

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 2996 - 2200 E. 14th Street, Oakland, CA 606

July 15, 1996

Mrs. Lili Good
5696 Colton Blvd
Oakland, CA 94611

Ms. Marla Guensler
Exxon
P.O. Box 4032
Concord, CA 94524

Lano Choung, Nguyen Qua and Lan Chung
1361 E. 24th Street
Oakland, CA 94606

Dear Mrs. Good, Ms. Guensler, and Mr. Choung et al:


This letter confirms the completion of site investigation and remedial action for the three former underground storage tanks removed from the above site on June 6, 1973. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, 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. If changes in land use, structural configuration, or site activities are proposed such that more conservative exposure scenarios should be evaluated, the owner must promptly notify this agency.

Please contact Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,


Mee Ling Tung, Director

Good, Guensler, Choung, et al
re: 2200 E. 14th Street, Oakland
July 15, 1996

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cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
files (1111good.3)

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: February 5, 1996

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Eva Chu Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Continental Auto Sales
Site facility address: 2200 E. 14th Street, Oakland 94606
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 2996
URF filing date: 10/31/89 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
1. Lili Good	5696 Colton Blvd, Oakland 94611	(510) 339-0945
2. Lano Choung, Nguyen Qua	1361 E. 24th St, Oakland 94606	
3. Exxon, c/o Marla Guensler	P.O. Box 4032, Concord 94524	

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	?	Waste Oil	Removed	6/6/73
2	?	Gasoline	Removed	6/6/73
3	?	Diesel	Removed	6/6/73

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
Site characterization complete? YES
Date approved by oversight agency: 12/28/95
Monitoring Wells installed? Yes Number: 3
Proper screened interval? Yes, in a confined aquifer
Highest GW depth below ground surface: 3.89' Lowest depth: 6.72'
Flow direction: S, SW
Most sensitive current use: Unknown
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): None
Report(s) on file? YES Where is report(s) filed? Alameda County
1131 Harbor Bay Pkwy
Alameda, CA 94502

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment or Disposal w/destination)</u>	<u>Date</u>
Tank & Piping	3 USTs	Unknown	6/6/73
Soil	3.59 tons	Disposed at BFI, Livermore	10/13/95
Purged GW	1,050 gallon	Crosby & Overton, Long Beach	10/26/95

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>Before</u>	<u>After¹</u>	<u>Before</u>	<u>After</u>
TPH (Gas)		2,600	70	ND
TPH (Diesel)		10,000	NA	ND
Benzene		.021	.8	ND
Toluene		6.0	3.2	ND
Ethylbenzene		9.3	1.4	ND
Xylenes		35	5.7	ND
Oil & Grease		12,000	50	ND
Heavy metals Cr		37		
Other Chlorobenzene		.400		

NOTE 1 From boring B-6, southwest of pump island, at 5.5' bgs

Comments (Depth of Remediation, etc.):

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **YES**
 Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **YES**
 Does corrective action protect public health for current land use? **YES**
 Site management requirements: **A safety assessment for potential exposure risks should be completed prior to construction and/or excavation at this site.**

Should corrective action be reviewed if land use changes? **YES**
 Monitoring wells Decommissioned: **None, pending site closure**
 Number Decommissioned: **0** Number Retained: **5**
 List enforcement actions taken: **None**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature:  Date: 2/7/96

Reviewed by

Name: Madhulla Logan Title: Haz Mat Specialist

Signature:  Date: 2-5-96

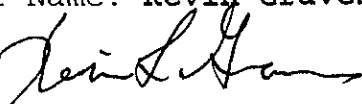
Name: Tom Peacock Title: Supervising HMS

Signature:  Date: 2-5-96

VI. RWQCB NOTIFICATION

Date Submitted to RB: 2/8/96 RB Response: 

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature:  Date: 3/4/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

Three USTs (one gasoline, one diesel, and one waste oil tank) were reportedly removed on June 6, 1973. For divestment purposes, a limited Phase II Environmental Site Assessment was performed in October 1989, where 4 soil borings (B-1 through B-4) were advanced to 8.5' bgs, near the suspected former fuel UST pit, and one exploratory boring (B-5) in the vicinity of the former waste oil UST. Soil analyses from the fuel pit exhibited up to 270 ppm TPH-G, 270 ppm TPH-D, and .025, .005, .047, and .016 ppm BTEX, respectively. The waste oil pit exhibited 480 ppm TOG, 280 ppm TPH-G, 30 ppm TPH-D, low levels of BTEX, and non-detectable levels of Cl-HCs. (See Fig 1, Table 1)

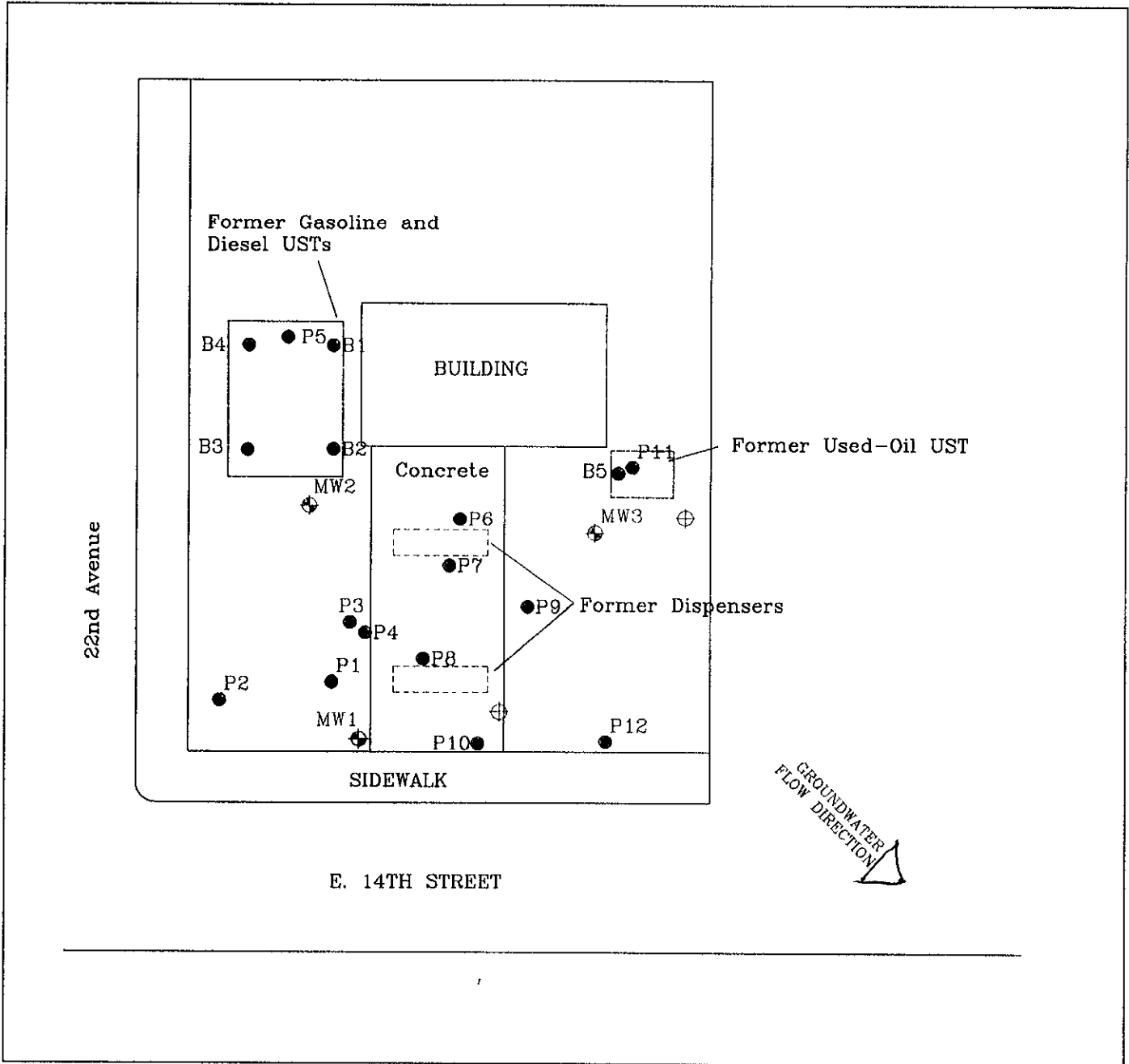
In August 1990 three monitoring wells B-6/MW-1, B-7/MW-2, and B-8/MW-3 were installed immediately southwest of the pump island, former fuel pit, and former waste oil pit, respectively. Only soil from MW-1 contained petroleum hydrocarbons. At 5.5' bgs, up to 2,100 ppm TPH-G, and ND, 6, 9, and 31 ppm BTEX, respectively, were detected. Levels decreased by 3 orders of magnitude at 10' bgs. (See Table 1)

Initial groundwater was encountered at approximately 10 to 11' bgs in wells MW-1 and MW-3, and at 5.5' bgs in well MW-2, and stabilized at 6' bgs. Well MW-2 was advanced through the former fuel pit, that is, through backfill material consisting of silty clay with gravels and sands. Groundwater appears to be under confined/semi-confined conditions. This is also supported by the lack of groundwater in borings subsequently advanced to 8.5' depth, as discussed below.

In May 1991 twelve soil borings, P-1 through P-12, were advanced to depths ranging from 6 to 14' bgs. Petroleum hydrocarbons in excess of 100 ppm were detected around the pump island, former waste oil pit, and at the former fuel oil pit. Soil collected from boring P-11, at 6.5' depth, through the former waste oil pit exhibited up to 370 ppm TPH-G, 10,000 ppm TPH-D, 12,000 ppm non polar O & G, and 0.40 ppm chlorobenzene. Soil excavation was proposed in these areas, but never performed. (See Fig 1, Table 1.)

After ten groundwater sampling events, from September 1990 to Jan 1995, only trace to ND levels of TPH-G and BTEX have been detected. Groundwater flow has consistently been to the south. Since wells MW-1 and MW-3 are southwest (cross-gradient) of the former pump island and waste oil pit, respectively, two temporary wells (MW-4 and MW-5) were installed immediately south (down-gradient) of these two areas (in September 1995). Groundwater was sampled for TPH-G, TPH-D, BTEX and MTBE. Well MW-4, by the former waste oil pit, was also analyzed for TOG and HVOCS. None of the above constituents were detected except for diesel, at 77 ppb. (See Fig 2, Table 2.)

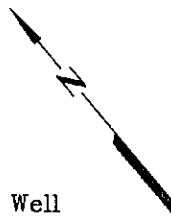
Elevated levels of residual TPH-D at the former waste oil pit appears to be limited vertically from 6 to 8.5' bgs (based on soil analytical results from borings Well 5 and P-11). Horizontal migration does not appear to have occurred, as soil collected from boring MW-3 did not exhibit TPH-D. Residual TPH-G is also limited to depths of approximately 4 to 8' bgs, near the former pump islands. The entire site is paved, thus minimizing the potential of hydrocarbons from leaching into groundwater. Current impact to groundwater quality is minimal. Low levels of BTEX in soil should pose no risk to human health and should naturally bioattenuate. Continued monitoring is not warranted.



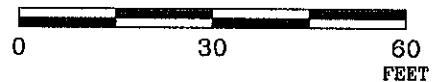
FN 20430002

EXPLANATION

- ⊕ MW3 Groundwater Monitoring Well
- P12 Soil Boring Location
- Former Tank Pit
- Former Pump Islands
- ⊕ Proposed Groundwater Monitoring Well



APPROXIMATE SCALE



SOURCE:
Modified from a map
provided by
Lili Goode and
Blymyer Engineers, Inc.



GENERALIZED SITE PLAN

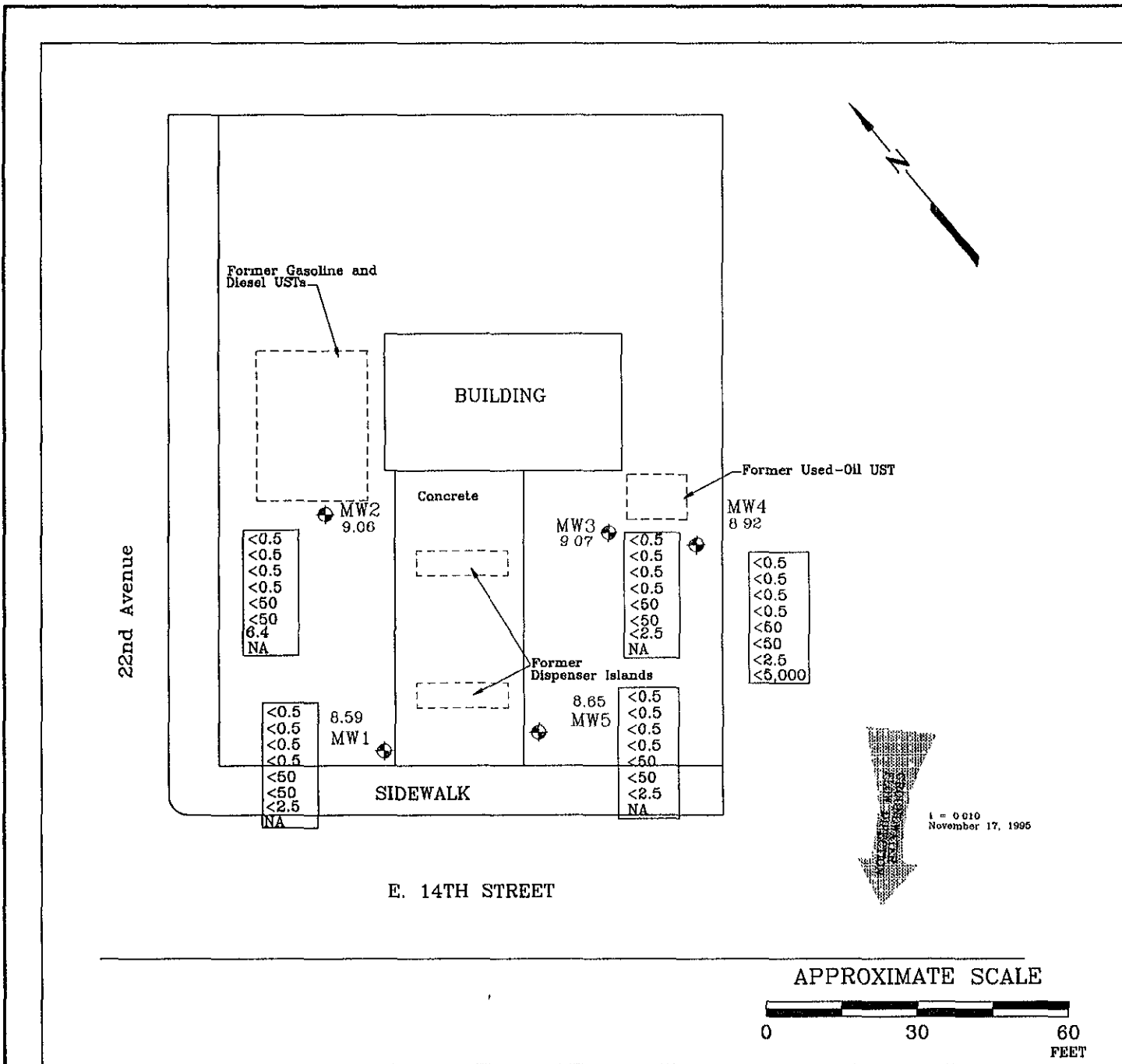
FORMER EXXON SERVICE STATION 7-7516
2200 East 14th Street
Oakland, California

PROJECT NO.

2043

PLATE

1



FN 20430002

EXPLANATION

◆ MW3 Groundwater Monitoring Well
8.65 Groundwater elevation in feet
above mean sea level

----- Former Tank Pit
- - - - - Former Pump Islands

i = Interpreted gradient magnitude

Groundwater Concentration in ug/L
Sampled November 17, 1995

<0.5	Benzene
<0.5	Toluene
<0.5	Ethylbenzene
<0.5	Xylenes
<50	Total Petroleum Hydrocarbons as gasoline
<50	Total Extractable Petroleum Hydrocarbons as diesel
<2.5	Methyl tert-butyl ether
<5,000	Total Recoverable Petroleum Hydrocarbons

SOURCE:
Modified from a map
provided by
Ron Archer
Civil Engineer, Inc.



GENERALIZED SITE PLAN

FORMER EXXON SERVICE STATION 7-7516
2200 East 14th Street
Oakland, California

PROJECT NO

2043

PLATE

2

DATE: 10/3/95

TABLE 1
CUMULATIVE RESULTS OF LABORATORY ANALYSES OF SOIL SAMPLES
 Former Exxon Service Station 7-7516
 2200 East 14th Street
 Oakland, California

Sample	(Depth)	TPHg	TPHd	B	T	E	X
		< Parts Per million >					
<u>ATI, October 1989</u>							
#1	8½	11	<5.0	<0.0050	<0.0050	<0.0050	<0.0050
#2	3	9.7	270	<0.0050	<0.0050	<0.0050	<0.0050
#3	8½	3.8	<5.0	<0.0050	<0.0050	<0.0050	<0.0050
#4	8½	270	<5.0	0.025	0.0053	0.047	0.016
#5	8½	280	30	0.009	0.0056	0.061	0.130
Additional Analyses:		480 ppm TOG					
<u>BEI, August 1990</u>							
B6/MW1	5½	2,100	NA	<0.0025	9,000	6,000	31,000
B6/MW1	10	1.5	NA	<0.0025	5.3	<0.0025	14
B7/MW2	5½	<1	NA	<0.0025	<0.0025	<0.0025	<0.0025
B7/MW2	9½	<1	NA	<0.0025	<0.0025	<0.0025	<0.0025
B8/MW3	5½	<1	NA	<0.0025	<0.0025	<0.0025	<0.0025
B8/MW3	9½	<1	NA	<0.0025	<0.0025	<0.0025	<0.0025
<u>BEI, May 1991</u>							
P1	6	280	NA	<0.0025	1,300	<0.0025	3,900
P2	6	<1	NA	<0.0025	<0.0025	<0.0025	<0.0025
P4	5½	2,600	1,440	<0.0025	9,300	<0.0025	35,000
P5	8½	48	510	21	18	27	71
Additional Analyses:		500 ppm TOG, ND VOCs, except for 12 ppb acetone					
P6	5½	<1	NA	7.8	4.9	<0.0025	6.2
P7	8	340	NA	<0.0025	1,300	<0.0025	5,000
P8	7½	160	1,440	<0.0025	1,000	370	2,600
P9	7½	590	510	<0.0025	2,900	<0.0025	3,900
P10	6½	2.3	3.3	<0.0025	12	9.9	<0.0025
P11	6½	370	10,000	<0.0025	580	<0.0025	5,700
Additional Analyses:		12,000 ppm TOG, ND VOCs, except for 100 ppb benzene, 400 ppb chlorobenzene, 80 ppb ethylbenzene, 1,400 ppb ethylbenzene					
P12	9	<1	18	<0.0025	<0.0025	<0.0025	<0.0025

Results in parts per million (ppm) (except VOC's, which are in parts per billion [ppb]).

<	:	Less than the laboratory detection limit.
NA	:	Not analyzed.
B: Benzene, T: Toluene, E: Ethylbenzene, T: Total Xylene isomers		
BTEX	:	Analyzed using EPA method 8020.
TPHg	:	Total petroleum hydrocarbons as gasoline using EPA modified method 8015.
TPHd	:	Total petroleum hydrocarbons as diesel using EPA modified method 8015.
TOG	:	Total oil and grease using Standard Method 5520
VOC's	:	Halogenated volatile organic compounds using EPA Method 8240
<	:	Less than the analytical detection limits used by laboratory

TABLE 2
CUMULATIVE GROUNDWATER MONITORING AND SAMPLING DATA
Former Exxon Service Station 7-7615
2200 East 14th Street
Oakland, California
(Page 1 of 3)

Well ID # (TOC)	Sampling Date	SUBJ < >	DTW feet	Elev. > <	TPHg < >	B	T	E	X	TEPHd	Total Chromium	MTBE	
								parts per billion					
MW1 (14.75)	09/06/90	NR	6.25	8.50	<50	<0.5	<0.5	<0.5	<0.5	NA	<20	NA	
	02/07/91	NR	NR	NR	<50	<0.5	<0.5	<0.5	<0.5	NA	<20	NA	
	06/06/91	NR	NR	NR	70	<0.5	<0.5	<0.5	<0.5	NA	50	NA	
	10/16/91	NR	NR	NR	<50	<0.5	<0.5	<0.5	<0.5	NA	<20	NA	
	03/10/93	NR	4.98	9.77	<50	<0.5	<0.5	<0.5	<0.5	NA	<10	NA	
	05/26/93	NR	6.40	8.35	<50	<0.5	<0.5	<0.5	<0.5	NA	<50	NA	
	09/09/93	NR	5.88	8.87	<50	<0.5	<0.5	<0.5	<0.5	NA	<10	NA	
	12/21/93	NR	5.10	9.65	<50	<0.5	<0.5	<0.5	<0.5	NA	<10	NA	
	06/22/94	NR	6.62	8.13	<50	<0.5	<0.5	<0.5	<0.5	<50	<10	NA	
	01/19/95	NR	3.78	10.97	<50	<0.5	<0.5	<0.5	<0.5	<50	NA	NA	
	09/14/95	NLPH	5.15	9.60	<50	<0.5	<0.5	<0.5	<0.5	<50	NA	<2.5	
	MW2 (15.13)	09/06/90	NR	5.54	9.59	<50	<0.5	<0.5	<0.5	<0.5	NA	<20	NA
		02/07/91	NR	NR	NR	<50	<0.5	<0.5	<0.5	<0.5	NA	<20	NA
06/06/91		NR	NR	NR	<50	<0.5	<0.5	<0.5	<0.5	NA	<20	NA	
10/16/91		NR	NR	NR	<50	<0.5	<0.5	<0.5	<0.5	NA	<20	NA	
03/10/93		NR	3.89	11.24	<50	<0.5	<0.5	<0.5	<0.5	NA	<10	NA	
05/26/93		NR	4.66	10.47	<50	<0.5	<0.5	<0.5	<0.5	NA	<50	NA	
09/09/93		NR	5.79	9.34	<50	<0.5	<0.5	<0.5	<0.5	NA	<10	NA	
12/21/93		NR	4.22	10.91	<50	<0.5	<0.5	<0.5	<0.5	NA	<10	NA	
06/22/94		NR	5.03	10.10	<50	<0.5	<0.5	<0.5	<0.5	<50	<10	NA	
01/19/95		NR	2.73	12.40	<50	<0.5	<0.5	<0.5	<0.5	130	NA	NA	
09/14/95		NLPH	5.34	9.79	<50	<0.5	<0.5	<0.5	<0.5	68	NA	17	

cont. TABLE 2
CUMULATIVE GROUNDWATER MONITORING AND SAMPLING DATA
 Former Exxon Service Station 7-7615
 2200 East 14th Street
 Oakland, California
 (Page 2 of 3)

Well ID # (TOC)	Sampling Date	SUBJ < >	DTW feet	Elev. > <	TPHg < >	B	T	E	X	TEPHd	Total Chromium	MTBE
								parts per billion				
MW3 (16.17)	09/06/90	NR	6.99	9.18	<50	<0.5	<0.5	<0.5	<0.5	NA	<20	NA
	02/07/91	NR	NR	NR	<50	<0.5	<0.5	<0.5	<0.5	NA	<20	NA
	06/06/91	NR	NR	NR	<50	<0.5	<0.5	<0.5	<0.5	NA	30	NA
	10/16/91	NR	NR	NR	<50	<0.5	<0.5	<0.5	<0.5	NA	<30	NA
	03/10/93	NR	5.02	11.15	53	0.8	3.2	1.4	5.7	NA	<10	NA
	05/26/93	NR	5.71	10.46	<50	<0.5	<0.5	<0.5	<0.5	NA	<50	NA
	09/09/93	NR	7.17	9.00	<50	<0.5	<0.5	<0.5	<0.5	NA	<10	NA
	12/21/93	NR	5.71	10.46	<50	<0.5	<0.5	<0.5	<0.5	NA	<10	NA
	06/22/94	NR	6.72	9.45	<50	<0.5	<0.5	<0.5	<0.5	<50	<10	NA
	01/19/95	NR	4.43	11.74	<50	<0.5	<0.5	<0.5	<0.5	<50	NA	NA
	09/14/95	NLPH	6.47	9.70	<50	<0.5	<0.5	<0.5	<0.5	<50	NA	<2.5
MW4 (16.60)	09/19/95	NLPH	7.03	9.57	<50	<0.5	<0.5	<0.5	<0.5	77	NA	<2.5
Additional Analyses: ND VOC's, <5000 TRPH												
MW5 (15.32)	09/19/95	NLPH	6.08	9.24	<50	<0.5	<0.5	<0.5	<0.5	58	NA	<2.5

See Notes on page 3 of 3