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

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

REMEDIAL ACTION COMPLETION CERTIFICATION

March 18, 1996

Attn: Cecil Reaves & Jerry Soggins
Twenty-third Avenue Church of God
1940 - 23rd Ave
Oakland CA 94606

Dear Mr. Reaves and Mrs. Soggins:

UNDERGROUND STORAGE TANK (UST) CASE
1951 - 23rd Avenue
Oakland, CA 94606
SITE NO. 208

This letter confirms the completion of site investigation and remedial action for the underground storage tanks formerly located 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 tank 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 land use is proposed, the owner must promptly notify this agency.

Please telephone Amy Leech at (510)567-6700 if you have any questions regarding this matter.

Sincerely,

Jun Makishima

Jun Makishima, Interim Director

ATTACHMENT

c: Chris 'Wabuzoh, Sequoia Environmental, 111 Aladdin Ave., Suite B, San Leandro, CA 94577
Kevin Graves, RWQCB
Mike Harper, SWRCB w/attachment
Acting Chief of Environmental Protection Division
Files(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
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RO#868

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

StId 208

February 26, 1996

Attn: Cecil Reaves & Jerry Soggins
Twenty-third Avenue Church of God
1940 - 23rd Ave
Oakland CA 94606

Subject: Case Closure for property located at 1951 - 23rd Ave., Oakland, California 94606

Dear Mr. Reaves and Mr. Soggins:

The Alameda County Department of Environmental Health, Environmental Protection Division and the San Francisco Regional Water Quality Control Board have reviewed the case closure summary for the above referenced site and concur that no further action related to the release from the former underground storage tanks is required at this time. Before a remedial action completion letter is sent, the on-site monitoring well should be decommissioned, if it will no longer be monitored. Please notify this office upon completion of well destruction or of your intentions to continue monitoring so that a closure letter can be issued.

Please call me at (510)567-6755 if you have questions.

Sincerely,

Amy Leech

Amy Leech
Hazardous Materials Specialist

c: Chris 'Wabuzoh, Sequoia Environmental, 111 Aladdin Ave., Suite B, San Leandro, CA 94577
Acting Chief of Environmental Protection - File(ALL)

01-0496

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Agency name: **Alameda County-HazMat**
Date:City/State/Zip: **Alameda, CA 94502**
Responsible staff person: **Amy Leech**

Date: **January 2, 1996**
Address: **1131 Harbor Bay Pkwy**
Phone: **(510) 567-6700**
Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **Discount Auto**
Site facility address: **1951 - 23rd Ave., Oakland, CA 94606**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **208**
URF filing date: 02/08/89 SWEEPS No: **N/A**

Responsible Parties:	Address:	Phone Numbers:
Attn: Cecil Reaves & Jerry Soggins	1940 - 23rd Ave.	(510)451-7317
Twenty-third Avenue Church of God	Oakland CA 94606	

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	6,000	Unleaded Gasoline	removed	12/01/88
2	6,000	Unleaded Gasoline	"	"
3	6,000	Leaded Gasoline	"	"
4	550	Waste Oil	"	"

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**

Site characterization complete? **Yes**

Date approved by oversight agency: **11/03/95**

Monitoring Wells installed? **Yes** Number: **1**
Proper screened interval? **Yes** (5' - 20' bgs)
Highest GW depth below ground surface: **10.2 ft** Lowest depth: **11.16 ft**
Flow direction: **Not determined (Flow varies from northwest to southwest at neighboring sites.**

Most sensitive current use: **Commercial/Auto Repair**

Are drinking water wells affected? **No** Aquifer name: **N/A**

Is surface water affected? **NO** Nearest affected SW name:**N/A**

Off-site beneficial use impacts (addresses/locations): **Not Known**

Report(s) on file? **YES** Where is report(s) filed?
Alameda County, 1131 Harbor Bay Pkwy, Alameda, CA 94502

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (cont'd)

Treatment and Disposal of Affected Material:

Material	*Amount (include units)*	*Action (Treatment of Disposal w/destination)*	*Date*
Tanks	3 - 1,000 gallon 1 - 550 gallon	H&H Ship 220 China Basin St., S.F.	12/6/88

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	**Soil (ppm)**		**Water (ppm)**	
	Before	After	Before	After
TPH (Gasoline)	ND	3.1	120	ND
TPH (Diesel)	ND	NA	NA	0.68
Benzene	ND	ND	2.0	ND
Toluene	ND	0.010	11	ND
Ethylbenzene	ND	ND	2.0	ND
Xylene	1	ND	15	ND
Oil & Grease	3,500	ND	NA	ND
Misc. HCs (C4-C12)	ND	89	NA	ND
Total Lead	NA	10.6	.05	ND

Comments (Depth of Remediation, etc.):
See comments under Additional Comments section.

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**

Should corrective action be reviewed if land use changes? **YES**

Monitoring wells Decommissioned: **NO**
Number Decommissioned: Pending Number Retained: **1**

List enforcement actions taken: **2nd Notice of Violation, 12/30/92; D.A. Citation Hearing, 3/4/93**

List enforcement actions rescinded: **Above, in compliance with submittal of workplan.**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Amy Leech Title: Hazardous Materials Spec.
Signature: Amy Leech Date: 1/8/96

Reviewed by
Name: Juliet Shin Title: Sr. Hazardous Mat. Spec.
Signature: Juliet Shin Date: 1/8/96

Name: Eva Chu Title: Hazardous Materials Spec.
Signature: Eva Chu Date: 1/2/96

VI. RWQCB NOTIFICATION

Date Submitted to RB: 01/09/96 RB Response: Approved
RWQCB Staff Name: Kevin Graves, P.E. Title: Assoc. Water Resources Control Engineer
Signature: Kevin Graves Date: 2/6/96

VII. ADDITIONAL COMMENTS

Four underground storage tanks (USTs) were removed from the site on December 1, 1988: 3 - 1,000 gallon gasoline USTs and 1 - 550 gallon waste oil UST. The 550 gallon waste oil UST was reported to have holes and the gasoline USTs were intact. The gasoline tanks were located in a common location. The waste oil tank was located approximately 35 feet northeast of the gas tanks. (See attachment A.) Excavation of slightly stained back fill material occurred down to 8 feet bgs to where groundwater was first encountered in the gasoline pit.

Analytical results of soil samples collected from the gasoline pit were ND for TPHg and BTEX. Analyses of soil samples collected from the waste oil tank pit identified total oil and grease up to 3,500 ppm; BTEX was ND.

Excavated soil from the UST removals was reportedly stockpiled on site and was not analyzed by the tank removal consultant. Analytical results and/or manifests for disposal for the stockpiled soil were not included with the tank closure report or any subsequent reports. Manifests for the disposal of stockpiled soil could not be located.

The initial results of "grab" ground water samples from the gasoline pit identified up to 120,000 ppb TPGg and 2,000, 11,000, 2,600, 15,000 ppb BTEX, respectively.

Nine soil borings were advanced and a monitoring well was installed on August 18, 1993 to determine the vertical and lateral extent of soil and groundwater contamination at the site. (See attachment A for locations and attachment B for MW log.) TPHg and BTEX, the only analyses sought, were not identified in any samples collected from the nine borings except for 3.1 ppm TPHg was identified at 10 feet bgs in B5 and B8. Soil samples collected from B3and B4, located adjacent to the waste oil tank, were not analyzed for waste oil constituents.

VII. ADDITIONAL COMMENTS (cont'd)

Groundwater from MW-1 was collected and analyzed for TPHg, BTEX, and total lead for four quarters from August 1993 to August 1994. ND to trace amounts of TPHg and total lead were identified, and BTEX was ND all four quarters. (See attachment C.) Four sites located within 880 yards from this site reportedly have confirmed groundwater flow direction from northwest to southwest.

In order to verify soil and groundwater quality in the vicinity of the waste oil tank, soil boring B-01-10' was advanced at the west edge of the former waste oil tank pit on August 29, 1995. (See attachment A and D.) The soil sample collected at 10 feet bgs was analyzed for TPHd, oil and grease, SVOC, HVOC, and metals. Analytical results were ND for all constituents, except for metals which appear to be consistent with geogenic concentrations. Groundwater was encountered at 8 feet. A "grab" groundwater sample was collected and analyzed for TPHg, TPHd, BTEX, oil and grease, SVOC, HVOC, and metals. Analytical results were ND for all constituents, except for 680 ppb TPHd.

It appears that groundwater has not been significantly impacted at this site. Continued groundwater investigations are not warranted.

(A)

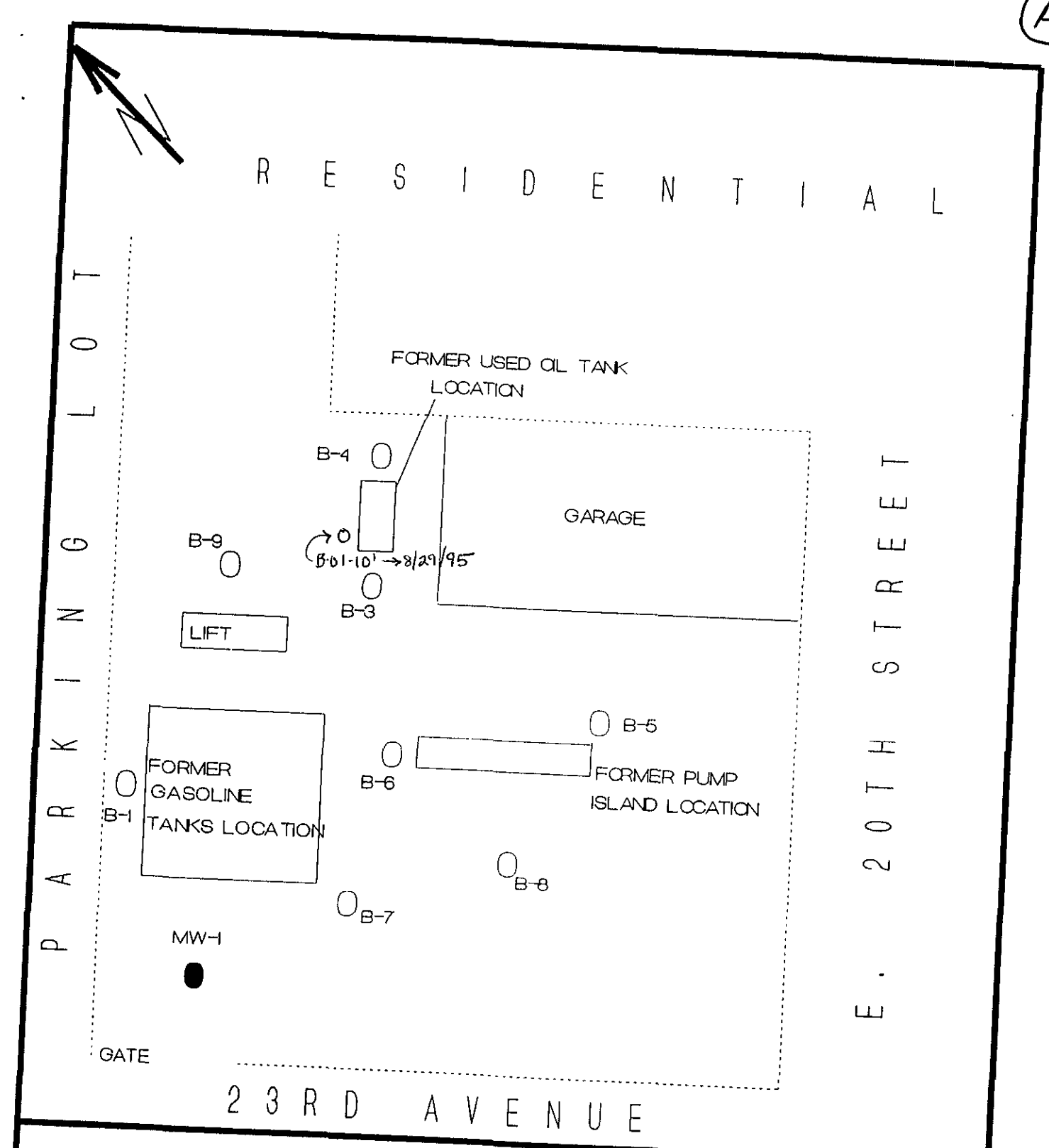

FIGURE 2

MAP TYPE: SITE PLAN STID 208	● MONITORING WELL LOCATION
SITE ADDRESS: 1951 23RD AVENUE, OAKLAND, CALIFORNIA	○ SOIL BORING LOCATION
JOB CODE: COG. DATE: 9 - 3 - 93	····· PROPERTY LINE. SCALE: 1" : 20'

SEQUOIA ENVIRONMENTAL CONSULTING SERVICES SAN LEANDRO, CA (510) 614 - 1900

5-22

B

BORING & MONITORING WELL LOG

BORING/M. WELL # MW-1

CLIENT: 23RD AVENUE CHURCH OF GOD
PROJECT NAME: CHURCH OF GOD
LOCATION: 1951 23rd Ave, Oakland, CA
DATE DRILLED: August 18, 1993
DRILLING METHOD: Hollow Stem Auger
SAMPLER TYPE: Calif. Mod. Split Spoon
TOTAL DEPTH OF BORING: 20 Feet
WIDTH OF BORING: 8 1/4 Inches
STATIC WATER LEVEL: 10.14 Feet
CASING DIAMETER: 2 Inches
CASING LENGTH: 5 Feet
SCREEN DIAMETER: 2 Inches
SCREEN LENGTH: 15 Feet
SLOT SIZE: 0.02 Inches
DRILLING COMPANY: Bayland Drilling Company, Menlo Park, California

CORE SAMPLE CONDITION LEGEND: ■ UNDISTURBED ☒ DISTURBED ☐ NO RECOVERY

LOGGED BY: CHRIS 'WABUZOH
REVIEWED BY: KENNETH H. KOFORD, CEG #505

SOIL DESCRIPTION	DEPTH	USCS SYMBOLS	SAMPLE NUMBER	SAMPLE CONDITION	BLOWS	WELL CONSTRUCT PIPE	WELL CONSTRUCT FILL
SANDY CLAY: Brown; about 70% clay, low to medium dry strength, low plasticity; about 30% very fine, hard, rounded sand; moist; no odor; no reaction with HCL; OVA 2 ppm.	5	CL	B2-5	■		casing	grout
SANDY CLAY: Brown; about 80% clay, medium to high dry strength, medium plasticity; about 20% very fine, hard, rounded sand; moist; no odor; no reaction with HCL; OVA 2 ppm.	10	CL	B2-10	■		screen	BEN
SANDY CLAY: Brown; about 60% clay, low to medium dry strength, none to low plasticity; about 40% fine to coarse, hard, subangular to rounded sand; no odor; wet; no reaction with HCL: OVA 0.	15	CL	B2-15			screen	sand
SANDY CLAY: Brown; Same As Above; saturated; OVA 0.	20	CL	B2-20			screen	sand
	25						

TABLE 1

Quarterly Monitoring of
Groundwater Well (MW-1)
1951 23rd Avenue,
Oakland, California

Date	Depth To Ground-water (ft)	TPH-G	Benzene	Toluene	Ethyl Benzene	Xylenes	Total Lead
8-19-93	10.4	ND	ND	ND	ND	ND	0.05
11-18-93	11.16	ND	ND	ND	ND	ND	0.04
3-3-94	10.2	0.08	ND	ND	ND	ND	ND
8-24-94	10.68	ND	ND	ND	ND	ND	ND

BTEX Laboratory Results are in Parts Per Billion (ppb)
TPH and Total Lead Results are in Parts Per Millinon (ppm)
ND = Not Detected

(D)

DRILLING AND LITHOLOGIC LOG

BORING B-01 - 10'

PROJECT NAME: Church of God LOCATION: 1951 23rd Avenue, Oakland, California

DRILLING METHOD: Hollow Stem Auger TOTAL DEPTH OF HOLE: 10 Feet DATE DRILLED: August 29, 1995

INITIAL DEPTH TO GROUNDWATER: 8 Feet STATIC WATER LEVEL: N/A LENGTH OF SCREEN: N/A

DIAMETER OF SCREEN: N/A SLOT SIZE: N/A LENGTH OF CASING: N/A DIAMETER OF CASING: N/A

SAMPLER TYPE: California Modified Split Spoon Sampler DRILLING COMPANY: Bayland Drilling Company, Menlo Park, CA

LOGGED BY: Chris Wabuzoh REVIEWED BY: Ola Baloqun, P.E. CA #41747

CORE SAMPLE CONDITION LEGEND ▒ UNDISTURBED ☒ DISTURBED ☐ NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES NUMBER	SAMPLES CONDITION	SAMPLES BLOWS	WELL CONSTRUCTION PIPE	WELL CONSTRUCTION FILL
SANDY CLAY: Brown; about 60% clay, none to low dry strength, low plasticity; about 40% sand, very fine to fine, hard, rounded grains; no petroleum hydrocarbon odor; very moist; no reaction with HCL; OVA 1 ppm.	5	CL	B-01-5'	▒	5 10 15		
SANDY CLAY: Brown; about 60% clay, medium to high dry strength, medium plasticity; about 40% fine to coarse, rounded, hard sand grains; no petroleum hydrocarbon odor; wet; no reaction with HCL; OVA 1 ppm.	10	CL	B-01-10'	▒	6 10 11		
	15						
	20						