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Cal/EPA

Pete Wilson
Governor

San Francisco Bay
Regional Water
Quality Control
Board

2101 Webster Street
Suite 500
Oakland, CA 94612
(510) 286-1255
FAX (510) 286-1380

Date: January 23, 1998
File No: 2198.17 (SAH)

Mr. Murray Bruce
Meyer Motels
13201 San Pablo Avenue, Suite 202
San Pablo, CA 94806

#1323

SUBJECT: No Further Action, 1061 East Shore Highway, Albany, Alameda County
94706

Dear Mr. Bruce:

This letter confirms the completion of site investigation and remedial action for the hydrocarbon residue in the vicinity of the truck wash drain pit at the subject site. According to the January 22, 1998 letter from Mr. Murray Bruce, the truck wash drain pit was removed and the exposed soil was tested for petroleum residue. The low concentration of petroleum hydrocarbons in the soil does not require any remediation.

Based upon the information currently available to Board staff, and with the provision that the information provided to the Board was accurate and representative of site conditions, no further action related to the hydrocarbon residue at the subject site is required.

If you have any questions, please contact Stephen Hill of my staff at (510) 286-0433.

Sincerely,

Loretta K. Barsamian
Executive Office

Steve I. Morse, Chief
Toxics Cleanup Division

cc: Tom Peacock, ACEH

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

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

July 8, 1994
STID 1323

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Neil Hamre
Bayport Investors Inc.
1061 Eastshore Hwy.
Albany, CA 94710

Re: Buerer Inc., 1061 Eastshore Hwy., Albany, CA

Dear Mr. Neil Hamre:

This letter confirms the completion of site investigation and remedial action for the 300-gallon waste oil, 1,000-gallon gasoline, and 1,000-gallon unleaded gas underground storage tanks at the above described location.

Based upon 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.

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 Juliet Shin at (510) 337-9331 if you have any questions regarding this matter.

Sincerely,

Rafat A. Shahid
Assistant Agency Director

c: Edgar B. Howell, Chief, Hazardous Materials Division - files
Kevin Graves, RWQCB
Mike Harper, SWRCB

LOP\Completion

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 6/16/94

Agency name: **Alameda County-HazMat** Address: **80 Swan Wy., Rm 200**
City/State/Zip: **Oakland** Phone: **(510) 271-4320**
Responsible staff person: **Juliet Shin** Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: Buerer Inc.
Site facility address:1061 Eastshore Hwy.
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **1323**
URF filing date: 10/20/89 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Mr. Neil Hamre Bayport Investors Inc.	1061 Eastshore Hwy. Albany, CA 94710	(510) 527-1161

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	300	waste oil	removed	2/18/88
2	1,000	gasoline	removed	2/18/88
3	1,000	unleaded gas	removed	5/4/92
4				

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Reportedly, the 300-gallon waste oil ank failed a precision tank test in December 1987.

Site characterization complete? **YES**

Date approved by oversight agency:

Monitoring Wells installed? **YES** Number: **10**

Proper screened interval? **YES**

Highest GW depth below ground surface: 2.22 Lowest depth: 6.81

Flow direction: Fluctuates from northeast/east to west (possibly tidally influenced)

Most sensitive current use: **Bay & Aquatic**

Are drinking water wells affected? **No** Aquifer name: **Bay fill**

Is surface water affected? Unknown Nearest SW name: S.F. Bay and Cordonices Creek

Off-site beneficial use impacts (addresses/locations): The Bay (Aquatic Threat)

Report(s) on file? **YES** Where is report(s) filed? **Alameda County**
80 Swan Wy., Rm 200
Oakland CA 94621

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tank	300-gallon waste soil >	Unknown	Feb 18, 1988
	1,000-gallon gas >	Unknown	
	1,000-gallon gas >	Erickson, Richmond	5/4/92
Soil	1,000-1,200 cubic yards	to BFI Landfill	Jan 9,10, '92

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

Contaminant	Soil (ppm) Before	Soil (ppm) After	Water (ppm) Before	Water (ppm) After
TPH (Gas)	130	NA	2	0.33
TPH (Diesel)	900	NA	0.70	0.65
Benzene	ND	0.012	.180	0.0005
Toluene	ND	0.120	.023	ND
Xylene	ND	0.018	.27	0.0006
Ethylbenzene	ND	0.0052	.001	ND
Oil & Grease	6,400	3,000	17	ND
Heavy metals				
Cadmium	ND			
Chromium	69			
Lead	38			
Zinc	190			

	In Soil	In Water
Other:	Motor Oil 1,700	1
	Aroclor 1254 300ppb	.0065 trans-1,2-DCE
	0.006 1,1-DCA	.01 Dichloromethane
	0.005 tetrachlorethene	.0034 1,1,2,2-Tetrachlorethane
	0.004 Trichloroethene	.028 1,1,1-TCA
		.018 1,1-DCA
		.001 chloroethane
		.0005 1,1-DCA

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? Unknown

Site management requirements: NA

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommisioned: (Five out of the ten monitoring wells ever installed at the site have already been decommisioned for overexcavation purposes. Five wells still remain).

Number Decommisioned: Five Number Retained: Five

List enforcement actions taken: **NA**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Juliet Shin Title: Hazardous Materials Spec.
Signature: Juliet Shin Date: 6/16/94

Reviewed by
Name: Eva Chu Title: Hazardous Materials Spec.
Signature: Eva Chu Date: 6/16/94

Name: Thomas Peacock Title: Supervising HMS
Signature: Thomas Peacock Date: 6/16/94

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved K.H.Graves
RWQCB Staff Name: Rich Hiett Title: San. Engineering Asso. Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

In February 1988, one 300-gallon steel waste oil and one 1,000-gallon steel gas UST were removed from the site. The 300-gallon tank had reportedly failed a precision test in December 1987. There are no records indicating

that a tank tightness test was ever performed on the 1,000-gallon gas UST. One water sample was collected from each of the UST pits. The sample collected from the waste oil pit was analyzed for TOG, and 8020 and 8010 constituents. Analysis of this water sample identified up to 17,000 ppb TOG, 100 ppb benzene, and traces of chlorinateds (18 ppb 1,1-Dichloroethane, 10 ppb Dichloromethane, 3.4 ppb 1,1,2,2-Tetrachloroethane, 6.5 ppb trans-1,2-Dichloroethylene, and 28 ppb 1,1,1-Trichloroethane).

On April 24 and 25, 1990, a total of four soil borings were drilled at the site. All four of the soil borings were converted to monitoring wells (MW1, MW-2, MW-3, and MW-4). These monitoring wells were screened from approximately 2.5 feet below ground surface. Both soil and ground water samples collected from these wells were analyzed for chlorinated, TPHg, TPHd, BTEX, TOG, Motor Oil, and heavy metals. One soil sample was collected from each of the four borings. Elevated levels of TOG and diesel were identified in soil samples collected from all the wells: Up to 6,400 ppm TOG and 900 ppm diesel. Motor Oil and TPHg were identified from soil samples collected from Wells MW-1, MW-3, and MW-4 (Up to 130 ppm TPHg and 1,700 ppm Motor Oil). Additionally, 0.006 ppm 1,1-Dichloroethane, 0.005 ppm Tetrachloroethane, and 0.004 Trichloroethene were identified in the soil sample collected from Well MW-4. Ground water samples identified up to 330 ppb TPHg, 29 ppb benzene, 260 ppb TPHd, and 870 ppb Motor Oil. Additionally, the ground water sample collected from Well MW-4 identified 0.9 ppb chloroethane and 0.5 ppb 1,1-Dichloroethane.

Three surface soil samples were collected from the east boundary of the E.C. Buehrer property, adjacent to the Alcon site. One surface soil sample, S-3, identified 0.3 ppm Aroclor 1254.

Ground water samples were collected again from Wells MW-1 through MW-4 again in August 1990. These samples were analyzed for the same constituents as the April 1990 sampling event. No chlorinateds were identified in this monitoring event.

On April 2 and 3, 1991, nine soil borings were drilled at the site to determine the extent of soil and ground water contamination. A total of ten soil samples were collected from these borings and analyzed. All soil samples were collected from within the first 4 feet of soil. Elevated levels of TOG and TPH as motor oil were identified in all the soil samples: Up to 2,400 ppm TOG and 280 ppm motor oil. Trace concentrations of gas and BTEX were identified in boring SB4. Four of the borings were converted into monitoring wells (MW-5 to MW-8). Ground water samples collected from Wells MW-5 through MW-8 were analyzed for the same constituents that were analyzed for in the past from Wells MW-1 through MW-4. No chlorinateds, TPHg, benzene, nor Motor Oil was identified in these wells. Low levels of TPHd was identified at 220 ppb.

Based on the sample results, it appears that the bulk of the contamination identified in Wells MW-1 through MW-4 may not have migrated very far outward towards Wells MW-5 through MW-8, since Wells MW-5 through MW-8 did not detect most of the contaminant constituents of concern.

Wells MW-1 through MW-4 were abandoned in August 1991 in anticipation of soil excavation activities.

From April 29 through May 6, 1992, approximately 1,000 to 1,200 cubic yards of soil were excavated from the site, in and around the area of the former tanks and Wells MW-1 through MW-4. During the excavation ground water monitoring well MW-8 was inadvertently destroyed. On May 5 though 7, 1992, soil samples #9 through #25 were collected from the sidewalls of the excavation at a depth of approximately 3.0 feet, since depth to ground water was known to be approximately 3 to 4 feet below ground surface. These samples were only analyzed for TOG. Out of the 17 samples, 16 identified TOG at levels, some as high as 3,000 ppm. On June 9 and 10, 1992, after soil characterization and profiling were completed, the stockpiled soil was transported from the site to Browning-Ferris Industries landfill in Livermore.

On May 4, 1992, a 1,000-gallon gasoline UST was removed. This tank was located approximately 5 to 10 feet from the two other tanks. Two soil samples were collected from the bottom of the tank excavation (#1 and #2), from approximately 5 feet below ground surface, and one soil sample was collected from beneath the associated dispenser (#3), from about 1 foot below ground surface. These soil samples were analyzed for 1,2-DCA, TPHg, TPHd, TOG, and BTEX. TPHg at 0.1 ppm and TOG at 21 ppm were the only organic compounds detected in these samples. One ground water sample was collected from the UST pit. This water sample identified 100 ppb TPHg, 21,000 ppb TOG, and 28 ppb xylenes.

On June 3, 1992, a replacement well for MW-8 and an additional well, Well MW-9, was installed at the site.

In total, Wells MW-1 through MW-4 were monitored for six quarters before their destruction. Wells MW-5 through MW-8 were monitored for nine quarters, and Well MW-9 for five quarters. During this period, it appears that contaminant concentrations have, on the most part, attenuated. Although initial ground water samples collected from the 300-gallon and 1,000-gallon UST pits in 1988 identified elevated levels of TPHg, TPHd, TOG, and BTEX, and trace concentrations of chlorinateds, subsequent ground water samples, especially those collected after the excavation, identified much lower contaminant concentrations. In the last four quarters of monitoring wells MW-5 through MW-9, the highest contaminant concentrations detected were 330 ppb TPHg, 650 ppb TPHd, 0.5 ppb benzene, and 0.6 ppb xylenes. No toluene, ethyl benzene, TOG, or TOG were detected in the last four quarters. It is uncertain whether the observed diesel contamination

is resulting from on or off site. There are no records available that indicate an on-site source for the diesel constituents in the soil.

Although 0.3 ppm Aroclor 1254 was identified from a surface soil sample collected from the boundary of the Alcan and Buehrer sites, it appears to be attributable to the transformer that used to be located on the Alcan property. According to Mr. Hamre, Alcan discharged unknown wastes from its processing plant along the southeastern portion of the Alcan leasehold, which is directly west of the E.C. Buehrer site. A former electrical transformer existed just north of the area where the alleged Alcan discharges occurred.