg)	Toluene (µg/Kg)	Ethyl Benzene <u>(µg/Kg)</u>	Total Xylenes (ug/Kg)
under Pyring	\$\$-1-7 \$\$-2-1 \$\$-3-1	210 N.D. N.D.	3400 N.D. N.D.	2900 N.D. N.D.	26 N.D. N.D.	1100 N.D. N.D.	1600 N.D. N.D.
	SLANK SPIKE	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
	RECOVERY DUP. SPIKE	90.4%	84.2%	99.5%	08.4%	92.7%	94,7%
	RECOVERY DETECTION	95.2%	84.9%	91.4%	88.2%	99.6%	109.5%
	LIMIT METHOD OF	2.5 MOD.	5 35 5 0/	5	į į 5	5	5
	ANALYSIS	8015	8015	8020	8020	8020	8020

ChromaLab, Inc.

David-Duong

Senior Chemist

Eric. Tam

Laboratory Director

Figure 2

SOIL TECH ENGINEERING, INC.

TABLE 4 2 SOIL ANALYTICAL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/Kg)

A. Side Wall Soil Samples Results:

Date	Sample Number	Depth feet	TPHd	ТРНд	В	T	E	x
11/14/91	S-1-10	10	230	250	0.27	0.21	3.8	31
	S-2-10	10	89	1300	1.5	1.4	16	160
	S-3-10	10	53	170	0.2	0.14	3.4	27
11/20/91	S-4-10	10	1300	42	0.015	0.036	0.06	0.12
	S-5-10	10	260	71	0.007	0.033	0.19	0.5
	S-6-10	10	230	17	ND	ND	0.035	0.079
Detection	Limit		1	1	0.005	0.005	0.005	0.005

B. Stockpiled Soil

Date	Sample Number	TPHd	TPHg	В	T	E	, X
11/20/91	ST-1,2,3,4	220	ND	ND	ND	ND	ND
	ST-5,6,7,8	7.4	18	0.018	ND	0.077	0.7

TPHd = Total Petroleum Hydrocarbons as diesel TPHg = Total Petroleum Hydrocarbons as gasoline BTEX = Benzene, Toluene, Ethylbenzene, Xylenes

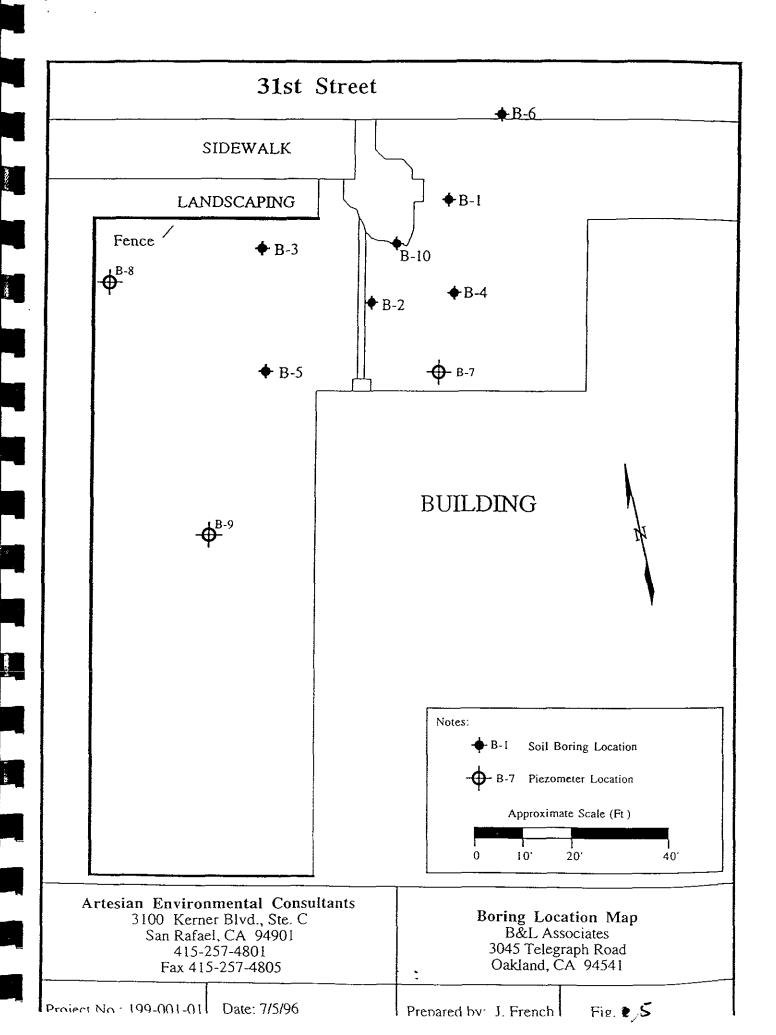


TABLE &-SUMMARY OF SOIL ANALYTICAL DATA

B&L Associates 3045 Telegraph Ave. Oakland, CA 94609

SOIL SAMPLES: collected 1/4/96

Soil Sample	В	T	E	X	TPH-g TPH-d
and depth	ppb	ppb	ppb	ppb	ppm ppm
B-1-11.0'	ŇD	ŇD	22	ND	19 40
B-2-11.0'	ND	ND	28	ND	7.7 ND*
B-3-12.5'	ND	ND	ND	ND	7.6 20
B-4-11.0'	ND	ND	ND	ND	ND ND
B-5-11.0'	ND	ND	ND	ND	8.0 36

NOTES:

For TPH-g and BTEX for all samples listed above, the concentrations are estimated due to the overlapping fuel patterns

GROUNDWATER SAMPLES: collected 4/4/96

Sample	В	T	E	X	TPH-	g TPH-d
*	ppb	ppb	_ppb	ppb	ppm	<u>ppm</u>
B-6-AQ	ND	ND	ÑD	ND	ÑD	0.11
B-7-AQ	100	42	170	190	16.0	60.0
B-8-AQ	ND	ND	ND	ND	ND	0.11
B-9-AQ	150	ND	ND	0.87	0.15	0.12
B-10-AQ	120	ND	150	1200	17.0	4.2

ND = at or below the detection level

ppm = parts per million

ppb = parts per billion

BTEX = benzene, toluene, ethylbenzene and total xylenes (EPA Method 8020)

TPH-d = total petroleum hydrocarbons as diesel (modified EPA Method 8015)

TPH-g = total petroleum hydrocarbons as gasoline (modified EPA Method 8015)

^{*} Hydrocarbons in diesel range; concentration = 23 ppm

TABLE 1 - SUMMARY OF GROUNDWATER ANALYTICAL DATA
B&L Associates

3045 Telegraph Ave. Oakland, CA 94609

GROUNDWATER SAMPLES:

Sample	Date	B ppb	T ppb	E ppb	X ppb	TPH-g	TPH-d	MTBE ppb
B-6-AQ	4/4/96 Abandoned 6/7/96	ND	ND	ND	ND	ND	0.11	<u>-</u>
B-7-AQ	4/4/96	100	42	170	190	16.0	60.0	NA
B-7-AQ	6/17/96	91	ND	110	120	12.0	NA*	NA
B-7-AQ	9/30/96	ND	ND	ND	ND	ND**	NA*	NA
B-7-AQ	12/31/96	ND	ND	15	8.4	ND	16	100
B-8-AQ	4/4/96	ND	ND	ND	ND	ND	0.11	NA
B-8-AQ	6/17/96	ND	ND	ND	ND	ND	ND	NA
B-8-AQ	9/30/96	NA*	NA*	NA*	NA*	NA*	NA*	NA
B-8-AQ	12/31/96	ND	ND	ND	ND	ND	ND	ND
B-9-AQ	4/4/96	150	ND	ND	0.87	0.15	0.12	NA
B-9-AQ	6/17/96	ND	ND	ND	ND	ND	ND	NA
B-9-AQ	9/30/96	ND	ND	ND	2.2	ND	ND	NA
B-9-AQ	12/31/96	ND	ND	ND	ND	ND	ND	ND
B-10-AQ B-10	4/4/96 Abandoned 6/7/96	120	ND	150	1200	17.0	4.2	NA

NA = Not Analyzed

ND = at or below the detection level

ppm = parts per million

ppb = parts per billion

BTEX = benzene, toluene, ethylbenzene and total xylenes (EPA Method 8020)

TPH-d = total petroleum hydrocarbons as diesel (modified EPA Method 8015)

TPH-g = total petroleum hydrocarbons as gasoline (modified EPA Method 8015)

^{*} TPH-d not run due to limited volume of water collected

^{**} Reporting limit raised due to sample interference

