

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

October 1, 1997
StID # 1231

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Robert Schwartz
R & D Investments
4570 Sequoyah St.
Oakland CA 94605

**RE: Former Laura Scudders, aka EMAC, 966 81st Ave., Oakland CA
94621**

Dear Mr. Schwartz:

This letter confirms the completion of site investigation and remedial action for the one 8,000 gallon diesel underground tank removed from 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 tank is greatly appreciated.

Based upon the available information and with provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank releases 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.

Please contact Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director, Environmental Health

c: B. Chan, Hazardous Materials Division-files
Kevin Graves, RWQCB
Mr. Dave Deaner, SWRCB Cleanup Fund
Mr. Leroy Griffin, City of Oakland OES, 505 14th St., Suite
702, Oakland CA 94612

RACC966-81

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY



DAVID J. KLAHS, Agency Director
October 2, 1997
StID# 1231

Mr. Robert Schwartz
R & D Investments
4570 Sequoyah St.
Oakland CA 94605

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

**RE: Fuel Leak Site Case Closure- Former Laura Scudders, aka EMAC,
966 81st Ave. Oakland CA 94621**

Dear Mr. Schwartz:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, 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 Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site.

Site Investigation and Cleanup Summary:

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


* 160 parts per million (ppm) Total Petroleum Hydrocarbons as diesel (TPHd) remain in the soil onsite.

* 2700 parts per billion (ppb) TPHd remain in groundwater at the site.

This site should be included in the City's permit tracking system.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,


Barney M. Chan
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

c: Mr. L. Griffin, City of Oakland OES, 505 14th St., Suite
702, Oakland CA 94612

B. Chan, files (letter only)
trlt966

ENVIRONMENTAL
PROTECTION
97 SEP 30 PM 3:42

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CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: September 18, 1997

Agency name: Alameda County-HazMat **Address:** 1131 Harbor Bay Parkway
Rm 250, Alameda CA 94502
City/State/Zip: Alameda **Phone:** (510) 567-6700
Responsible staff person: Barney Chan **Title:** Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Laura Scudders, aka EMAC
Site facility address: 966 81st Ave., Oakland CA 94621
RB LUSTIS Case No: N/A **Local Case No./LOP Case No.:** 1231
ULR filing date: 5/97 **SWEEPS No:** N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
1. R & D Investments c/o Mr. Robert Schwartz	4570 Sequoyah St. Oakland CA 94605	(510) 569-6700

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	8,000	diesel	Removed	2/28/97

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown
Site characterization complete? Undetermined
Date approved by oversight agency:
Monitoring Wells installed? No **Number:**
Proper screened interval? NA

Leaking Underground Fuel Storage Program

Highest GW depth: NA Lowest depth: NA
 groundwater encountered at approx 8.5' bgs in tank pit

Flow direction: assumed southwesterly (regional direction)

Most sensitive current use: commercial/industrial, site is currently vacant

Are drinking water wells affected? No Aquifer 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)? Alameda County
 1131 Harbor Bay Parkway,
 Room 250, Alameda CA 94502-6577

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment of Disposal w/destination)</u>	<u>Date</u>
Tanks & Piping	1-8,000 gallon	Disposed at Erickson, Richmond	2/28/97
Water & Liquid	12,000 gallons	With approval from RWQCB, water reused onsite for dust control, cleaning & within pit for compaction	

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
TPH (Diesel)	ND	*	2,700	--
Benzene	ND	--	ND	--
Toluene	ND	--	ND	--
Ethylbenzene	ND	--	ND	--
Xylenes	ND	--	ND	--

Comments (Depth of Remediation, etc.):

* Although diesel and BTEX were ND in the sidewall samples at the ends of the tank, the stockpiled soil detected 30, 160 and 88 ppm TPHd in the three composite samples.

Leaking Underground Fuel Storage 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: site should be entered in the City's permit tracking system

Should corrective action be reviewed if land use changes? Yes

Monitoring wells Decommissioned: NA

Number Decommissioned: NA Number Retained: NA

List enforcement actions taken: Notice of Legal Obligation-5/17/96

List enforcement actions rescinded: Above, tank closure application submitted on Nov. 20, 1996

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: *Barney M Chan* Date: 9/23/97

Reviewed by

Name: Tom Peacock Title: Manager

Signature: *Tom Peacock* Date: 9-23-97

Name: Susan Hugo Title: Hazardous Materials Specialist

Signature: *Susan L. Hugo* Date: 9/19/97

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: *Approval*

RWQCB Staff Name: K. Graves Title: AWRCE Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.
see site summary

[Signature] 9/26/97

Underground Fuel Storage Program

Site summary for former Laura Scudders, 966 81st Ave., Oakland 94621

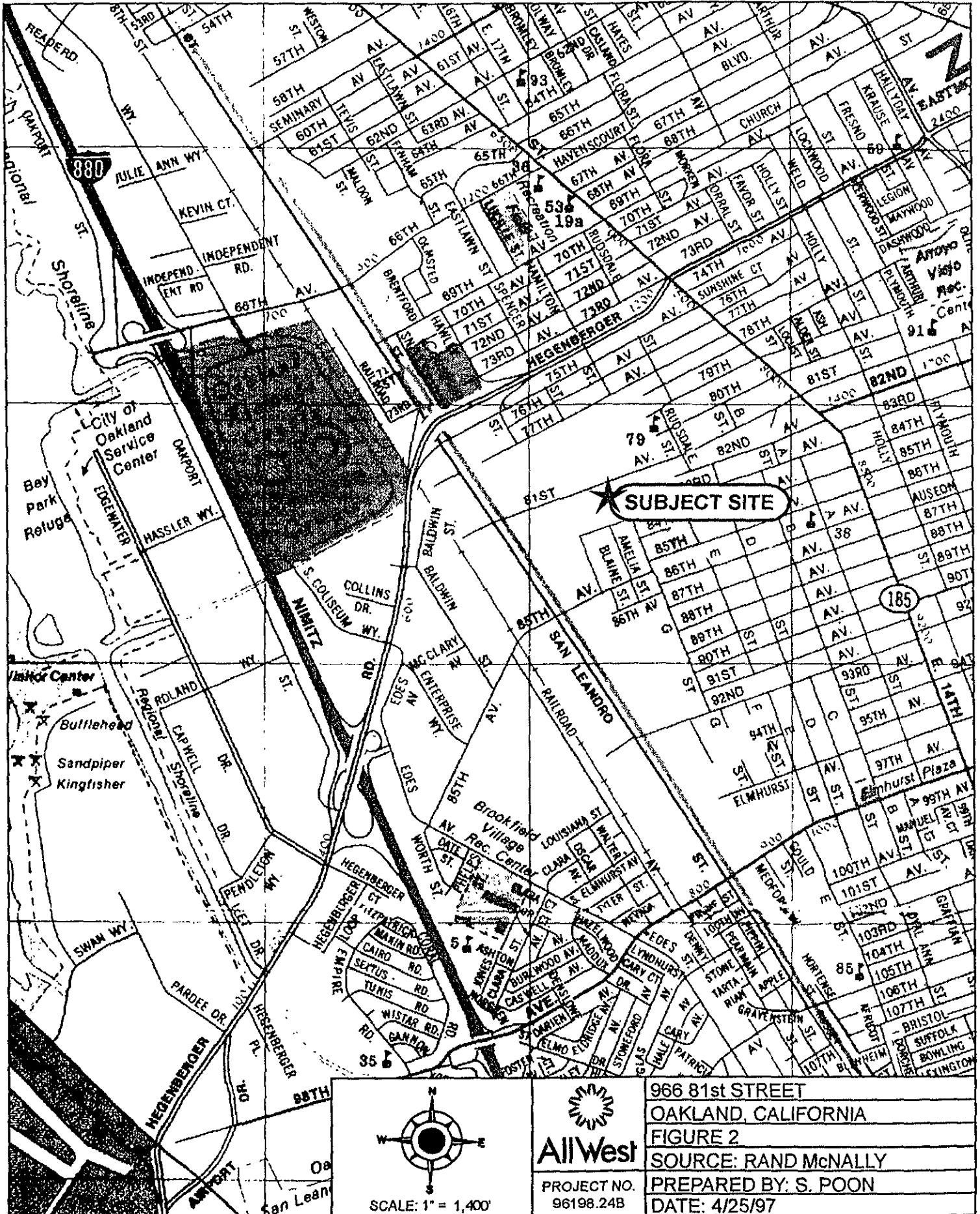
On February 28, 1997 a 8,000 gallon diesel tank was removed from this site as part of the demolition of the former Laura Scudder/ EMAC facility. Soils encountered in the spoils and from the sidewalls showed no obvious signs of contamination, visually or by odor. The tank itself had been filled nearly to capacity with water and the tank was lying in water also. At the depth of the excavation, approximately 8.5' bgs, the water encountered was most likely groundwater. The tank contents and additional water removed from the tank pit was transferred to a Baker tank on February 27, 1997 and totalled 12,000 gallons. This water was allowed to separate, treated with activated charcoal, tested and disposed to a storm sewer or used for dust control with approval from the RWQCB, see attached letter. However, it is noted that the letter states that the water is approved for disposal based upon a TPH < 50 ppb and ND benzene and MTBE. After treatment, TPHd was actually 190 ppb and ND for benzene and MTBE.


Because of the risk posed to workers and potential trespassers, the pit was allowed to be filled with the spoils immediately after tank removal.

Both soil samples from the north and south end sidewalls of the tank pit exhibited ND for TPHd and BTEX. A grab groundwater sample from the tank pit water exhibited 2.7 mg/l TPHd and ND for BTEX. Approximately 60 cubic yards of stockpiled soils was sampled by compositing six discrete samples into three 2-point composites. These samples exhibited 30, 160 and 88 ppm TPHd and were ND for BTEX.

Based upon these results, the site is considered "low risk" and no further action is recommended based upon:

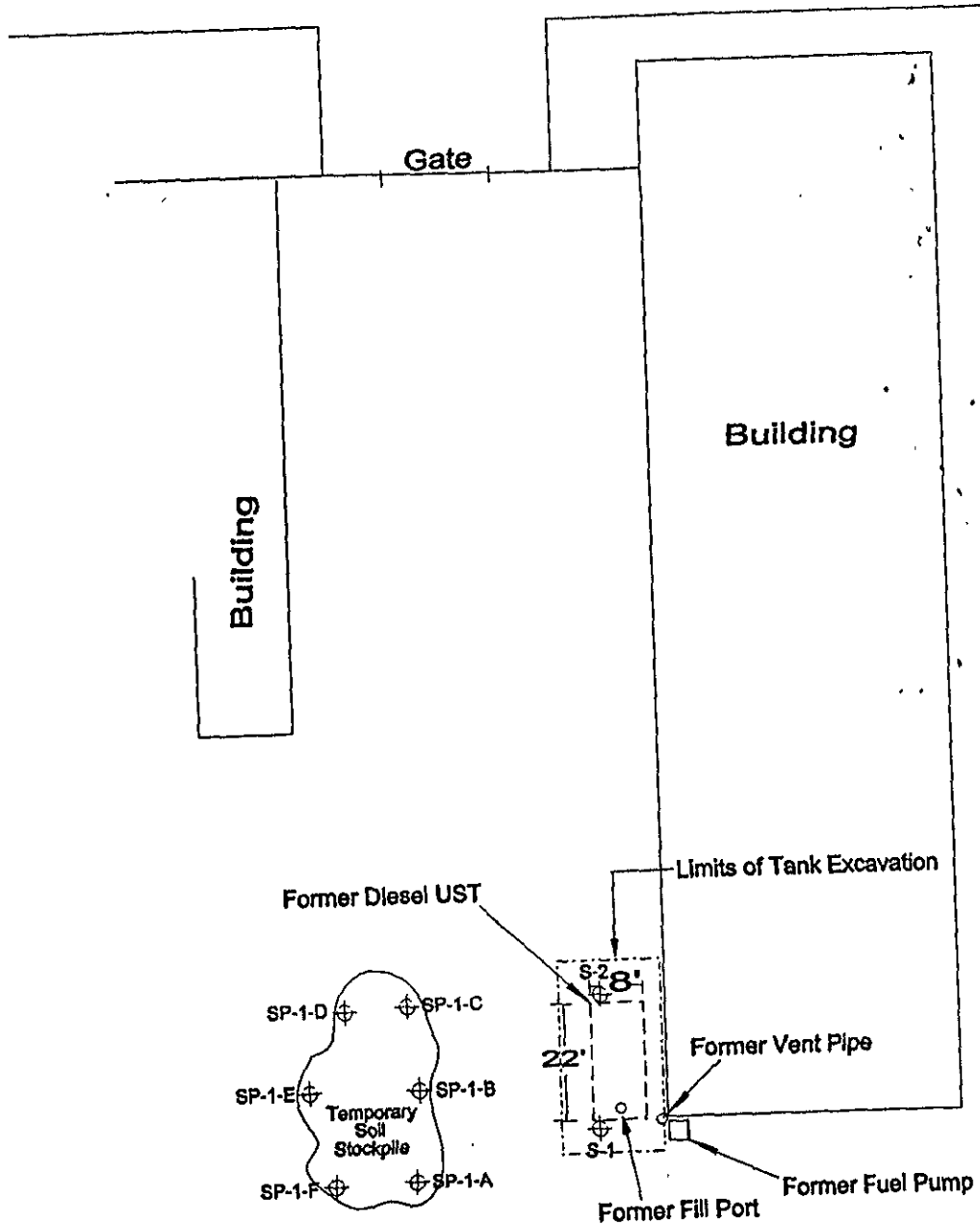
1. Minimum impact to soil;
2. Only TPHd detected in grab groundwater sample;
3. Site location is in commercial Oakland area where shallow groundwater is not being used;
4. No nearby sensitive receptors; and
5. The absence of contaminants other than TPHd.



 All West PROJECT NO. 96198.24B	966 81st STREET
	OAKLAND, CALIFORNIA
	FIGURE 2
	SOURCE: RAND McNALLY
	PREPARED BY: S. POON
	DATE: 4/25/97



81st Avenue



Not to Scale

SUBJECT SITE MAP

Explanation

⊕ - Soil Sample Locations



AllWest

PROJECT NO.
96198.24

966 81st AVENUE
OAKLAND, CALIFORNIA

FIGURE 3

SOURCE: ALLWEST

DRAWN BY: S. POON

DATE: 4/25/97

SUMMARY OF ANALYTICAL RESULTS FOR 966 81ST AVE., OAKLAND 94621

Sample ID	Description	Concentration in ppm					MtBE
		TPHd	B	T	E	X	
S-1	Sidewall	<1.0	<0.005	<0.005	<0.005	<0.005	
S-2	Sidewall	<1.0	<0.005	<0.005	<0.005	<0.005	
PW-1	Pit water	2.7	ND	ND	ND	ND	
TW-1	Tank water	14	ND	ND	ND	0.0009	
Comp 1-3	Treated water	0.19	ND	ND	ND	ND	ND
SP-1E,F	Spoils	88	<0.005	<0.005	<0.005	<0.005	
SP-1A,B	Spoils	30	<0.005	<0.005	<0.005	<0.005	
SP-1C,D	Spoils	160	<0.005	<0.005	<0.005	<0.005	

anly966

San Francisco Bay
Ground Water
City Central
Water Street
San Francisco, CA 94612
(415) 286-1235
(415) 286-1380



Pete Wilson
Governor

April 3, 1997
File No.:2198.17(jek/kg)

ATTN: Mr. Ron Crooks
Fleetwood Construction
4616 Cristy Way
Castro Valley, CA 94546

Subject: Non-Enforcement Recommendation for Discharge of Treated
Groundwater, 9666 81st Avenue, Oakland, Alameda County

Dear Mr. Crooks:

We understand that you will be releasing treated groundwater presently stored in holding tanks at the subject site. The groundwater, obtained during excavation of an 8300 gallon diesel tank some months ago was known to have been impacted by petroleum resulting from operations pertaining the tank. The groundwater, totalling 12,000 gallons, has been treated with activated carbon and now shows a TPH concentration of less than 50 ppb and no concentrations of benzene or MTBE. Further, we understand that the treated groundwater will be used for dust control with an as yet undetermined amount to be discharged into the stormdrain.

Based on the above, we will not recommend enforcement to the Board for this discharge of treated groundwater.

Should you have any questions regarding this letter, please contact Kevin Graves at (510) 286 - 0803.

Sincerely,

Loretta K. Barsamian
Loretta K. Barsamian
Executive Officer

Stephen I. Morse
Chief,
Toxics Cleanup Division

cc: Tom Peacock, ACDEH
1331 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502