#### ALAMEDA COUNTY

### HEALTH CARE SERVICES

#### AGENCY

DAVID J. KEARS, Agency Director

May 3, 1996



Alameda County CC4580 Environmental Health Services 1131 Harbor Bay Pkwy., #250 Alameda CA 94502-6577 (510)567-6700 FAX(510)337-9335

#### REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Rick Gerow Gerow Properties 8393 Capwell Drive Oakland, California 94621

RE: Gerow Properties

1255 Park Avenue, Emeryville, California 94608

STID # 5510

Dear Mr. Gerow:

This letter confirms the completion of site investigation and remedial action for the two underground storage tanks (one - 1,500 gallon heating fuel and one - 200 gallon gasoline) removed on November 14, 1995 at the above described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, 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 storage tanks release is required.

This notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721 (e). If a change in the present land use is proposed, the property owner must promptly notify this agency.

Please contact Susan L. Hugo at (510) 567-6780 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tund Director

Enclosure

Gordon Coleman, Acting Chief, Environmental Protection - files Kevin Graves, RWQCB

Mike Harper, SWRCB ( with enclosure )

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

February 28, 1996 AGENCY INFORMATION Date:

Address: 1131 Harbor Bay Parkway

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Park City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700 Responsible staff person: Susan Hugo Title: Sr. Hazardous Mater

#### CASE INFORMATION

Site facility name: Gerow Properties

Site facility address: 1255 Park Avenue, Emeryville, CA 94608 RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 5510 URF filing date: 11/14/95 SWEEPS No: N/A

#### Responsible Parties: Addresses: Phone Numbers:

Gerow Properties 8393 Capwell Drive (510) 562-8383

Attn: Mr. Rick Gerow Oakland, CA 94621

Tank No:	<u>Size in</u> _gal.:	Contents:	<pre>Closed in-place or removed?:</pre>	Date:
1	1,500 gallon	Heating Fuel	Removed	11/14/95
2	200 gallon	Gasoline	Removed	11/14/95

#### III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Tank leaked, holes found at bottom of the heating fuel tank

Site characterization complete? YES

Date approved by oversight agency: 2/5/96

Monitoring Wells installed? NO Number: NA

Proper screened interval? NA

Highest GW depth below ground surface: NA Lowest depth: NA Flow direction: Regional flow is westerly towards the SF bay Most sensitive current use: Light Industrial / commercial Are drinking water wells affected? NO Aguifer name: NA Is surface water affected? NO Nearest affected SW name: NA Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? YES Where is report(s) filed? Alameda County

1131 Harbor Bay Parkway Alameda, CA 94502-6577

#### Treatment and Disposal of Affected Material:

<u>Material</u>	Amount	Action (Treatment	<u>Date</u>
	(include units)	of Disposal w/destination)	
Tank	1 - 1,500 gallon	Erickson, Richmond, CA	11/14/95
	1 - 200 gallon	Erickson, Richmond, CA	11/14/95
Soil	10 yards	BFI. Livermore, CA	12/18/95
Product/water	1,300 gallons	Recycled at Alviso Independent Oil, Alviso, CA	11/14/95

#### Leaking Underground Fuel Storage Tank Program

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 Decommissioned: NA

Number Decommissioned: NA

Number Retained: NA

List enforcement actions taken: NA

List enforcement actions rescinded: NA

#### v. LOCAL AGENCY REPRESENTATIVE DATA

Name: Susan L. Hugo

Title: Sr. Hazardous Materials Specialist

Signature: Susan L'Huge Date: 4/28/96

Reviewed by

Name: Barney Chan

Title: Hazardous Materials Specialist

Signature: Bainer, Ma

Date: 3/4/96

Name: Thomas Peacock

Title: Sup. Hazardous Materials Specialist

Signature: Mones Could Date: J-29-96

#### VI. RWOCB NOTIFICATION

Date Submitted to RB: 3/8/96

RB Response:

RWOCB Staff Name: Kevin Graves

Title: Water Resources Control Engineer

Date:

#### Leaking Underground Fuel Storage Tank Program

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

Contaminant	Soil	(ppm)		(ppb)	
	<u>Before</u>	After	#	Before	After
TPH (Gas)	ND	<b>-</b>		ND	-
TPH (Diesel)	ND	-		340	· -
Benzene	ND	-		ND	•
Toluene	ND	-		1.9	-
Xylene	ND	-		0.80	-
Ethylbenzene	ND	-		ND	-
MTBE	ND	-		-	-
Total Lead	4.2	-		-	-
Semi VOCs	ND	_		-	_

<sup>\*</sup> Grab water sample collected from the boring.

#### Comments (Depth of Remediation, etc.):

In November 1995, two USTs ( 1500 gallon heating fuel and 200 gallon gasoline ) were removed from the subject site. Prior to the UST removals, 1300 gallons of liquid material was pumped out from the heating fuel tank. As the heating fuel tank was being lifted out of the excavation, it was noted that the northern and southern bottom ends were missing. Some of the residual product in the tank spilled into the excavation area and was removed later on prior to backfilling. Two bottom soil samples (one from each end of the heating fuel tank) were collected at approximately 11 feet bgs. One bottom soil sample was collected from the gasoline tank at 8 feet bgs. The soil samples did not detected TPH gasoline, TPH diesel, BTEX, MTBE or semi-volatile organics. However, total lead at 4.2 ppm was found in the soil sample collected beneath the gasoline tank.

Due to the condition of the leaking heating fuel tank and the levels of TPH diesel (1,200 ppm) detected in the stockpiled soil, additional subsurface investigation was conducted at the site. In February 6, 1996, one soil boring was drilled within 10 feet of the former heating fuel tank in the assumed downgradient direction (westerly). One soil sample was collected at the soil/water interface (approx. 28 feet bgs.). In addition, a grab water sample was obtained from the boring. TPH diesel and BTEX were not found in the soil sample. The grab water sample found low levels of dissolved petroleum hydrocarbon as listed in the table above.

#### 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

### Leaking Underground Fuel Storage Tank Program

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

The rationale for recommending case closure for the subject site are as follows:

- 1) TPH diesel, TPH gasoline and BTEX were not detected in the soil samples collected from the bottom of the tanks and from the boring.
- 2) Benzene and ethyl benzene were not found in the grab water sample.
- 3) TPH diesel at very low concentration (340 ppb) was detected in the grab water sample.
- 4) The site present no significant risk to human health and the environment.

Page 4 of 4





FROM: SAN FRANCISCO/ALAMEDA/ CONTRA COSTA COUNTIES THOMAS BROS. MAPS 1994 EDITION

## ALL ENVIRONMENTAL, INC.

2641 CROW CANYON ROAD, SUITE 5, SAN RAMON

SCALE 1 INCH 1/4 MILE DATE 15 NOV 1995

APPROVED BY: DRAWN BY: REVISED:

## SITE LOCATION MAP

1255 PARK AVENUE EMERYVILLE

DRAWING NUMBER.
FIGURE 1

Table 1: Soil Sample Analyses

Sample I.D.	Gasoline (mg/Kg)	Diesel (mg/Kg)	Benzene (ug/Kg)	Toluene (ug/Kg)	Ethyl Benzene (ug/Kg)	Total Xylenes (ug/Kg)	Methyl Tertiary Butyl Ether (ug/Kg)
EB-1N (11.0')	NA	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-1S (11.0')	NA	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-2 (8')	N.D.	NA	N.D.	N.D.	N.D.	N.D.	N.D.
STKP-1 (1-3)*	N.D.	NA	N.D.	N.D.	N.D.	N.D.	N.D.
STKP-2 (1-4)*	NA	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
STKP-3 (1-2)*	NA	1200	N.D.	N.D.	N.D.	N.D.	N.D.

Sample I.D.	Lead (Pb) (mg/Kg)	Semi- Volatile Organics (VOC's) (mg/Kg)
EB-1N (11')	NA	N.D.
EB-1S (11')	NA	NA.
EB-2 (8')	4.2	N.D.
STKP-1 (1-3)*	7.0	NA
STKP-2 (1-4)*	NA	NA
STKP-3 (1-2)*	NA	NA

(mg/Kg) = ppm (parts per million) (ug/Kg) = ppb (parts per billion) N.D. = Not Detected NA = Not Analyzed

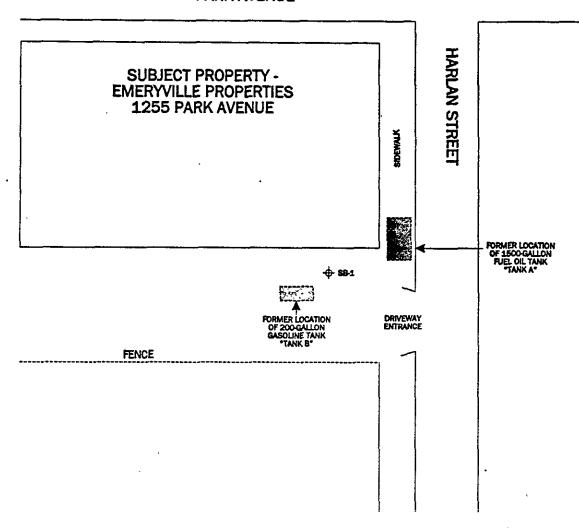
Copies of all analytical results and Chain of Custody documentation are located in Appendix D: Sample Analytical Documentation.

# 5.0 CONTAMINATED SOIL PROFILING AND OFFHAUL

Stockpile 3 (STKP-3) was profiled and accented for disposal at the Vasca Bard of

<sup>\*</sup> Composited soil samples

### **PARK AVENUE**



SOIL BORING LOCATION

Ä

## ALL ENVIRONMENTAL, INC. 2641 CROW CANYON ROAD, SUITE 5, SAN RAMON

SCALE: 1":10" DATE 6 FEB 1996 APPROVED BY.

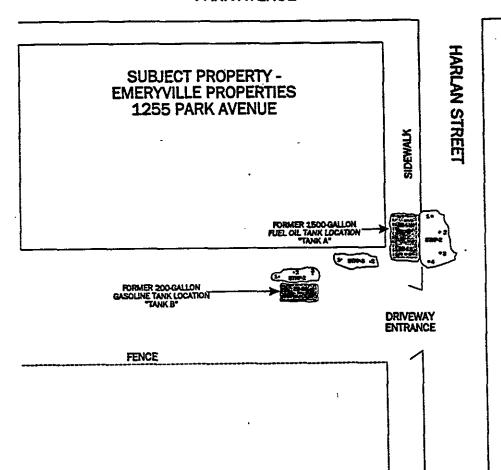
DRAWN BY: C. SPARKS
APPROVED BY J. ANDERSON

SITE PLAN

1255 PARK AVENUE EMERYVILLE

DRAWING NUMBER: FIGURE 1

### PARK AVENUE



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

SCALE: NOT TO SCALE DATE: 14 NOV 1995 APPROVED BY:

DRAWN BY: REVISED:

SAMPLE LOCATION MAP

1255 PARK AVENUE EMERYVILLE DRAWING NUMBER: FIGURE 3



PROJECT: GEROW #1350  BORING LOC:: DISCONDENT FROM FORMER BORING LOC:: DISCONDENT FROM FORMER DRILLING CONTRACTOR: GREGG DRILLING  PRILLING METHOD; DIRECT PUSH  TOTAL DEFFH: 28.0'  SAMPLING METHOD; DIRECT SUBH TOTAL DEFFH: 28.0'  SAMPLING METHOD: 2' DRIVE SAMPLER  LOGGED BY: J.S. ANDERSON  BAMPLING METHOD: 2' DRIVE SAMPLER  HAMMER WEIGHT and FALL: N/A  DESCRIPTION  DO: 0.0 - 0.6; Asphalt. 3" Aggregate Base.  1 0.6 - 14.0: Sihv Clay; dark gray 3 N3; medium stiff; gravel up to 1/4".  Color Change; moderate yellowish brown 10YR 5/4.  Color Change; moderate yellowish brown 10YR 5/4.  Same.  L2X  No odor. Staining.  No odor. Staining.	7777	O TRO	r: GEROW #1350					
DRILLING CONTRACTOR: GREGG DRILLING  DRILLING METHOD: DIRECT PUSH  DRILLING EQUIPMENT: GEOPROBE DRILL RIG  SAMPLING METHOD: 2" DRIVE SAMPLER  LOGGED BY: J.S. ANDERSON  HAMMER WEIGHT and FALL: N/A  RESPONSIBLE PROFESSIONAL: MC  SAMPLING  DESCRIPTION  DESCRIPTION  O.O 0.6; Asphalt, 3" Aggregate Base.  O.6 - 14.0; Silty Clay: dark gray 3 N3; medium stiff; gravel up to 1/4".  No odor: Staining.  Color Change; moderate yellowish brown 10YR 5/4.  Same.  L-2X  No odor: Staining.  No odor: Staining.			Pour land and a series and a se	LOG OF BOREHOLE: SB-1				
DRILLING METHOD; DIRECT PUSH  DRILLING EQUIPMENT: GEOPROBE DRILL RIG  SAMPLING METHOD: 2' DRIVE SAMPLER  LOGGED BY: J.S. ANDERSON  HAMMER WEIGHT and FALL: N/A  RESPONSIBLE PROFESSIONAL: MC  SAMPLES  DESCRIPTION  DESCRIPTION  O.O 0.6; Asphalt, 3" Aggregate Base.  O.6 - 14.0; Silty Clay: dark gray 3 N3: medium stiff; gravel up to 1/4".  No odor. Staining.  Color Change: moderate yellowish brown 10YR 5/4.  Same.  L-2X  No odor. Staining.  No odor. Staining.  No odor. Staining.		****	1500 GALLON FUEL OIL UST					
DRILLING EQUIPMENT: GEOPROBE DRILL RIG  SAMPLING METHOD: 2' DRIVE SAMPLER  LOGGED BY: J.S. ANDERSON  HAMMER WEIGHT and FALL: N/A  RESPONSIBLE PROFESSIONAL: MC  SAMPLED  DESCRIPTION  DESCRIPTION  O.0 - 0.6: Asphalt, 3" Aggregate Base.  O.6 - 14.0: Silty Clay: dark gray 3 N3: medium stiff: gravel up to 1/4".  CI  COIOr Change: moderate yellowish brown 10YR 5/4.  Same.  L-2X  No odor. Staining.  12—  Same.  L-3X  No odor. Staining.								
SAMPLING METHOD: 2' DRIVE SAMPLER  HAMMER WEIGHT and FALL: N/A  DESCRIPTION  DESCRIPTION  DESCRIPTION  October 14.0: Sitty Clay: dark gray 3 N3: medium stiff: gravel up to 1/4".  Color Change: moderate yellowish brown 10YR 5/4.  Color Change: moderate yellowish brown 10YR 5/4.  Same.  L2X  No odor. Staining.  No odor. Staining.								
HAMMER WEIGHT and FALL: N/A  DESCRIPTION  DESCRIPTION  O.O - 0.6; Asphalt, 3' Aggregate Base.  O.6 - 14.0: Silty Clay; dark gray 3 N3; medium stiff: gravel up to 1/4".  No odor. Staining.  Color Change; moderate yellowish brown 10YR 5/4.  Color Change; moderate yellowish brown 10YR 5/4.  Same.  L2X  No odor. Staining.  No odor. Staining.				DEPTH TO WATER: 2	8.0'			
DESCRIPTION   SAMPLES   COMMENTS   COMMENT								
0.0 - 0.6; Asphalt, 3" Aggregate Base.  1		MIMER	WEIGHT and FALL: N/A		ROFESSIONAL: MC			
1 - 0.6 - 14.0; Silty Clay; dark gray 3 N3; medium stiff; gravel up to 1/4".  1 - 1 - 1 - 12 - 13 - 13 - 13 - 13 - 13	DEPT (feet)	SOIL SYMBOLS		SAMPLE NO. INTERVAL BLOW COUNTS	COMMENTS			
0.6 - 14.0: Sliry Clay: dark gray 3 N3: medium stiff; gravel up to 1/4".  L-1X  No odor. Staining.  Color Change; moderate yellowish brown 10YR 5/4.  Same.  L-2X  No odor. Staining.  No odor. Staining.	_	AB	0.0 - 0.6; Asphalt, 3" Aggregate Base.	4 11 1	•			
2 -	1 -			4 11 1				
3 -	<u> </u>		medium stiff; gravel up to 1/4".	-				
L-1X No odor. Staining.  L-1X No odor. Staining.  L-1X No odor. Staining.  L-1X No odor. Staining.  No odor. Staining.  L-1X No odor. Staining.  L-1X No odor. Staining.	2 -			-				
L-1X No odor. Staining.  L-1X No odor. Staining.  L-1X No odor. Staining.  L-1X No odor. Staining.  No odor. Staining.  L-1X No odor. Staining.  L-1X No odor. Staining.	-		•	-				
Color Change; moderate yellowish brown 10YR 5/4.	3-			7				
CL   5				L-1X	No odor. Staining.			
Color Change; moderate yellowish brown 10YR 5/4.  Same.  L-2X  No odor. Staining.  L-3X  No odor. Staining.	4_	CL						
Color Change; moderate yellowish brown 10YR 5/4.  Same.  L-2X  No odor. Staining.  L-3X  No odor. Staining.	5-			_] ]] ]				
Same.   L-2X   No odor. Staining.			•	_				
8 — 9 — 10 — 11 — 12 — Same.  13 — 13 — — No odor. Staining.	6-		Color Change; moderate yellowish brown 10YR	5/4.				
8 — 9 — 10 — 11 — 12 — Same.  13 — 13 — — No odor. Staining.	} -			-				
8 — 9 — 10 — 11 — 12 — Same.  13 — 13 — — No odor. Staining.	7-			-				
9 — 10 — 11 — 12 — Same.	-		Same.	L-2X	No odor. Staining.			
10—	8-				, •			
10—				]				
11- 12- Same. L-3X No odor. Staining.	-		·					
11- 12- Same. L-3X No odor. Staining.	10-	. 0						
12   Same.     No odor. Staining.	-			4 11				
12   Same.	11-							
12   Same.	_				No odor. Staining			
	12-		Same.	1-3	The same of the sa			
	_			-				
14-	13-							
	14-							
ALL ENVIRONMENTAL, INC. page 1 of 2			ALL ENVIRONMENTAL IN	iC.	page 1 of 2			

PR	OJECT	: GEROW #1350	LOG	)F	В	OR	EHOLE: SB-1
						LES	
DEPTH (feet)	SOIL SYMBOLS	DESCRIPTION		SAMPLE NO.	INTERVAL	COUNTS	COMMENTS
_		14.0 - 18.0; <u>Silty Clay</u> (cont.)	_	-			
15 -	CI		-				
_			_	L-4	X		No odor. Staining.
16 -			_				
17 —			_				
			_				
18 –		18.0 - 20.0; Sandy Clay; moderate yellowish bro 10YR 5/4; moist; gravel up to 1/2".	own -				
19-		1011CO/4, moist, graver up to 1/2.	_				
15							
20-		20.0. 20.0. Silts Olem mademate mellowish home	_	L-5	Y		No odor.
_		20.0 - 28.0; Silty Clay; moderate yellowish brow 10YR 5/4; moist.	,n –				
21-			_				!
22 —			-	}			
_			_	-			
23 —			-	1			
24-		Same.	-	<b>L-</b> 6	X	1	No odor.
25 —			-	-			
-		· ·	. •	1			
26-						ł	
27-			-				
-		Same.	•	L-7	·χ	1	No odor.
28-		Borehole terminated at 28.0 feet.	-		Ť		Borehole backfilled with
29 —			_				cement grout.
			_	-			
30-			-	1			
31-			-				
	<u> </u>	ALL ENVIRONMENTAL, I	NC.		<u>.</u>	j	page 2 of 2

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

All Environmental, Inc. Clie		Client Projec	t ID:# 1350; Gerow	Date Sampled: 02/06/96				
2641 Crow C	enyon Rd., # 5			Date Received: 02/07/96				
San Ramon, (	CA94583	Client Conta	ct: Jennifer Anderson	Date Extracted: 02/07-02/09/96				
		Client P.O:		Date Analyzed: 02/07-02/10/96				
EPA methods m	Dieset R redified 8015, and 3550	lange (C10-C or 3510; Califor	23) Extractable Hydrocarbon ma RWOCB (SF Bay Region) metho	is as Diesel * d GCFID(3550) or GCFI	D(3510)			
Lab ID	Client ID	Matrix	TPH(d)*		% Recovery Surrogate			
61195	SB-1, L-7, 281	S	ND		104			
61196	W-1	w	340,g,i		101			
			:					
					<del>                                     </del>			
Reporting Limit unless other- wise stated; ND means not de- tected above the reporting limit		- W	50 ug/L		_			
		eit S	1.0 mg/k	8				

<sup>\*</sup> water samples are reported in ug/L, soil samples in mg/kg, and all TCLP and STLC extracts in mg/L

<sup>#</sup> chittered chromatogram resulting in cocluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

<sup>+</sup> The following descriptions of the TPH thromatogram 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) aged diesel? is significant); d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diese! (?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than - 5 vol. % sediment.

All Environmental, Inc. Clie		Client Proje	lient Project 1D: # 1350; Gerow			Date Sampled: 02/06/96			
2641 Crow Cr	myon Rd., # 5	Ī				Date Received: 02/07/96			
San Ramon, C	:A94583	Client Conta	Client Contact: Jennifer Anderson				d: 02/07-02	/13/96	
_		Client P.O:				ate Analyze		13/96	
EDA moderate	Gasoline Ran 30, modified 3015, an	ige (C6-C12)	Volatile Hyd	TOCATOOS	ns Gasolin	e*, with BI	EX* )		
Lab ID	Client ID	Matrix	TPH(g) <sup>+</sup>	Benzene	Toksene	Ethyiben- zene	Xylenes	% Rec. Surrogate	
61195	SB-1, L-7, 28°	s		ND	ND	ND	ND	101	
61196	W-1	w		ND	1.9	ND	0.80	108	
			[						
			1						
	<b>†</b>								
			1	1					
Reporting	Limit unless other	er- W	50 ug/L	0.5	0.5	0.5	0.5		
wise stated	; ND means not d c the reporting li	de-	1.0 mg/kg	0.005	0.005	0.005	0.005		

14 Edward I

water and vapor samples are reported in up/L, soil samples in mg/kg, and all TCLP extracts in mg/L

<sup>#</sup> chittered chromatogram; sample peak coehites with surrogate peak

<sup>+</sup> 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 having broad chromatographic peaks are significant; biologically altered gasoline?; 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 sheen is present; i) liquid sample that contains greater than - 5 vol. % sediment; j) no recognizable pattern.