

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



February 25, 2004

Mr. Ralph Scott
2511 Truman Avenue
Oakland, CA 94605

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

Dear Mr. Scott:

Subject: Case Closure, Fuel Leak Site No. RO0002594, Scott Land Company, 1043 W. MacArthur Boulevard, Emeryville, CA 94608

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 Health (ACEH) 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:

- Residual groundwater pollution up to 2.7 micrograms/liter (ug/l) Benzene, 2.6 ug/l Toluene, 0.6 ug/l Ethyl Benzene, 3 ug/l Xylene, 1.9 ug/l DIPE, 5.6 ug/l TCE, 5 ug/l Naphthalene, 1 ug/l Cis-1,2-Dichloroethene, 0.6 ug/l Chloroform, remains in place at this site.
- Residual soil pollution up to 0.006 milligrams/kilograms (mg/kg) Toluene, 0.014 mg/kg Xylene, 40.2 mg/kg Lead, remains in place at this site.

If you have any questions, please call Don Hwang at (510) 567-6746. Thank you.

Sincerely,

Donna L. Drogos, P.E.
LOP Program Manager

Enclosures:

1. Case Closure Letter
2. Case Closure Summary

cc:

Ms. Betty Graham (w/enc)
Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

Mr. Toru Okamoto (w/enc)
State Water Resources Control Board
Underground Storage Tank Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Mr. Michael Notaro
Phoenix Commercial Real Estate Services
2411 Santa Clara Avenue, Suite 33
Alameda, CA 94501

Ignacio Dayrit (w/enc)
City of Emeryville Planning Department
1333 Park Ave., Emeryville, CA 94608

D. Hwang (w/orig enc), D. Drogos (w/enc), R. Garcia (w/enc)

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FAX (510) 337-9335

Dear Mr. Scott:

Subject: Fuel Leak Site Case Closure, Case No. RO0002594; Scott Land Company, 1043 W. MacArthur Boulevard, Emeryville, CA 94608

This letter confirms the completion of a site investigation and remedial action for the gasoline underground storage tank formerly located at the above-described 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mee Ling Tung', with a long, sweeping flourish extending to the right.

Mee Ling Tung
Director
Alameda County Environmental Health

**CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM**

I. AGENCY INFORMATION

Date: February 23, 2004

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6746
Responsible Staff Person: Don Hwang	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Scott Land Company		
Site Facility Address: 1043 W. MacArthur Blvd , Emeryville, CA 94608		
RB Case No.: ---	Local Case No.: RO0002594	LOP Case No.: RO0002594
URF Filing Date: November 12, 2003	SWEEPS No.: ---	APN: 049-0951-004-02
Responsible Parties	Addresses	Phone Numbers
Mr Ralph Scott C/O: Michael Notaro Phoenix Commercial Real Estate Services	2411 Santa Clara Avenue, Suite 33 Alameda, CA 94501	510-569-2732

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
---	700 gallons	Gasoline	Removed	September 24, 2003
Piping			Not Reported	Not Reported

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Tank had numerous holes up to 3" in diameter.		
Site characterization complete? Yes	Date Approved By Oversight Agency: -----	
Monitoring wells installed? No	Number: n/a	Proper screened interval? n/a
Highest GW Depth Below Ground Surface: 17 ft	Lowest Depth: 17 ft	Flow Direction: westerly *
Most Sensitive Current Use: Potential drinking water source.		

* Groundwater gradient not determined at this site. Gradient from nearby site #RO985 at 1016 W. MacArthur Blvd., Oakland is generally westerly.

Summary of Production Wells in Vicinity: No water production wells identified within a ¼ radius of the site.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: 1-mile east of San Francisco Bay.
Off-Site Beneficial Use Impacts (Addresses/Locations): none identified	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health, City of Oakland Fire Services OES

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	700 gallons	Disposal to Ecology Control Industries, Inc., Richmond, CA	September 24, 2003
Piping	not reported	Assumed disposed with UST's	September 24, 2003
Free Product	none reported	---	---
Soil	not reported	Excavated soil placed back in excavation	September 24, 2003
Groundwater	none reported	---	---

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP
(Please see Attachments 1-5 for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	<0.5	<0.5	<50	<50
TPH (Diesel)	---	---	---	---
Oil & Grease	---	---	---	---
Benzene	<0.005	<0.005	2.7	2.7
Toluene	0.006	0.006	2.6	2.6
Ethyl Benzene	<0.005	<0.005	0.6	0.6
Xylene	0.014	0.014	3	3
Heavy Metals (Lead)	40.2	40.2	---	---
MTBE (if not analyzed, explain below)	<0.005	<0.005	<0.5*	<0.5*
Other (8260B)	---	---	5.6**	5.6**

* <0.5 ppb MTBE, <100 ppb EtOH, <1 ppb TAME, <1 ppb ETBE, 1.9 ppb DIPE, <10 ppb TBA, <0.5 ppb EDB, and <1 ppb EDC
 **5.6 ppb TCE, 5 ppb Naphthalene, 1 ppb Cis-1,2-Dichloroethene, 0.6 ppb Chloroform

Site History and Description of Corrective Actions:

The site is a vacant commercial lot. The site formerly operated as a key shop.

On September 24, 2003, one 700-gallon gasoline underground storage tank (UST) and a hoist were removed. Soil samples TP-8W and TP-8E were collected 8 feet below grade (fbg) at the bottom of the west and east end of the excavation. Petroleum hydrocarbons were detected at concentrations of 0.006 parts per million (ppm) toluene and 0.014 ppm xylenes in soil sample TP-8W. No other petroleum hydrocarbons were detected in soil samples collected from the excavation. Groundwater was not encountered during the UST removal.

On December 23, 2003, two direct-push soil borings (GP-1 and GP-2) were advanced. GP-1 was located at the center of the excavation. GP-2 was located 15 feet west of the excavation. Borings GP-1 and GP-2 were advanced to 20 fbg. Petroleum hydrocarbons were detected at maximum concentrations of 2.7 parts per billion (ppb) benzene, 2.6 ppb toluene, 0.6 ppb ethylbenzene and 3 ppb xylenes in groundwater from boring GP-2. Toluene was detected at a concentration of 0.8 ppb in groundwater from boring GP-1. TPHg and MTBE were not detected above laboratory reporting limits in groundwater. Naphthalene was detected at a concentration of 5 ppb in groundwater from boring GP-2. Chlorinated hydrocarbon trichloroethene (TCE) was detected at concentrations of 0.9 ppb and 5.6 ppb in groundwater from borings GP-1 and GP-2, respectively. Petroleum hydrocarbons were not detected in soil samples above laboratory reporting limits.

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? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health or the environment.		
Site Management Requirements: none		
Should corrective action be reviewed if land-use changes? No		
Monitoring Wells Decommissioned: n/a	Number Decommissioned: n/a	Number Retained: n/a
List Enforcement Actions Taken: none		
List Enforcement Actions Rescinded: none		

V. ADDITIONAL COMMENTS, DATA, ETC.

<p>Considerations and/or Variances:</p> <p>Source of TCE, naphthalene, cis-1,2,-DCE and chloroform detected at site is unknown. UST was used for gasoline detections of base compounds were below the ESL's except for TCE detected at 5.6 ppb with an ESL of 5 ppb. These concentrations do not appear to present a risk at the site.</p> <p>Conclusion:</p> <p>Alameda County Environmental Health believes that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment based upon the information available in our files to date. ACEH staff recommends closure for this site.</p>
--

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Don Hwang <i>Anna Holm</i>	Title: Hazardous Materials Specialist
Signature: <i>Anna Holm</i>	Date: 2/23/04
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature: <i>Donna L. Drogos</i>	Date: 02/23/04

<p>This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.</p>
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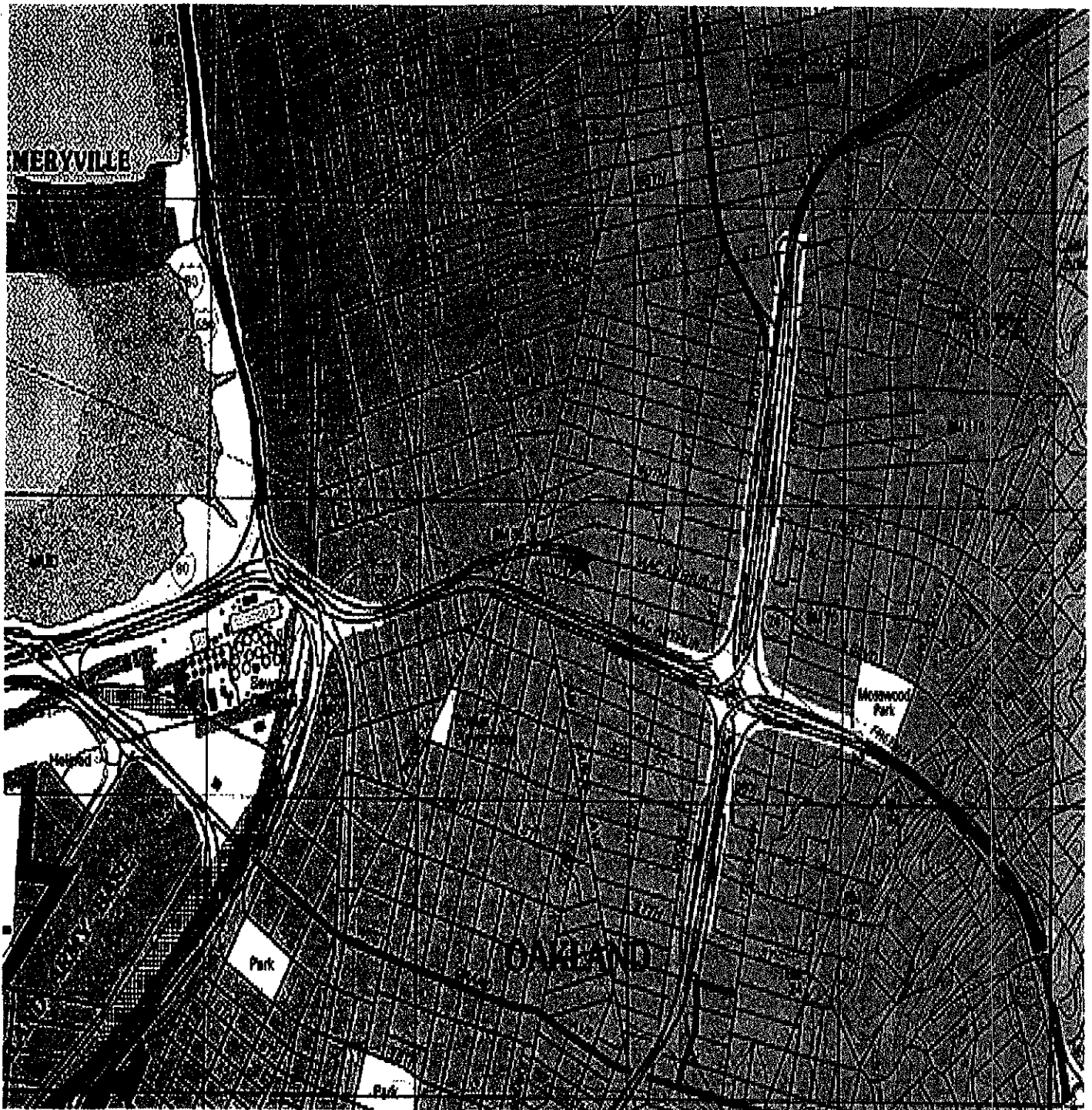
VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Betty Graham	Title: Associate Water Resources Control Engineer
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB:
Signature: <i>Betty Graham</i>	Date: 2/24/04

Attachments:

- 1. Site Vicinity Map
- 2. Site Plan
- 3. Soil Analytical Data
- 4. Groundwater Analytical Data (2 pages)
- 5. Boring Logs (2 pages)

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file



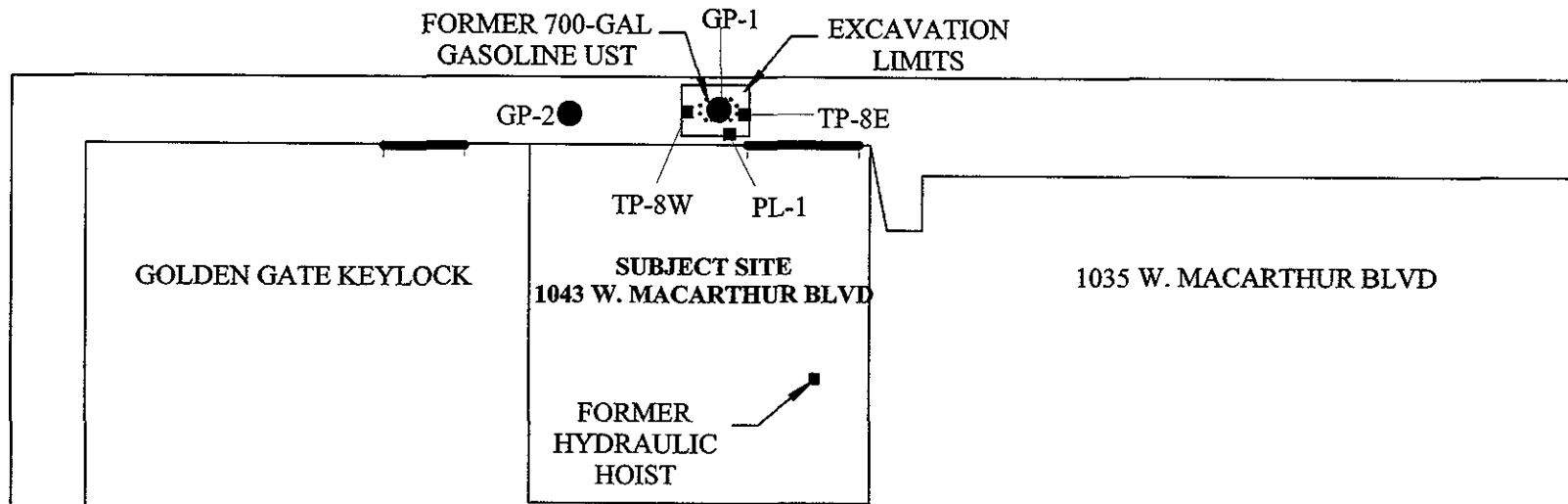
Printed from TOPO! ©1998 Wildflower Productions (www.topo.com)

	DATE 12/24/2003	PAGE 1 OF 1	<p style="text-align: center;">TEC ACCUTITE</p> <p>35 SOUTH LINDEN AVENUE SOUTH SAN FRANCISCO</p>	<p>FIGURE 1 VICINITY MAP</p>
	Scale: Shown Above			

LEGEND:
★ Subject Site

WEST MACARTHUR BOULEVARD

SAN PABLO AVENUE



ATTACHMENT 2

LEGEND: ● = Soil Boring Locations (December 2003)
 ■ = Soil Sample Locations (September 2003)

UST = Underground Storage Tank

TITLE:

SITE MAP

FIGURE 2

SCALE:

ONE INCH = 30 FEET



TEC ACCUTITE
 35 SOUTH LINDEN AVENUE
 SOUTH SAN FRANCISCO, CA 94080

SITE:

1043 WEST MACARTHUR BOULEVARD
 EMERYVILLE, CALIFORNIA

DATE:

9/25/03

DRAWN BY:

TC

sitemap

Table 1: Summary of Soil Analytical Data - 1043 West MacArthur Boulevard, Emeryville, CA

SAMPLE ID	SAMPLE DATE	DEPTH (fbg)	TPHg	B	T	E	X	MTBE	ETBE	TAME	DIPE	TBA	1,2 DCA	1,2 EDB	Ethanol	VOCs	Lead
Concentrations in parts per million (ppm)																	
UST Removal																	
TP-8W	09/24/03	8	<0.5	<0.005	0.006	<0.005	0.014	<0.005	---	---	---	---	---	---	---	---	---
TP-8E	09/24/03	8	<0.5	<0.005	<0.005	<0.005	<0.01	<0.005	---	---	---	---	---	---	---	---	---
PL-1	09/24/03	1	<0.5	<0.005	<0.005	<0.005	<0.01	<0.005	---	---	---	---	---	---	---	---	---
SP(1-4)	09/24/03	stockpile	<0.5	<0.005	<0.005	<0.005	<0.01	<0.005	---	---	---	---	---	---	---	---	40.2
Soil Borings																	
GP1-8	12/23/03	8	<0.5	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.005	<0.25	<0.005	<0.005	<0.5	ND	---
GP1-15	12/23/03	15	<0.5	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.005	<0.25	<0.005	<0.005	<0.5	ND	---
GP2-5	12/23/03	5	<0.5	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.005	<0.25	<0.005	<0.005	<0.5	ND	---
GP2-10	12/23/03	10	<0.5	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.005	<0.25	<0.005	<0.005	<0.5	ND	---
GP2-15	12/23/03	15	<0.5	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.005	<0.25	<0.005	<0.005	<0.5	ND	---
SP(1-4)	12/23/03	stockpile	---	---	---	---	---	---	---	---	---	---	---	---	---	---	15.2

TPHg = Total petroleum hydrocarbons as gasoline (EPA Method 8020)

BTEX = Benzene, Toluene, Ethylbenzene, Xylenes (EPA Method 8260)

Fuel Additives = Methyl-tert-butyl ether (MTBE), Ethyl tert-butyl ether (ETBE), tert-Amyl methyl ether (TAME), Di-isopropyl ether (DIPE),

tert-Butyl alcohol (TBA), 1,2-Dichloroethane, 1,2-Dibromoethane, Ethanol (EtOH) (EPA Method 8260)

VOCs = Volatile organic compounds (EPA Method 8260)

Lead = Total lead (EPA Method 6010)

<X = Concentration less than laboratory reporting limits

fbg = Feet below grade

--- = Not analyzed

Table 2: Summary of Grab Groundwater Analytical Data - 1043 West MacArthur Boulevard, Emeryville, CA

SAMPLE ID	SAMPLE DATE	TPHg	B	T	E	X	MTBE	ETBE	TAME	DIPE	TBA	1,2 DCA	1,2 EDB	Ethanol	VOCs
Concentrations in parts per billion (ppb)															
Soil Borings:															
GP-1	12/23/03	<50	<0.5	0.8	<0.5	<0.01	<0.5	<1	<1	<0.5	<10	<1	<0.5	<100	+
GP-2	12/23/03	<50	2.7	2.6	0.6	3	<0.5	<1	<1	1.9	<10	<1	<0.5	<100	+
Environmental Screening Levels (ESLs) For Groundwater, Residential Land Use, Drinking Water Resource:															
<i>Ceiling Value:</i>		100	170	40	30	20	5	---	---	---	---	---	---	---	---
<i>Drinking Water Toxicity:</i>		210	1	150	700	1,800	13								
<i>Indoor Air Impact</i>		--	530	500,000	14,000	150,000	24,000	---	---	---	---	---	---	---	---
<i>Aquatic Habitat Goal</i>		500	46	130	290	13	8,000	---	---	---	---	---	---	---	---

TPHg = Total petroleum hydrocarbons as gasoline (EPA Method 8020)

BTEX = Benzene, Toluene, Ethylbenzene, Xylenes (EPA Method 8260)

Fuel Additives = Methyl-tert-butyl ether (MTBE), Ethyl tert-butyl ether (ETBE), tert-Amyl methyl ether (TAME), Di-isopropyl ether (DIPE), tert-Butyl alcohol (TBA), 1,2-Dichloroethane, 1,2-Dibromoethane, Ethanol (EtOH) (EPA Method 8260)

VOCs = Volatile organic compounds (EPA Method 8260)

<X = Concentration less than laboratory reporting limits

+ = VOCs other than BTEX detected, please see attached laboratory report.

Table 3: Summary of Grab Groundwater Analytical Data (Additional VOCs Detected) - 1043 West MacArthur Boulevard, Emeryville, CA

SAMPLE ID	SAMPLE DATE	Chloroform	Trichloroethene	Naphthalene	cis-1,2-Dichloroethene
Concentrations in parts per billion (ppb)					
Soil Borings:					
GP-1	12/23/03	0.6	0.9	<1	<1
GP-2	12/23/03	0.6	5.6	5	1
Environmental Screening Levels (ESLs) For Groundwater, Residential Land Use, Drinking Water Resource:					
<i>Ceiling Value:</i>		2,400	310	21	50,000
<i>Drinking Water Toxicity:</i>		100	5	170	6
<i>Indoor Air Impact</i>		340	530	28,000	6,200
<i>Aquatic Habitat Goal</i>		620	360	24	590

Choroform = Chloroform (EPA Method 8260)

Trichloroethene (EPA Method 8260)

Naphthalene (EPA Method 8260)

Trichloroethene (EPA Method 8260)

cis-1,2-Dichloroethene (EPA Method 8260)

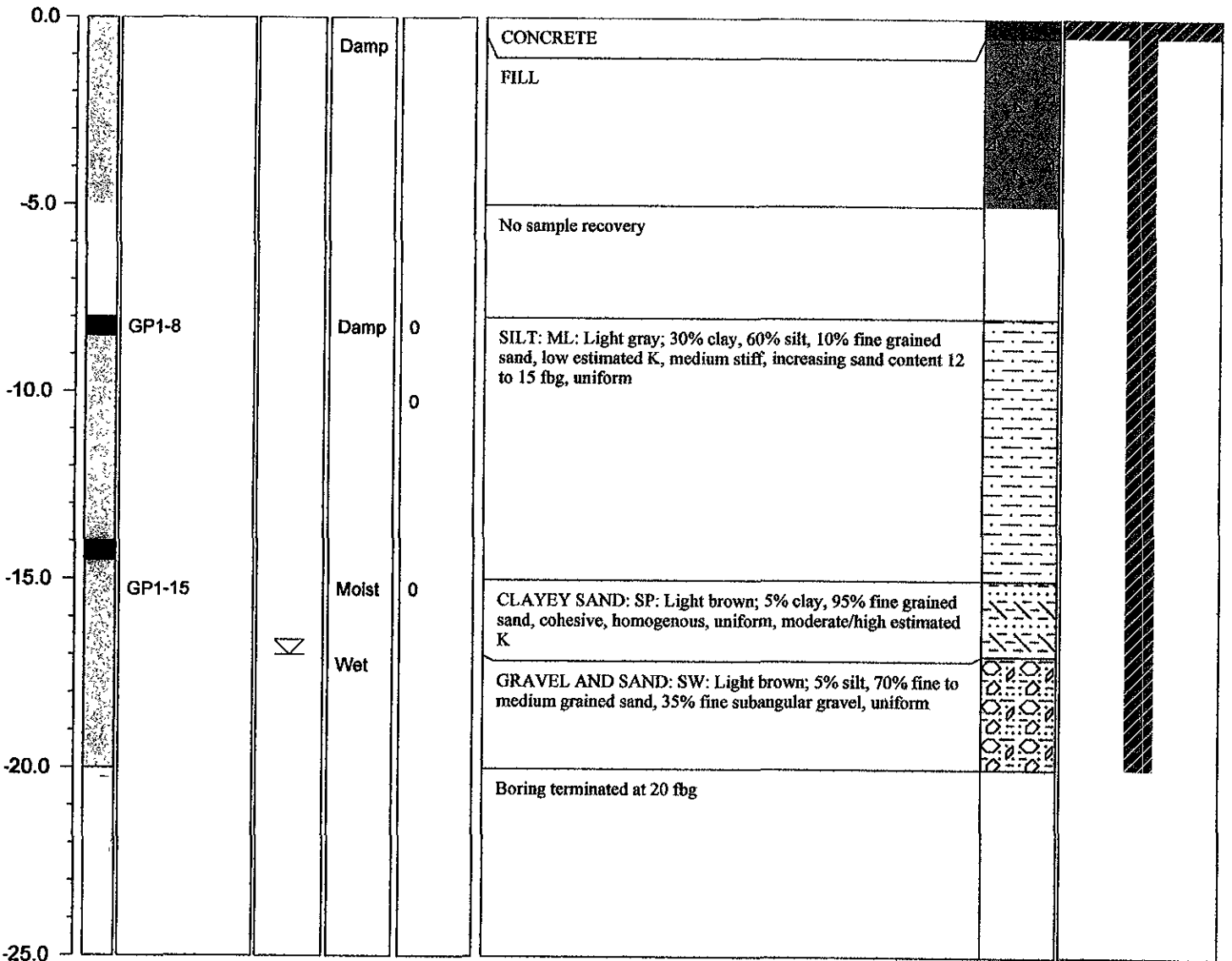
<X = Concentration less than laboratory reporting limits

ESL = Environmental Screening Limit established by California Regional Water Quality Control Board – San Francisco Bay Region, Screening For Environmental Concerns At Sites With Contaminated Soil And Groundwater; Interim Final, July 2003.

TEC ACCUTITE	BORING LOG	BORING NUMBER
		GP-1

CLIENT: <u>Ralph Scott</u> LOCATION: <u>1043 W. MacArthur Blvd., Emeryville, CA</u> DRILLING CO: <u>Vironex Environmental Services</u> DRILLING METHOD: <u>Direct-push (geoprobe)</u> BORING DIAMETER: <u>2-inch</u> GEOLOGIST: <u>T. Culig</u> PE/RG: <u>S. Malach P.E. #60888</u> DATE STARTED: <u>12/23/2003</u> DATE COMPLETED: <u>12/23/2003</u>	TOTAL DEPTH: <u>20 fbg</u> WELL DEVELOPMENT: <u>N/A</u> SURFACE ELEVATION: <u>N/A</u> WELL CASING ELEVATION: <u>N/A</u> SCREENED INTERVAL: <u>N/A</u> FIRST ENCOUNTERED WATER: <u>17 fbg</u> STATIC WATER: <u>N/A</u>
---	--

DEPTH (ft)	Sample Interval	Sample ID	Water Level	Moisture	PID	DESCRIPTION	USCS	BORING CONSTRUCTION
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TEC ACCUTITE	BORING LOG	BORING NUMBER
		GP-2

CLIENT: <u>Ralph Scott</u>	TOTAL DEPTH: <u>20 fbg</u>
LOCATION: <u>1043 W. MacArthur Blvd., Emeryville, CA</u>	WELL DEVELOPMENT: <u>N/A</u>
DRILLING CO: <u>Vironex Environmental Services</u>	SURFACE ELEVATION: <u>N/A</u>
DRILLING METHOD: <u>Direct-push (geoprobe)</u>	WELL CASING ELEVATION: <u>N/A</u>
BORING DIAMETER: <u>2-inch</u>	SCREENED INTERVAL: <u>N/A</u>
GEOLOGIST: <u>T. Cullig</u>	FIRST ENCOUNTERED WATER: <u>17 fbg</u>
PE/RG: <u>S. Malach P.E. #60888</u>	STATIC WATER: <u>N/A</u>
DATE STARTED: <u>12/23/2003</u> DATE COMPLETED: <u>12/23/2003</u>	

DEPTH (ft)	Sample Interval	Sample ID	Water Level	Moisture	PID	DESCRIPTION	USCS	BORING CONSTRUCTION
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