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

Alameda County Environmental Health Div.
Mail Code: 430-4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

April 2, 1996
LOP STID 487

REMEDIAL ACTION COMPLETION CERTIFICATION

Andrew Masri
Label Art of California
290-27th St.
Oakland CA 94612

RE: Label Art of California, 290-27th St., Oakland CA 94612

Dear Mr. Masri,

This letter confirms the completion of site investigation and remedial action for the 550 waste oil underground storage tank at the above referenced site. Based on the available information 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 tank release is required at this time.** Please be aware that this does not free present or future landowners or operators from cleanup responsibilities in the event that new information indicates a pollutant problem on the site or originating from the site.

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. If a change in land use is proposed, the owner must promptly notify this agency.

If you have any questions regarding this letter, please contact Jennifer Eberle at (510) 567-6700, ext. 6761.

Very truly yours,

Jun Makishima

Jun Makishima, Interim Director

cc: Acting Chief, Environmental Protection Division
Kevin Graves, RWQCB
Mike Harper, SWRCB (with attachment)
Jennifer Eberle

LOP/Completion
jc.487clos.let

enclosure (clos sum)

01-0946

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 3/8/96

Agency name: **Alameda County-HazMat**
City/State/Zip: **Alameda CA 94502**
Responsible staff person: **Jennifer Eberle**

Address: **1131 Harbor Bay Pky**
Phone: **(510) 567-6700**
Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **Label Art of California**
Site facility address: **290-27th St., Oakland CA 94612**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **487**
URF filing date: 3/26/91 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Andrew Masri, Label Art of California, 290-27th St., Oakland CA 94612 (510-465-1125)		

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	550	waste oil	removed	11/6/90

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown
Site characterization complete? YES
Date approved by oversight agency: 3/8/96
Monitoring Wells installed? NO Number:
Proper screened interval? N/A
Highest GW depth below ground surface: n/a Lowest depth: n/a
Flow direction: unknown
Most sensitive current use: commercial
Are drinking water wells affected? No Aquifer name:
Is surface water affected? NO Nearest affected SW name:
Off-site beneficial use impacts (addresses/locations): unknown

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

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tank	500 lb	H&H, SF (#90389292)	11/6/90
Soil	190 yd3	BFI, Livermore	10/19-20/93

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

Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After
TPH (Gas)	150	ND	NA***	
TPH (Diesel)	1,600	5		
Benzene	0.19	ND		
Toluene	0.25	ND		
Xylene	19	ND		
Ethylbenzene	7.3	ND		
Oil & Grease	18,000	ND		
lead	220	ND		
8010	*	**		

Comments (Depth of Remediation, etc.): *5.0 ppm 1,3-dichlorobenzene, 0.27 ppm 1,2-dichlorobenzene, 4.3 ppm 1,4-dichlorobenzene, 0.17 ppm tetrachloroethylene (PCE), 0.015 ppm TCE
** 0.009 ppm freon, 0.028 ppm TCE, 0.029 1,2-DCA, and 0.005 ppm PCE.
*** water was never collected for sampling. It was detected at 22.5'bgs as first water during drilling.

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: NA

Should corrective action be reviewed if land use changes? YES
Monitoring wells Decommisioned: n/a
Number Decommisioned: Number Retained:
List enforcement actions taken:
List enforcement actions rescinded:

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Jennifer Eberle/ Title: Hazardous Materials Specialist
Signature: J Eberle Date: 3-8-96

Reviewed by
Name: eva chu Title: Hazardous Materials Specialist
Signature: Eva Chu Date: 3/8/96

Name: Tom Peacock Title: Manager
Signature: Tom Peacock Date: 3-11-96

VI. RWQCB NOTIFICATION

Date Submitted to RB: 3-11-96 RB Response: Approved
RWQCB Staff Name: Kevin Graves Title: AWRCE Date: 3/26/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

On 11/6/90, a 550-gallon waste oil tank was removed from behind the building, on a steep hillside. One soil sample was taken from the soil /water interface at the fill end at 7'bgs. Water in the pit was judged to be due to rain. Two samples were taken from the stockpiled soil. The sample from below the UST contained 18,000 ppm O&G (5520 E&F), 1,600 ppm TPH-d, 150 ppm TPH-g, 0.19 ppm benzene, some TEX, 220 ppm lead, and some 8010 constituents.

On 7/14/92, Subsurface Consultants drilled one test boring in the former tank pit to a depth of 24.5'bgs. Soil samples were collected at 11.5'bgs and 17.5'bgs. The following contaminants were ND in both samples: O&G, TPH-d, TPH-g, BTEX, and 8270 semi-volatiles. Lead was <10 x the STLC in both samples. However, there was 0.015 ppm TCE at 11.5'bgs. 8010 and 8270 compounds were ND at 17.5'bgs. **(See table 1, 2, and 3, and Figure 1).** The soil was stiff, silty clay from approximately 9' to 24'bgs. Groundwater was encountered at approximately 22.5'bgs, during drilling. Note that this depth may not reflect stabilized conditions, as the boring was grouted shortly after drilling.

In Sept and Oct 1993, the waste oil pit was overexcavated to 13.5'bgs. Water was seeping in the wall next to the building at approximately 10'bgs (measured from the slab). Several confirmation samples were collected. Residual concentrations remaining in place from the project include 5 ppm TPH-d, 0.009 ppm freon, 0.028 ppm TCE, 0.029 1,2-DCA, and 0.005 ppm PCE. ND contaminants include O&G, TPH-g, BTEX, lead, and other 8010 compounds. **See Fig 2 and Table 4 & 5.** Approximately 190 yd3 of soil was disposed offsite in Oct 1993.

Depth to water is approximately 23'bgs in a tight clay soil matrix; this is a significant distance. O&G was the COC that was driving the request for a gw investigation. Upon further review and new guidance from the RWQCB, O&G does not pose a significant health or environmental threat which it was once thought to, due to its low mobility and volatility. The very low residual concentrations of 8010 contaminants remaining in place do not exceed PRG levels, and should not pose a human health or environmental threat.

Analytical test reports are presented in the Appendix. For completeness, the results of analyses conducted on a soil sample obtained during tank removal are also presented in the tables.

HH-1

E = non-HC O+G
F = HC O+G

Table 1.
Hydrocarbon Concentrations in Soil

Sample	TEH[1] (mg/kg)[5]	TVH[2] (mg/kg)	O&G[3] (mg/kg)	B[4] (ug/kg)[6]	T[4] (ug/kg)	X[4] (ug/kg)	E[4] (ug/kg)
10 HH-1[7] (7' bgs)	1600	150	18,000*	190	250	19,000	7300
12 1 @ 11.5'	1 ✓	<1[8] ✓	<50 ✓*	<5	<5	<5	<5
1 @ 17.5'	<1 ✓	<1 ✓	<50 ✓*	<5	<5	<5	<5

*5520E+F

all 3 done by 5520E+F

Table 2.
Heavy Metal Concentrations in Soil

total

Sample	Cadmium (mg/kg)	Chromium (mg/kg)	Lead (mg/kg)	Zinc (mg/kg)
HH-1	3.2	27	220	91
1 @ 11.5'	0.4 ✓	33 ✓	10 ✓	87 ✓
1 @ 17.5'	<0.2	24 ✓	20 ✓	58 ✓
~~STLC~~	1.0	5	5.0	250
TTLC	100	~~2500~~ 500	1000	5000

Table 3.

Volatile and Semi-Volatile Organic Chemical Concentrations in Soil

Sample		Concentration (ug/kg)	Other EPA 8010 Chemicals (ug/kg)	EPA 8270 Chemicals (ug/kg)
7' HH-1 (initial sample)	1,2 Dichlorobenzene	270	ND[9]	--
	Tetrachloroethylene (PCE)	170		
	Trichloroethylene (TCE)	15		
1 @ 11.5'	Trichloroethylene (TCE)	15 ✓	ND[8] ✓	ND ✓
1 @ 17.5'			ND ✓	ND ✓
15'	TCE	ND		

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[1] Total extractable hydrocarbons, as diesel
[2] Total volatile hydrocarbons, as gasoline
[3] Oil and grease
[4] Benzene, toluene, xylene, ethylbenzene
[5] mg/kg = milligrams per kilogram
[6] ug/kg = micrograms per kilogram
[7] Sample obtained by H&H Environmental Services during tank removal; sample obtained below west end of tank.
[8] <1 = chemical not detected at a concentration in excess of detection limit shown
[9] Not detected, see test reports for detection limits

Table ~~1~~ 4
Petroleum Hydrocarbon and Lead Concentrations
in Soil Following Soil Remediation

	Sample	Depth (feet)	O&G[1] (mg/kg)[4]	TEH[2] (mg/kg)	TVH[3] (mg/kg)	Benzene (ug/kg)[5]	Toluene (ug/kg)	Xylene (ug/kg)	Ethyl benzene (ug/kg)	Lead (mg/kg)
9-30	B1	13	<50	5	<1	<5	<5	<5	<5	<5
9-30	B3	13.5	<50	2	<1	<5	<5	<5	<5	<5
10-1	B6	13.5	<50	<1	<1	<5	<5	<5	<5	<5
9-30	SW-2	10	<50	2	<1	<5	<5	<5	<5	<5
↓	SW-3	10	<50	1	<1	<5	<5	<5	<5	<5
↓	SW-4	10	<50	<1	<1	<5	<5	<5	<5	<5
10-1	SW-5	9.5	<50	<1	<1	<5	<5	<5	<5	<5
↓	SW-6	9.5	<50	<1	<1	<5	<5	<5	<5	<5

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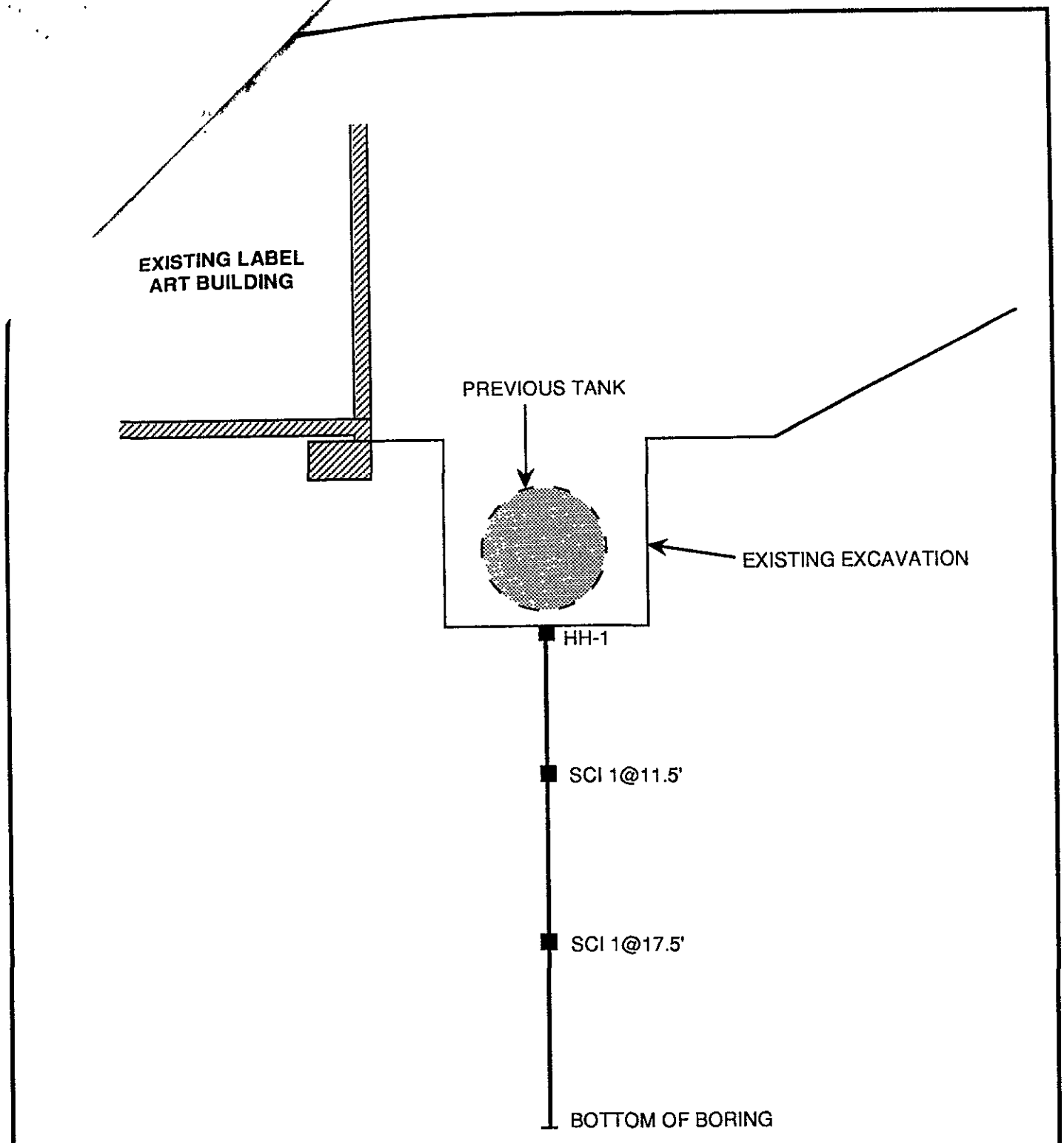
1 Oil & grease
2 Total extractable hydrocarbons, as diesel
3 Total volatile hydrocarbons, as gasoline
4 Milligrams per kilogram
5 Micrograms per kilogram

Table 5
Volatile Organic Compounds
in Soil Following Soil Remediation

Sample	Depth (feet)	Freon 113 (ug/kg)[4]	TCE[1] (ug/kg)	1,2 DCA[2] (ug/kg)	PCE[3] (ug/kg)	Other EPA 8010 Compounds
B1	13	9	20	<5	<5	ND[5]
B3	13.5	8	17	<5	<5	ND
B6	13.5	<5	<5	<5	<5	ND
SW-2	10	<5	28	29	<5	ND
SW-3	10	<5	<5	10	5	ND
SW-4	10	<5	6	16	<5	ND
SW-5	9.5	<5	<5	<5	<5	ND
SW-6	9.5	<5	<5	<5	<5	ND

1 Trichloroethene
2 Dichloroethane
3 Tetrachloroethene
4 Micrograms per kilogram
5 Not detected at concentrations above the detection limits



CROSS SECTION A - A'

Fig. 1

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LABEL ART OF CALIFORNIA - OAKLAND, CA

JOB NUMBER	DATE	APPROVED
655.001	7/29/92	

PLATE 4

LOG OF TEST BORING 1

EQUIPMENT 3" Solid Flight Auger
DATE DRILLED 7/14/92
ELEVATION - -

LABORATORY TESTS	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	OVM (PPM)	DEPTH (FEET)	SAMPLE	BLOWS PER FOOT	
				0			TANK EXCAVATION
				5			BOTTOM OF TANK EXCAVATION GREEN CLAYEY SILT (ML) medium stiff, moist petroleum hydrocarbon odor
			60				
			5				
			50			35	BROWN SILTY CLAY (CL) stiff, moist
				10			
			0			45	
				15		39	
			0				
						46	becomes mottled gray brown color at 17 feet
			0	20			
						46	
			0		▼		GROUNDWATER LEVEL DURING DRILLING
						48	MOTTLED LIGHT GRAY BROWN CLAYEY SAND (SC) dense, wet
				25			Boring backfilled with cement grout
				30			
				35			
				40			

1st encountered → end of day

SAMPLER O.D.: 2.5 inches
SAMPLER I.D.: 2.0 inches

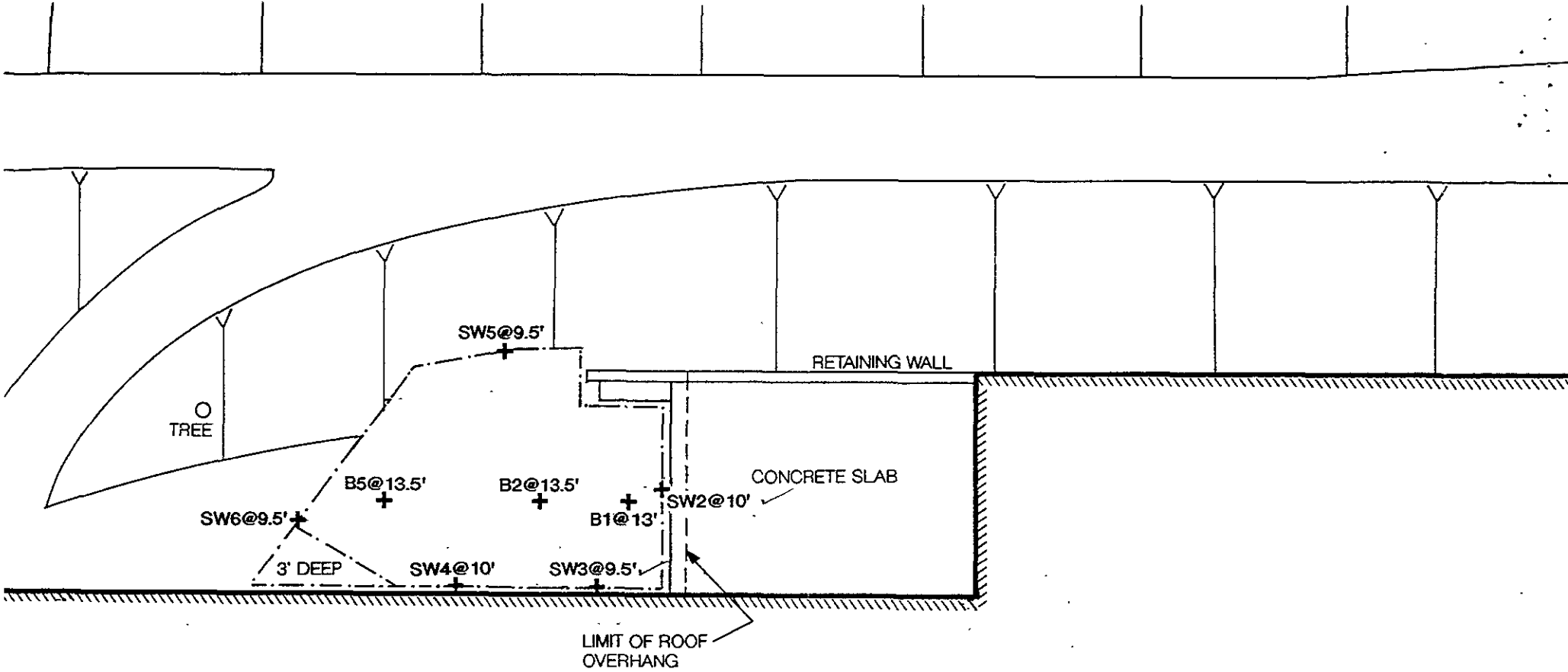
HAMMER WEIGHT: 140 pounds
HAMMER DROP: 30 inches

Subsurface Consultants

LABEL ART OF CALIFORNIA - OAKLAND, CA

JOB NUMBER	DATE	APPROVED
655.001	7/16/92	ME

PLATE 2



SW1?

EXISTING BUILDING

+ SIDEWALL AND BOTTOM SAMPLE LOCATIONS

LIMITS OF EXCAVATION

PROPERTY LINE

TRUE NORTH

REFERENCE NORTH

APPROXIMATE SCALE (feet)

0 10 20

Fig. 2 S

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LABEL ART OF C

JOB NUMBER
655.002