

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ARNOLD PERKINS, DIRECTOR

January 30, 1996
STID #5774

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

Mrs. Mildred Fisher
1 Crestmont Drive
Oakland, California 94619

Mr. Wayne Kelly
148 Pavlon
Hercules, California 94547

RE: Former Kelly Auto Parts
4400 Telegraph Avenue, Oakland, California 94608

Dear Mrs. Fisher and Mr. Kelly:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently reviewed the Soil and Groundwater Assessment Report dated January 17, 1996, prepared and submitted by Aqua Science Engineers Inc. for the referenced site. This report documents the results of the soil samples collected from three shallow borings and groundwater samples collected from the boring B-1 and monitoring well MW-1.

Low levels of residual soil contamination were detected up to 220 ppm TPH as diesel in boring B-3 at 4 feet depth. Benzene, toluene, ethyl benzene and xylene were not detected in the soil samples. Due to the low levels of residual soil contamination left at the site, additional soil excavation will not be required.

The groundwater sample collected from monitoring well MW-1 found up to 26,000 ppb TPH diesel, 7900 ppb TPH as paint thinner, 6600 ppb TPH as stoddard solvent, and 5200 ppb TPH gasoline. Halogenated VOC's were not detected with the exception of chloroform (2.3 ppb). Benzene, toluene, ethyl benzene and xylene were also non detect (<2.5 ppb) in well MW-1. The groundwater sample collected from boring B-1 located within 10 feet of the former tanks in the assumed downgradient direction, found up to 750 ppb TPH diesel, 570 ppb TPH as paint thinner, 470 ppb TPH as stoddard solvent and 340 ppb TPH gasoline. Toluene (0.6 ppb) was found at just above detection levels, but benzene, ethyl benzene, xylene and halogenated VOC's were not detected in the water sample.

Based on the review of the data submitted for the referenced site, the following items must be addressed prior to evaluating the site for closure:

- 1) Monitoring well MW-1 must be sampled at a minimum, every quarter for one year. Samples must be analyzed for the

Mrs. Fisher and Mr. Kelly
RE: 4400 Telegraph Avenue, Oakland, CA94608
January 30, 1996
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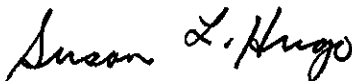
following target compounds: TPH diesel, TPH gasoline, TPH paint thinner, TPH stoddard solvent, and BTEX.

- 2) Groundwater flow direction must be established at the site. Groundwater level measurement should be incorporated with the quarterly monitoring program.
- 3) Installation of additional downgradient monitoring well will be required to determine if the plume is stable and not migrating off site. Monitoring well MW-1 appeared to be up gradient of the former tanks.

Until cleanup is complete, you will need to submit quarterly reports to this office. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

If you have any questions concerning this letter, please call me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

c: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection
Kevin Graves, San Francisco Bay RWQCB
Paul Valva, Valva Realty Co., 678-14th St., Oakland CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

December 29, 1995
STID #5774

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

Mrs. Mildred Fisher
1 Crestmont Drive
Oakland, California 94619

Mr. Wayne Kelley
148 Pavlon
Hercules, California 94547

**Subject: Underground Storage Tank Removals at the Former
Former Kelly Auto Parts - 4400 Telegraph Avenue,
Oakland, California 94609**

Dear Mrs. Fisher and Mr. Kelley:

This department has recently reviewed the case file concerning the removal of the two underground solvent storage tanks (1 - 500 gallon and 1 - 6,000 gallon) at the referenced site. It is my understanding that there is a pending property transfer and a case closure has been requested for the subject site.

The two underground storage tanks were removed in April 21, 1988. Both tanks were underneath the sidewalk along 44th Street and contained sludge and solvent. Soil samples collected following removal of the tanks were only analyzed for TPH as total extractable hydrocarbons and found up to 87 ppm. The stockpiled soil generated during the removal activities was not sampled and was used to backfill the excavation.

On November 28, 1988, a groundwater monitoring well was installed within ten feet of the former tank area. Soil samples collected from the boring at ten feet depth found up to 415 ppm TPH diesel, 340 ppm TPH gasoline, and 1.1 ppm xylene. The groundwater sample showed up to 1,400 ppb TPH gasoline, 0.6 ppb toluene, 2.3 ppb ethyl benzene, and 8.1 ppb xylene.

Based on the review of all the data submitted for the referenced site, the following issues must be addressed before the site can be recommended for closure:

- 1) The integrity and location of the groundwater monitoring well must be verified. The well must be in the established downgradient direction of the former tanks.
- 2) The threat to water quality of the release associated with the former tanks must be determined. A groundwater sample must be collected from the monitoring well (if applicable) and analyzed for target compounds.

Mrs. Fisher and Mr. Kelly
RE: 4400 Telegraph Avenue, Oakland, CA 94609
December 29, 1995
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- 3) The stockpiled soil used to backfill the excavation must be analyzed for target compounds.
- 4) The following target compounds must be analyzed in both soil and groundwater samples: TPH gasoline, TPH diesel, TPH as stoddard solvent, TPH as paint thinner, benzene, toluene, ethyl benzene, xylene, and chlorinated hydrocarbons

Please submit a brief work plan addressing all the items mentioned above **no later than February 29, 1996.**

The soil and groundwater data collected after implementation of the approved work plan will be evaluated and a determination will be made if case closure can be recommended.

Until cleanup is complete, you will need to submit quarterly reports to this office and the following items must be incorporated in your future reports or workplans:

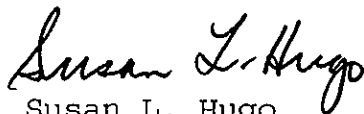
- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Mrs. Fisher and Mr. Kelly
Re: 4400 Telegraph Avenue, Oakland, CA 94609
December 29, 1995
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If you have any questions concerning this letter, please call me at
(510) 567-6780.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

c: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection
Kevin Graves, San Francisco Bay RWQCB
Paul Valva, Valva Realty Co., 678-14th Street, Oakland, CA 94612

Note: Plan submitted after tank removed.

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
470 - 27TH ST., RM. 322
OAKLAND, CA 94612
PHONE NO. 415/874-7237

Project # U524579
Fee Paid \$450.00
Date 7/22/88

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name KELLY AUTO PARTS - FORMER PAINT STORE.
Business Owner WAYNE KELLY
2. Site Address 4400 TELEGRAPH AVE -
City OAKLAND, Zip 94609 Phone -
3. Mailing Address 148 PAVON
City HERCULES, Zip 94547 Phone 724-4032
4. Land Owner SAME.
Address _____ City, State _____ Zip _____
5. EPA I.D. No. CAC 000077077 (Wayne Kelly's number)
6. Contractor BAY EXCAVATORS
Address 6111 PAVANA AVE -
City RICHMOND, Zip 94804 Phone 525-2165
License Type C-12 - C-61-40 ID# 297320 OK
7. Other (Specify) _____
Address _____
City _____ Phone _____

8. Contact Person for Investigation

Name GEORGE BLACK Title President - BAY-EMA
Phone 555-2165

9. Total No. of Tanks at facility 2

10. Have permit applications for all tanks been submitted to this office? Yes [] No [X]

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name H. & H. SHIPS SER. EPA I.D. No. N/A
Address _____
City _____ State _____ Zip _____

b) Rinsate Transporter

Name N/A EPA I.D. No. N/A
Address _____
City _____ State _____ Zip _____

c) Tank Transporter

Name H. & H. SHIP SERVICE EPA I.D. No. CAO-004771168
Address 220 China Basin
City SAN FRANCISCO State CA Zip 94107

d) Contaminated Soil Transporter

Name N/A EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

12. Sample Collector

Name OK FACTO LABS - ROBERT O'NEIL
Company OK FACTO-LABS
Address 1414 - FOURTH ST.
City BERKELEY State _____ Zip 94710 Phone 524-0827

13. Sampling Information for each tank or area

Tank or Area	Material sampled	Location & Depth
Capacity 6000 -	Historic Contents (past 5 years) EMPTY	12' / 13' 7' / 8'
500	EMPTY	
<p>Sludge + solvent pumped out of both tanks.</p> <p><u>PLEASE NOTE</u></p> <p>REPORT of SOILS - TESTS.</p> <p>Solvent was stored in tanks up until early 1988. Former owner estimates tanks were 10-15 yrs. old. Tanks were installed by dry cleaner. Paint company ^{later} used tanks to store solvents.</p>		<p>Soil NOT USED</p> <p>" " (for 8 YEARS.)</p> <p>Samples taken from directly beneath the tanks (deeper than surface soil)</p>

3 samples taken
tanks removed
4/2/88

14. Have tanks or pipes leaked in the past? Yes [] No [X]

If yes, describe. _____

15. NFPA methods used for rendering tank inert? Yes [X] No []

If yes, describe. DRY ICE - 15# PER M -

16. Laboratories

Name BROWN AND CALDWELL LABORATORIES

Address 1255 - POWELL ST -

City EMERYVILLE State _____ Zip 94608

State Certification No. N/A # 104



TELEGRAPH AVE

(FORMER PAINT STORE)
Kelly AUTO PARTS
4400 TELEGRAPH AVE.
OAKLAND,

EXISTING Bldg.
80'

60'

PARKING lot

50'

Bldg
EAST
of
Property

3" PG&E

13' SIDEWALK

3" PG&E

R-VENTS

PG&E GAS LINE

#2

#1

DRIVE

DRIVE

4" SEWER LINE

4" ROOF DRAIN

approximate
sample
locations

44th STREET

TANK # ONE - 6000 GAL STEEL 8'x18'

" # TWO - 500 " STEEL 4'x7'

PIPE VENTS & SUCTIONS REMOVED.

SCALE 1" = 20'

SAFETY PLAN

FIRE EXT. LIVERY TO INERT TANKS

AS PER FIRE DEPT RULES & REG.

USA MARKINGS - E OSHA SAFETY.

ALAMEDA COUNTY HEALTH CARE SERVICES
HAZARDOUS MATERIALS DIVISION/ENVIRONMENTAL HEALTH SERVICES

SITE # 249

SERVICE REQUESTED: removal
 NAME OF SITE: Kelly Auto Parts
 ADDRESS: 4400 Telegraph Ave.
Oakland 94609
 CONTRACTOR: BAY EXCAVATORS
 ADDRESS: 6111 Panama Ave.
Richmond 94804 TELEPHONE # _____
 CONTACT PERSON: George Blair TELEPHONE # 525-2165
 DEPOSIT AMOUNT: \$ 450.00 DATE OF DEPOSIT: 7/22/88

DATE:	ACTION TAKEN	IN	OUT	x \$53	SUB/TOT	BALANCE
7/26	Closure plan review	11:15	11:45	1/2	26.50	450.00 423.50
7/28	Phone disc. w/ owner	2:45	3:30	3/4	39.75	383.75
9/20	Review & research on site/chem.	9:00	10:30	1 1/2	79.50	304.25
9/21	Review & site research	5:00	5:30	1/2	26.50	277.75
9/22	Phone calls (Offsite)	2:30	3:00	1/2	26.50	251.25
9/26	Disc. w/ RWOCR, letter	3:30	5:00	1 1/2	79.50	171.75
10/2	Phone disc. w/ Wayne Kelley	2:15	2:30	1/4	13.25	158.50
11/21	Plan review	5:20	5:40	1/3	17.67	140.83
11/22	Letter	2:30	3:30	1	53	87.83
* 2 CR 2/13/90						

PROJECT COMPLETED BY: _____
 DATE OF COMPLETION: _____ DATE SENT TO BILLING: _____
 TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____

TO BE REPORTED WEEKLY TO THE ACCOUNTING DEPARTMENT FOR CASHFLOW ADJUSTMENT