

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 8-21-00

RO#1053

August 21, 2000

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

Mr. John Lonacker
1266-14th Street
Oakland, CA 94607
STID 3911

Re: CommAir, 1266-14th Street, Oakland, CA 94607

Dear Mr. Lonacker:

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

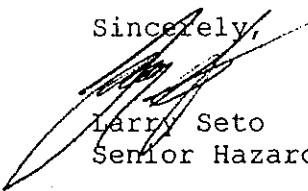
Please be advised that the following conditions exist at the site:

Groundwater samples from the most recent sampling on March 9, 1998 contained up to 30 ppb benzene, 17 ppb toluene and 24 ppb MTBE.

Soil samples from the most recent sampling on December 20, 1995 contained 400 ppm TPH(g), 3.1 ppm benzene, 22 ppm toluene, 5.4 ppm ethylbenzene, and 40 ppm xylenes.

If you have any questions, please contact me at (510)567-6774. Thank you.

Sincerely,



Larry Seto
Senior Hazardous Materials Specialist

Mr. John Lonacker
1266-14th Street
Oakland, CA 94607
Page 2 of 2

Cc: Chief, Hazardous Materials Division - files
Larry Seto, Environmental Health
Leroy Griffin, City of Oakland, Fire Services
Chuck Headlee, RWQCB
Dave Deaner, SWRCB (w/case closure summary)
Files

Enclosures:

1. Case Closure Letter
2. Case Closure Summary

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

REMEDIAL ACTION COMPLETION CERTIFICATION

ENVIRONMENTAL HEALTH SERVICES

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

August 21, 2000

Mr. John Lonacker
1266-14th Street
Oakland, CA 94607
STID 3911

RE: Comm Air, 1266-14th Street, Oakland, CA 94607

Dear Mr. Lonacker:

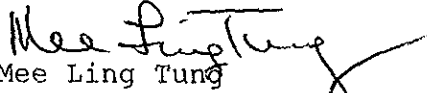
This letter confirms the completion of a site investigation and corrective action for the underground storage tanks formerly located at the above describe location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) 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, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Please contact our office if you have any questions regarding this matter.

Sincerely,


Mee Ling Tung

Director of Environmental Health Services

cc: Chief, Hazardous Materials Division - files
Larry Seto, ACDEH
Chuck Headlee, RWQCB
Dave Deaner, SWRCB (w/ Case Closure Summary)
Leroy Griffin, City of Oakland Fire Services, 1603 Martin Luther
King, Oakland, CA 94612

Files

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

CALIFORNIA REGIONAL WATER
ENVIRONMENTAL
PROTECTION
DEC 09 1998
QUALITY CONTROL BOARD

I. AGENCY INFORMATION

Date: November 16, 1998

Agency name: Alameda County-HazMat
City/State/Zip: Alameda, CA 94502
Responsible staff person: Larry Seto

Address: 1131 Harbor Bay Pkwy.
Phone: (510) 567-6774
Title: Senior HMS

II. CASE INFORMATION

Site facility name: Comm Air

Site facility address: 1266-14th St., Oakland, CA 94607

RB LUSTIS Case No: Local Case No./LOP 3911

URF filing date: 12-29-95 **SWEEPS No:** N/A

Responsible Parties:

Addresses:

Phone Numbers:

John Lonacker

1266-14th Street, Oakland, CA
94607

510-839-1500

<u>Tank No</u>	<u>Size in Gallons</u>	<u>Contents:</u>	<u>Closed in-place or Removed?</u>	<u>Date:</u>
	4,000	Gasoline	Removed	12-20-95
	3,000	Gasoline	Removed	12-20-95
	3,000	Gasoline	Removed	12-20-95

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown, most likely due to overfilling or equipment failure

Monitoring Wells installed? Yes Number: 1

Site characterization complete? Yes

Date approved by oversight agency:

Proper screened interval? Yes

Highest GW depth below ground surface: ~11.0' Lowest depth: 16'

Flow direction: South

Most sensitive current use:

Are drinking water wells affected? No Aquifer Name:

Is surface water affected? No Nearest affected SW name: NA

Off-site beneficial use impacts (addresses/locations): Unknown

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

Oakland Fire Department
505-14th Street, 7th Floor
Oakland, CA 94612

Leaking Underground Fuel Storage Tank Program

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment or Disposal /destination)</u>	<u>Date</u>
Underground Tank	4,000 gallons	Erickson, Richmond, CA	12-20-95
Underground Tank	3,000 gallons	Erickson, Richmond, CA	12-20-95
Underground Tank	3,000 gallons	Erickson, Richmond, CA	12-20-95
Non Hazardous Water	5,000 gallons	Seaport Environmental , Redwood City, CA	4-1-96
Soil	150 Cubic Yards	Aerated and used for backfill on-site	4-26-96

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	<u>Before¹</u>	<u>After³</u>	<u>Before²</u>	<u>After⁴</u>
TPH(g)	1,600	400	ND	ND
Benzene	4	3.1	3.0	30
Toluene	19	22	ND	17
Ethylbenzene	8	5.4	ND	ND
Xylenes	75	40	ND	ND
MTBE	NA	NA	11	24

ND - Non-Detect

NA - Not Analyzed

1- Samples GN-E-11' & GM-E-11' taken during tank removal on 12-20-95

2- Sample taken from MW-1 on 6-20-96

3- Sample GN-E2-16' taken after over excavation on 12-29-95

4- Samples collected on 3-9-98 from temporary boring, MTBE confirmed by the GC/MS EPA Method 8260

Leaking Underground Fuel Storage Tank Program

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

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 health and safety plan is required for excavation/trenching in the vicinity of the former underground storage tanks where residual soil contamination exists.

Should corrective action be reviewed if land use changes? No

List enforcement actions taken: None

List enforcement actions rescinded: None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Larry Seto

Signature: 

Title: Senior HMS

Date: 11-16-98

Reviewed by: Eva Chu

Name:

Signature: 

Title: Hazardous Materials Specialist

Date: 11/20/98

Name: Thomas Peacock

Signature: 

Title: Supervising HMS

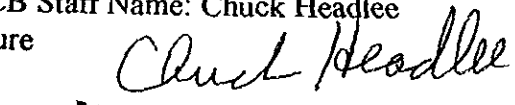
Date: 12-1-98

VI. RWQCB NOTIFICATION

Date Submitted to RB: 12/7/98

RB Response: 12/9/98

RWQCB Staff Name: Chuck Headlee

Signature: 

Title: Engineering Geologist

Date: 12/9/98

Leaking Underground Fuel Storage Tank Program

Date Submitted to RB:

RB Response:

RWQCB Staff Name: Chuck Headlee
Signature

Title: Engineering Geologist
Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

On December 20, 1995, 1-4,000 gallon and 2-3,000 gallon underground storage tanks (USTs) that formerly stored gasoline were removed. A total of 7 soil samples were taken. One sample was collected from each end of each tank, and one sample was collected from under the dispenser. The soil sample under the USTs contained up to 1,600 ppm TPH(g), 4 ppm benzene, 19 ppm toluene, 8 ppm ethylbenzene and 75 ppm xylenes. (See Fig. 1 & Table 1)

On December 29, 1995 over-excavation was performed on the east and west sides of the excavation. Three confirmatory soil samples were taken from the sidewalls at ~15' bgs. The samples contained up to 400 ppm TPH(g), 3.1 ppm benzene, 22 ppm toluene, 5.4 ethylbenzene and 40 ppm xylenes. (See Table 2)

Approximately 150 cubic yards of soil was excavated, aerated on-site and later used for backfilling the excavation. Groundwater was encountered at ~16' bgs. Prior to backfilling the excavation, ~5,000 gallons of water was pumped from the pit. On June 11, 1996 a 2 inch monitoring well was installed on-site. The well is located in the presumed downgradient direction (northwest) from the former tank excavation. The direction of the groundwater flow was determined from reviewing groundwater elevation data at the two neighboring sites. (1230 and 1310 14th Street, Oakland, CA) The groundwater sample contained 3.0 ppb of benzene and 11 ppb of MTBE.

Groundwater was sampled quarterly from June 1996 to March 1998, a total of five times. TPH(g), toluene, ethylbenzene and xylenes were non-detect. Maximum concentration of benzene was 5.0 ppb and MTBE was 22.0 ppb.

On March 9, 1998, two soil borings, B1 and B2 were advanced to assess the condition of the groundwater in the assumed downgradient direction from the former UST's. The borings were converted to temporary piezometers. The depth to groundwater in borings B1, B2 and MW-1 was used to calculate the groundwater flow on site. The calculated flow direction was to the south. (See Figure 3)

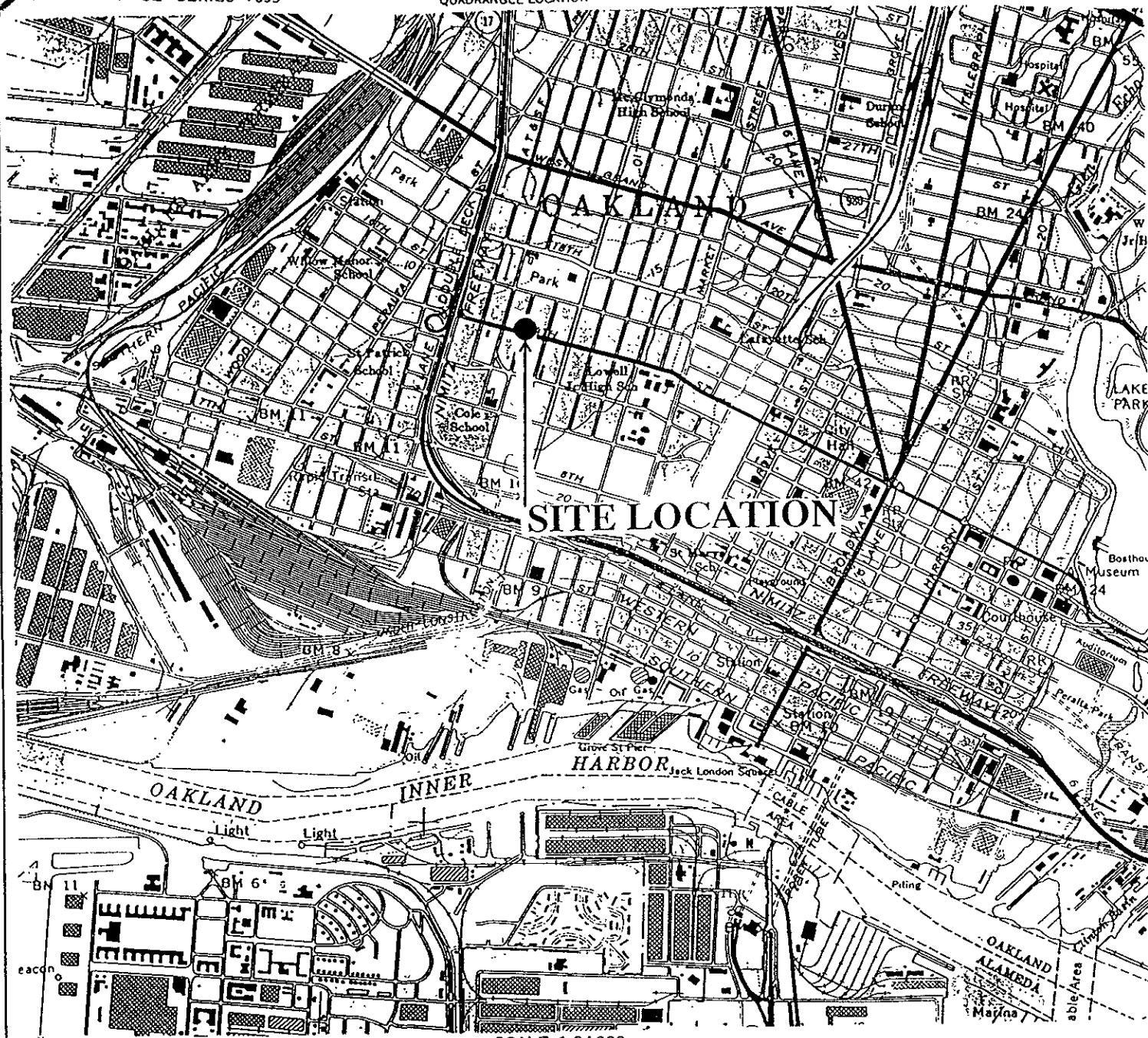
On March 16, 1998 three additional borings, B3, B4 and B5 were advanced. B3 and B4 were downgradient from the former USTs and B5 was cross gradient. Gasoline was not detected in groundwater from the borings or the monitoring well. Non-detect concentrations of TPH(g), BTEX and MTBE in the groundwater were obtained in boring B4, downgradient and approximately 60 feet from the former USTs. Only 6 ppb of benzene were detected in the groundwater in boring B3, downgradient and within 10 feet from the former USTs. (See Figure 3)

Leaking Underground Fuel Storage Tank Program

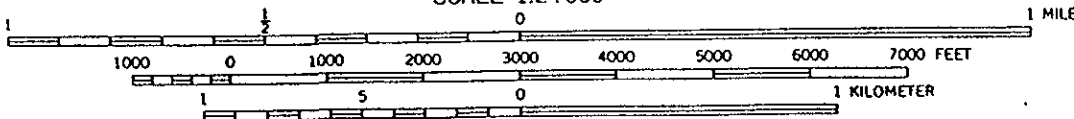
In summary, this office is recommending that this case be closed for the following reasons:


- 1) The leak has been stopped and ongoing sources, removed or remediated
- 2) The site has been adequately characterized
- 3) Little or no groundwater impact currently exists.
- 4) No water wells, deeper drinking water aquifers, surface water or other sensitive receptors are likely to be impacted.
- 5) The site presents no significant risk to human health

QUADRANGLE LOCATION



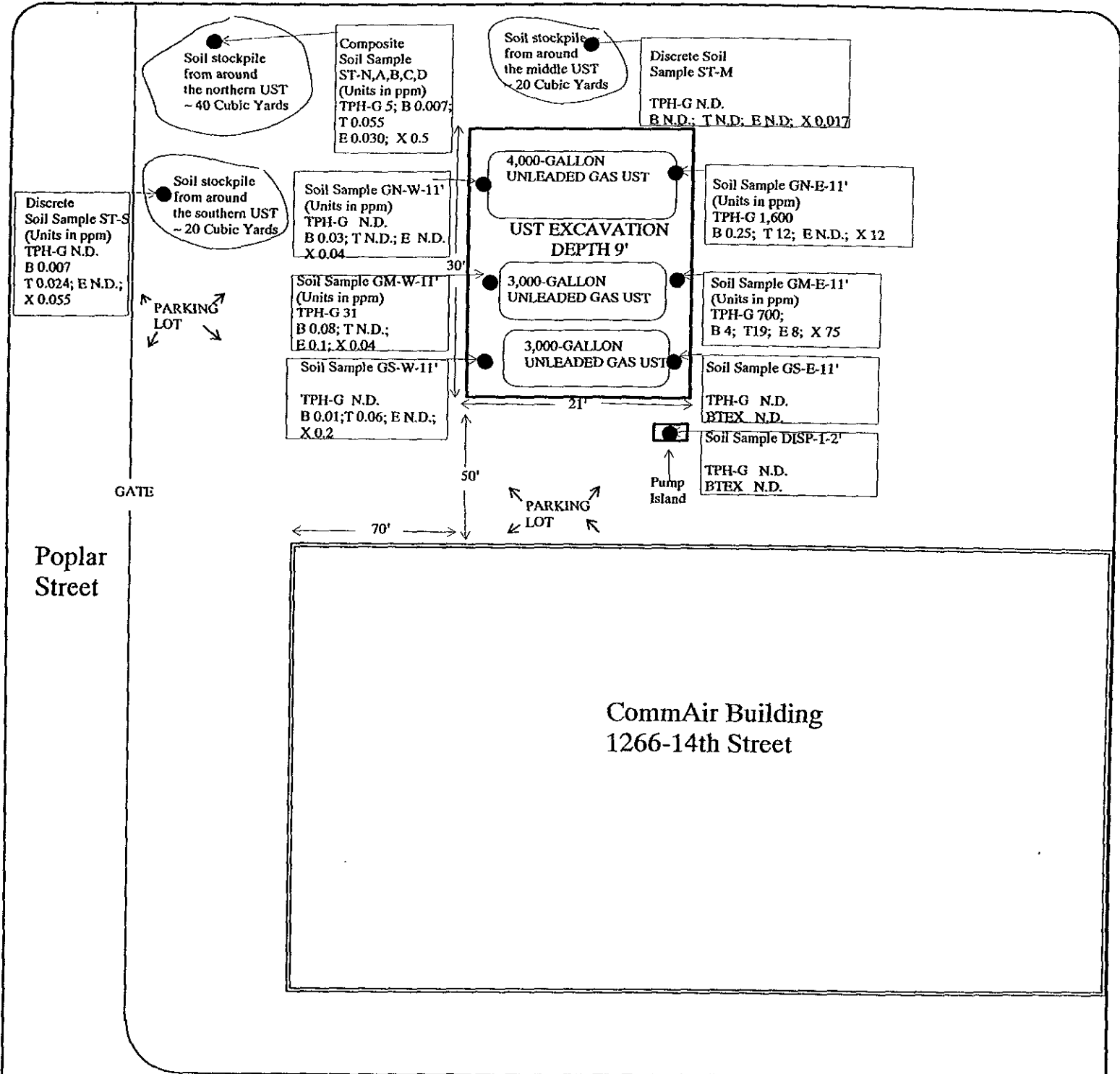
SCALE 1:24 000



REVISIONS 1	DATE 5/16/96	PAGE 1 of 1	SITE: CommAir 1266 14th Street Oakland, California
NORTH ↑	SCALE As indicated above	 SITE LOCATION	

BY: **ACCUTITE ENVIRONMENTAL ENGINEERING**
 35 SOUTH LINDEN AVENUE
 SOUTH SAN FRANCISCO, CA 94080

1266TPO



REVISIONS	1

LEGEND:

TPH-G = TOTAL PETROLEUM HYDROCARBONS AS GASOLINE
 UST = UNDERGROUND STORAGE TANK
 B = BENZENE
 T = TOLUENE
 E = ETHYLBENZENE
 X = XYLENES

ACCUTITE ENVIRONMENTAL ENGINEERING

35 SOUTH LINDEN AVENUE
 SOUTH SAN FRANCISCO, CA 94080

1266TR

FIGURE 1

Location of The Formal Underground Tanks

CommAir
 1266-14th Street
 Oakland, California

PAGE 1 of 1 DATE 12/20/95 SCALE: As indicated above

ACCUTITE SOIL BORING LOG

PROJECT NO. _____	LOCATION <u>1266-14TH STREET</u>	
CLIENT <u>CommAir</u>	<u>OAKLAND, CA</u>	
PIZOMETER NO. _____	MONITORING WELL NO. <u>MW-1</u>	ELEVATION _____
DATE DRILLED <u>06/11/96</u>	START _____ FINISH _____	LOGGED BY <u>SAMI MALAEB</u>
DRILLING METHOD <u>HOLLOW STEM AUGER</u>	SAMPLING METHOD _____	DRILLED BY <u>HEW DRILLING</u>

DEPTH BELOW SURFACE	SAMPLES COLLECTED			LITHOLOGY	UNIFIED SOIL CLASSIFICATION	GRAPHIC LOG	WELL CONSTRUCTION DETAILS
	INT	OVR ppm	SAMPLE ID				
0 FT				Asphalt top		●●●●●	<ul style="list-style-type: none"> STREET BOX WITH CONCRETE SEAL LOCKING CAP 2" BLANK PVC CASING CONCRETE SEAL BENTONITE SEAL 0.02" SLOTTED CASING #3 Monterey Sand BOTTOM CAP
1						●●●●●	
2						●●●●●	
3						●●●●●	
4						●●●●●	
5			MW-1-5' (Soil Sample)	Redish brown sand (SW), dry, soft, loose, (no odor or stain),	SW	●●●●●	
6						●●●●●	
7						●●●●●	
8						●●●●●	
9						●●●●●	
10	GW		MW-1-10' (Soil Sample)	Redish brown sand (SW), moist, soft, medium dense (no odor or stain),	SW	●●●●●	
11	▽					●●●●●	
12						●●●●●	
13						●●●●●	
14						●●●●●	
15			MW-1-15' (Soil Sample)	Redish brown sand (SW), wet, soft, loose (no odor or stain),	SW	●●●●●	
16						●●●●●	
17						●●●●●	
18						●●●●●	
19						●●●●●	
20			MW-1-20' (Soil Sample)	Redish brown sand (SW), wet, medium stiff, dense (no odor or stain),	SW	●●●●●	
21						●●●●●	
22						●●●●●	
23						●●●●●	
24						●●●●●	
25			MW-1-25' (Soil Sample)	Redish brown sand (SW), wet, medium stiff, dense (no odor or stain),	SW	●●●●●	
26						●●●●●	
27						●●●●●	
28						●●●●●	
29						●●●●●	
30						●●●●●	
31						●●●●●	
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36						●●●●●	
37						●●●●●	
38						●●●●●	
39						●●●●●	

5.0 ANALYTICAL FINDINGS

why so small?
↓ Table 1

The analytical findings are presented in Table 1 below and in the attached Figure 1.

Table 1- Analytical Results of the Samples Collected after the UST Removal

Sample ID	Date Collected	Sample Description	TPH-G ppm	Benzene ppm	Toluene ppm	Ethyl-Benzene ppm	Xylenes ppm
GN-W-11'	12/20/95	Soil	N.D. ✓	0.03 ✓	N.D.	N.D.	0.04
GN-E-11'	12/20/95	Soil	1,600 ✓	0.25 ✓	12	N.D.	12
GM-W-11'	12/20/95	Soil	31 ✓	0.08 ✓	N.D.	0.1	0.04
GM-E-11'	12/20/95	Soil	700 ✓	4 ✓	19	8	75
GS-W-11'	12/20/95	Soil	N.D.	0.01 ✓	0.06	N.D.	0.2
GS-E-11'	12/20/95	Soil	N.D.	N.D.	N.D.	N.D.	N.D.
DISP-T-2'	12/20/95	Soil	N.D.	N.D.	N.D.	N.D.	N.D.
ST-N,A,B,C,D	12/20/95	Soil	5 ✓	0.007 ✓	0.055	0.030	0.5
ST-M	12/20/95	Soil	N.D.	N.D.	N.D.	N.D.	0.017
ST-S	12/20/95	Soil	N.D.	0.007 ✓	0.024	N.D.	0.055

All laboratory reports are included in Attachment C.

6.0 SOIL OVER EXCAVATION

Based on the above analytical results, on December 29, 1995, Accutite over excavated on the east and west sides of the excavation, near the location of samples GN-E-11', GM-E-11', and GM-W-11'. The dimensions of the excavation after the soil removal are shown in Figure 2. Approximately 150 cubic yards of soil was excavated. Ground water was encountered at approximately 16 feet below surface grade. The following is a description of the soil confirmation soil samples collected after the soil over excavation:

- ◆ Sample GN-E2-15' was collected from the east side of the 4,000-gallon UST at approximately 15 feet below ground surface (near the soil-ground water interface).
- ◆ Sample GM-E2-15' was collected from the east side of the middle 3,000-gallon UST, at approximately 15' feet below ground surface (near the soil ground water interface).
- ◆ Sample GM-W2-16' was collected from the west side of the southern 3,000-gallon UST, at approximately 16 feet below ground surface (near the soil ground water interface) .
- ◆ STN-1 and STN-2 are two discrete soil samples collected from the stockpile generated from the top over excavated soil (approximately between 0 and 10 feet below surface grade).
- ◆ COMP1, A, B, C, D and COMP2, A,B,C,D were two composite samples, collected from the soil stockpile generated from the bottom over excavated soil (approximately 10 to 16 feet below surface grade).

The analytical findings of these samples are presented in Table 2 below. Figure 2 depicts the sampling locations:



Table 2

Table 2- Analytical Results from the Samples Collected after the Soil Over Excavation

Sample ID	Date Collected	Sample Description	TPH-G ppm	Benzene ppm	Toluene ppm	Ethyl- Benzene ppm	Xylenes ppm
GN-E2-16'	12/29/95	Soil	400 ✓	3.1 ✓	22	5.4	40
GM-E2-15'	12/29/95	Soil	95 ✓	1.5 ✓	5.8	1.1	9.8
GM-W2-16'	12/29/95	Soil	N.D. ✓	N.D. ✓	N.D. ✓	N.D. ✓	N.D. ✓
COMP1,A,B,C,D	12/29/95	Soil	40 ✓	0.047 ✓	0.85	0.38	3.1
COMP2,A,B,C,D	12/29/95	Soil	46 ✓	0.027 ✓	0.90	0.19	4.1
STN-1	12/29/95	Soil	N.D. ✓	N.D. ✓	N.D. ✓	N.D. ✓	N.D.
STN-2	12/29/95	Soil	N.D. ✓	N.D. ✓	N.D. ✓	N.D. ✓	0.015 ✓

All laboratory reports are included in Attachment C.

7.0 RECOMMENDATIONS

Based on the field observations, the analytical findings, and the recommendations of Ms. Jennifer Eberle, of the Alameda County Department of Environmental Health (ACDEH), we offer the following recommendations:

- ◆ Aerate the soil stockpile onsite. Use the aerated soil for backfilling. Supplement the onsite soil with clean imported materials to fill the excavation.
- ◆ Install one monitoring well downgradient and within 10 feet of the excavation. The ground water sampling and analysis from this well will be used for assessing the impact of the petroleum hydrocarbon release on the shallow ground water. An upgradient monitoring well is also strongly recommended to assess the offsite migration from of petroleum hydrocarbons from the neighboring sites into the subject site. A work plan and a well drilling permit are required to be submitted to Ms. Eberly prior to commencing the field activities. Please see Ms. Eberly's letter in Attachment D.
- ◆ CommAir is required under County and State regulations to submit to the following agency for its review, a copy of this report.

Ms. Jennifer Eberly
 Hazardous Materials Specialist
 Alameda County Department of Environmental Health
 Division of Environmental Protection
 1131 Harbor Bay Parkway, 2nd Floor
 Alameda, California 94502



1.0 INTRODUCTION

Accutite Environmental Engineering (Accutite) was retained by CommAir Mechanical Services to perform a subsurface investigation at the property located at 1266 Fourteenth Street in Oakland, California. Please refer to the attached Figure 1 for site location. The work was performed according to Accutite's workplan, dated December 17, 1997. The work included advancing five punch borings, sampling, and analysis of the groundwater.

2.0 BACKGROUND AND PURPOSE

On December 20, 1995, Accutite removed three underground storage tanks (USTs) from the subject site. The three single walled USTs are described as follows:

- One 4,000-gallon steel UST, which was known to store gasoline fuel
- Two 3,000-gallon steel UST, which also were known to store gasoline fuel

The three USTs were located adjacent to each other in the same excavation. Following the tank removal, with the permission of Alameda County, Department of Environmental Health Services (ACEHS), Accutite over-excavated the gasoline impacted soil and aerated it onsite. Subsequently, after collecting confirmation samples, Accutite backfilled the excavation with the aerated soil. The volume of the removed USTs was compensated with clean imported soil.

At the request of ACEHS, on June 18, 1996, Accutite completed the installation of one 2-inch monitoring well at this site (Figure 2). Accutite sampled the well four times, the analytical results from the four quarters of sampling and analysis are shown in the Table below:

Table 3 Laboratory Results of the Monitoring Well Sampling

Sampling Date	Sample ID	TPH-G*	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE***
		ppb**	ppb	ppb	ppb	ppb	ppb
06/20/96	MW-1	N.D.****	3	N.D.	N.D.	N.D.	11
09/18/96	MW-1	N.D.	3	N.D.	N.D.	N.D.	17
12/11/96	MW-1	N.D.	4	N.D.	N.D.	N.D.	8
03/07/97	MW-1	N.D.	5	N.D.	N.D.	N.D.	22

*TPH-G= Total Petroleum Hydrocarbons as Gasoline

**ppb = Parts per billion

***MTBE= Methyl t-Butyl Ether

****N.D. = Non detect or below the laboratory indicated detection limit

Since there is only one monitoring well at the subject site and the level of benzene has increased slightly, ACEHS letter, dated October 6, 1997, called for advancing at least two additional borings. The purpose of these borings was to assess the condition of the groundwater in the verified downgradient from the former USTs. As requested, Accutite submitted a workplan to ACEHS, dated December 17, 1997. The workplan was approved by Mr. Larry Seto's letter, dated January 5, 1998. Below we present the details of the subsurface investigation.

3.0 CALCULATION OF THE GROUNDWATER FLOW DIRECTION

Prior to drilling, Accutite obtained a drilling permit from Alameda County Public Works Agency in Hayward. A copy of the permit is included in Appendix A. On March 9, 1998, Accutite contracted Vironex Environmental Field Services to advance 2 borings B1 and B2. The drilling procedures are included in Appendix B. The boring logs are included in Appendix C. One soil and one groundwater were collected from these borings. These borings were transformed into temporary



- Methyl-t-butyl ether (MTBE)

The laboratory report is included in Appendix E. The laboratory results are summarized in Table 3 below:

Table 4 Analytical Results of the Groundwater Samples

Sample ID	Sampling Date	TPH-G (Gasoline) ppb*	Benzene ppb	Toluene ppb	Ethyl-benzene ppb	Xylenes	MTBE (Methyl-t-butyl ether) ppb
W-1 (from MW-1)	03/09/98	ND	30	ND	ND	ND	24**
B1-W	03/09/98	ND	ND	17	ND	ND	4
B2-W	03/09/98	ND	ND	ND	ND	ND	ND
B3-W	04/01/98	ND	6	ND	ND	ND	ND***
B4-W	04/01/98	ND	ND	ND	ND	ND	ND
B5-W	04/01/98	ND	ND	ND	ND	ND	ND

*ppb = part per billion or µg/l
 ** MTBE was confirmed by the GC/MS, EPA Method 8260
 *** The non-detect concentration of MTBE was confirmed by the GC/MS, EPA Method 8260

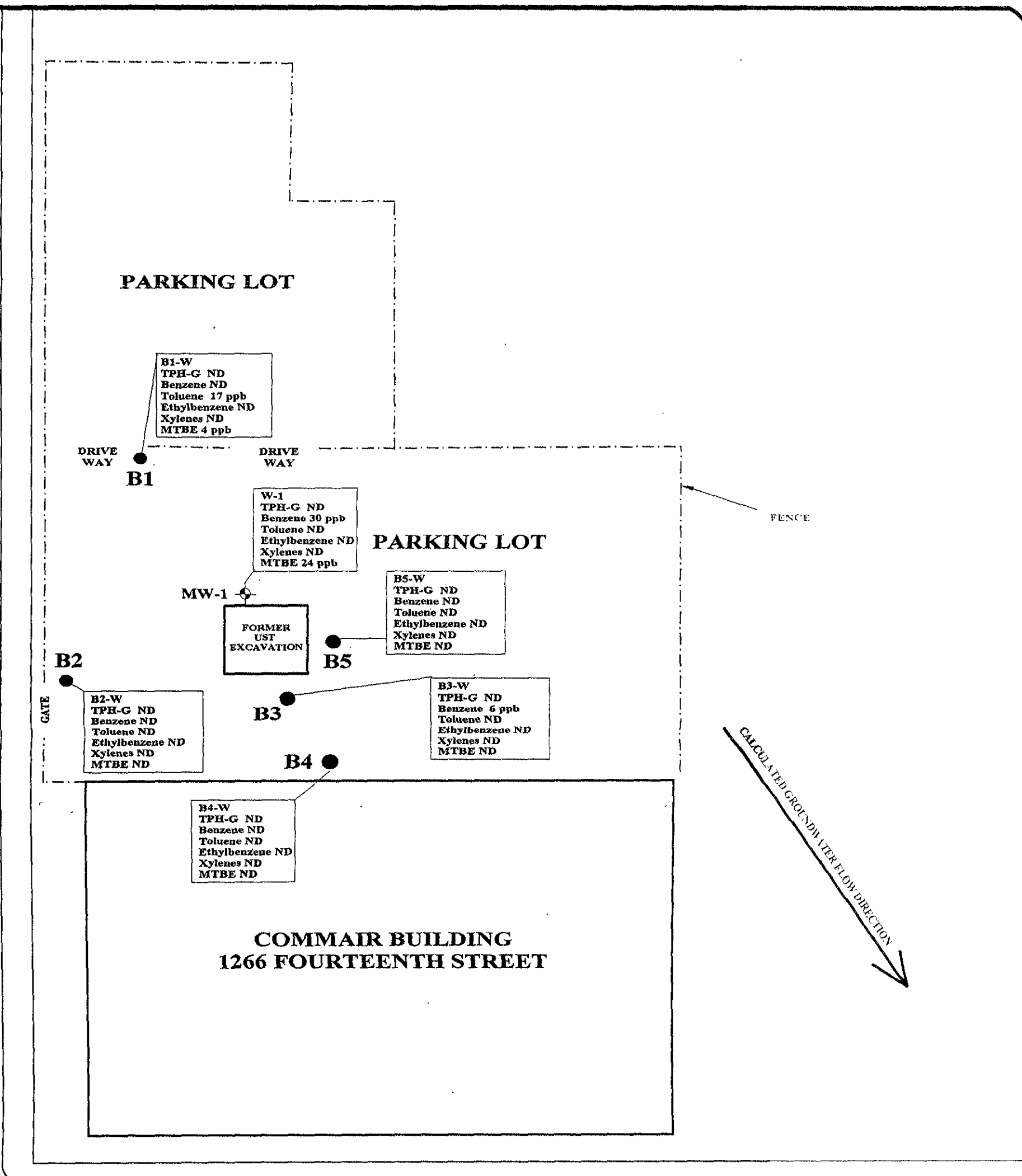
7.0 CONCLUSIONS

- The calculated groundwater flow direction from these borings was toward the south, with a gradient of 0.008 ft/ft.
- No signs of soil or groundwater contamination were noticed during the drilling and sampling.
- Gasoline was not detected in any of the borings or the monitoring well. Non-detect concentrations of TPH-G, BTEX, and MTBE in the groundwater, were obtained in boring B4, downgradient and approximately 60 feet from the former USTs. Only 6 ppb of benzene were detected in the groundwater, in boring B3, downgradient and within 10 feet from the former USTs.
- The analytical findings of the samples collected demonstrate that the petroleum hydrocarbon impact to the soil and groundwater is non-detect to non-significant.

8.0 RECOMMENDATIONS

- Based on the analytical findings and field observations, Accutite recommends no further action in relation to the former USTs at this site. Accutite recommends case closure.





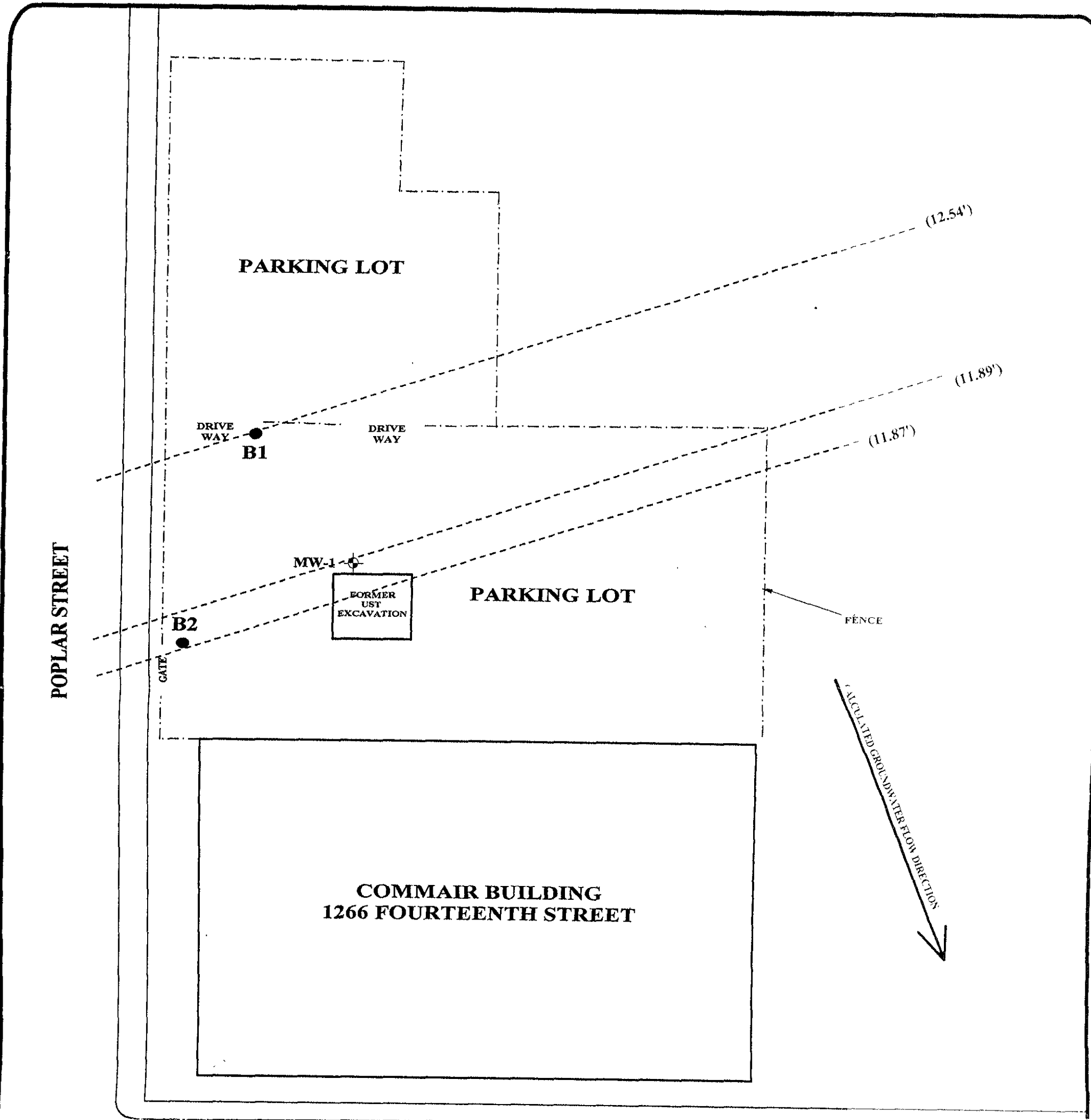
LEGEND:

● DRILLED BORINGS

UST - UNDERGROUND STORAGE TANK

14TH STREET

REVISIONS	DATE: 4/6/98	PAGE: 1 OF 1	ACCUTITE ENVIRONMENTAL ENGINEERING 35 SOUTH LINDEN AVENUE SOUTH SAN FRANCISCO, CA 94080	SITE: COMMMAIR MECHANICAL SERVICES 1266 FOURTEENTH STREET OAKLAND, CALIFORNIA	FIGURE 3 SITE PLOT PLAN
SCALE: ONE INCH = 40 FEET				1266plot1	



LEGEND:
 NUMBER BETWEEN PARENTHESIS
 INDICATE GROUNDWATER ELEVATIONS
 ● DRILLED BORINGS
 UST = UNDERGROUND STORAGE TANK

14TH STREET

REVISIONS	DATE: 4/6/98	PAGE: 1 OF 1	ACCUTITE ENVIRONMENTAL ENGINEERING 35 SOUTH LINDEN AVENUE SOUTH SAN FRANCISCO, CA 94080	SITE: COMMAIR MECHANICAL SERVICES 1266 FOURTEENTH STREET OAKLAND, CALIFORNIA	FIGURE 2 GROUNDWATER FLOW
	SCALE: ONE INCH = 40 FEET			1266plot2	