



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

September 10, 2013

Ms. Vicki ZumBrunnen (*Sent via E-mail to: Vicki.ZumBrunnen@PACCAR.com*)
PACCAR, Inc.
Corporate Environmental Department
P.O. Box 1518
Bellevue, WA 98009

Mary & Michael Dudum (*Sent via E-mail to: marydudum@gmail.com*)
2601 37th Avenue
San Francisco, CA 94116

Subject: Case Closure for SLIC Case RO0002657 and GeoTracker Global ID T06019737919, Grand Auto, 2512 107th Avenue, Oakland, CA 94603

Dear Ms. ZumBrunnen and Mary & Michael Dudum:

This letter confirms the completion of site investigation and remedial actions for the soil and groundwater investigation at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported releases at the subject site with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject Spills, Leaks, Investigation, and Cleanup (SLIC) case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.swrcb.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

SITE INVESTIGATION AND CLEANUP SUMMARY

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

- Total petroleum hydrocarbons as motor oil remain in soil beneath the site at concentrations up to 22,000 parts per million (ppm).
- As described in section IV of the attached Case Closure Summary, the case was closed with Site Management Requirements that limit future land use to commercial land use.

If you have any questions, please call Jerry Wickham at (510) 567-6791. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Dilan Roe". The signature is written in a cursive, slightly slanted style.

Dilan Roe, P.E.
Program Manager – Spills, Leaks, Investigation, and Cleanup Program

Responsible Parties
RO0002657
September 10, 2013
Page 2

Enclosure: Case Closure Summary

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 2032 (Sent via E-mail to: lgriffin@oaklandnet.com)

Lynda Brothers, Lynda Brothers Law, (Sent via E-mail to: LBrothers@LBrothersLaw.com)

Joe Mangine, Allterra Environmental, Inc., 849 Almar Avenue, Suite C, No. 281, Santa Cruz, CA 95060 (Sent via E-mail to: joe@allterraenv.com)

Donna Drogos, ACEH (Sent via E-mail to: donna.drogos@acgov.org)

Jerry Wickham, ACEH (Sent via E-mail to: jerry.wickham@acgov.org)

GeoTracker, eFile

**CASE CLOSURE SUMMARY
SPILLS, LEAKS, INVESTIGATION, AND CLEANUP PROGRAM**

I. AGENCY INFORMATION

Date: August 7, 2013

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6791
Responsible Staff Person: Jerry Wickham	Title: Senior Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Grand Auto		
Site Facility Address: 2512 107 th Avenue, Oakland, CA 94603		
RB Case No.: NA	Local Case No.: ---	LOP Case No.: RO0002657
URF Filing Date: ---	Geotracker ID: T06019737919	APN: 47-5587-1-1
Responsible Parties	Addresses	Phone Numbers
Vicki ZumBrunnen PACCAR, Inc.	P.O. Box 1518 Bellevue, WA 98009	No phone number
Mary & Michael Dudum	2601 37 th Avenue San Francisco, CA 94116	No phone number

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
---	----*	Hydraulic Oil	Removed	12/23/1992
Piping			Removed	12/23/1992

* No USTs. Hydraulic hoists and reservoirs were removed.

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown.		
Site characterization complete? Yes	Date Approved By Oversight Agency: -----	
Monitoring wells installed? No.	Number: 0	Proper screened interval? ----
Highest GW Depth Below Ground Surface: 31.6 fbg	Lowest Depth: 38 fbg	Flow Direction: General topographic slope and regional flow is to southwest.
Most Sensitive Current Use: Potential drinking water source		

Summary of Production Wells in Vicinity: One water supply well is within 1,000 feet of the site. One irrigation well is located approximately 390 feet southeast of the site at 2544 109 th Avenue. Based on the distance and cross gradient location, the well is not expected to be a receptor for the site. No other water supply wells appear to be located within 1,000 feet of the site.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: San Leandro Creek is approximately 4,000 feet south of the site.
Off-Site Beneficial Use Impacts (Addresses/Locations): ---	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health and Oakland Fire Department

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	----	----	----
Piping	----	----	----
Free Product	----	----	----
Soil	33 cubic yards	Disposal destination not reported	April 1993
Groundwater	----	---	---

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP
 (Please see Attachments 1 through 4 for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	NA	NA	NA	NA
TPH (Diesel)	<10	<10	<200	<200
TPH (Motor Oil)	22,000	22,000	4,800	300
TPH (Hydraulic Oil)	<4	<4	<176	<176
Benzene	NA	NA	NA	NA
Toluene	NA	NA	NA	NA
Ethylbenzene	NA	NA	NA	NA
Xylenes	NA	NA	NA	NA
Heavy Metals (Cd, Cr, Pb, Ni, Zn)	NA	NA	NA	NA
MTBE	NA	NA	NA	NA
Other (8240/8270)	<1.0 (1)	<1.0 (1)	2.8 (2)	2.8 (2)

Notes:

- (1) PCBs were not detected at concentrations above 1.0 ppm.
- (2) Tetrachloroethene = 2.8 ppb and cis-1,2-dichloroethene = 6.4 ppb; other halogenated VOCs were not detected at concentrations above various reporting limits.

NA = Not Analyzed

Site History and Description of Corrective Actions:

The site consists of a commercial building and parking lot surrounded on the northeast by MacArthur Boulevard, on the south by 108th Avenue, on the west by Myers Street, and on the north by 107th avenue. Surrounding land use is mixed commercial and residential. The on-site building is currently vacant but was formerly occupied by a Grand Auto Store, which ceased operation in November 1992.

Grand Auto was an automobile service facility that included five hydraulic hoists and associated reservoirs. The hydraulic hoists and reservoirs were removed on December 23 and 24, 1992. Soil samples collected from the sidewalls and bottoms of the excavations following hoist and reservoir removal activities detected total petroleum hydrocarbons as motor oil (TPHmo) at concentrations up to 10,000 parts per million (ppm). Four of the reservoir pits and one of the hoist pits were over-excavated in March 1993. The excavation of hoist pit H-5 was expanded to approximately 4 by 7 feet and deepened to approximately 10 feet bgs. Reservoir pit excavations T-1/T-2 and T-3/T-4 were expanded to approximately 6 by 7 feet and were deepened to approximately 6.5 and 8 feet bgs, respectively. Excavation activities at T-3/T-4 were terminated at 8 feet due to the presence of a column footing at the northwest corner of the excavation even though soil staining was still observed at this depth.

On April 9, 1993, additional soil samples collected from below the base of the T-3/T-4 excavation at depths of 12 and 13 feet bgs detected TPHmo at concentrations of 19,000 and 22,000 mg/kg, respectively. On September 15, 1993, two Geoprobe® borings were advanced in the vicinity of former reservoir pit T-3/T-4. TPHmo was detected in a soil sample collected within the former reservoir pit (at 13 feet bgs) at a concentration of 0.61 mg/kg. TPHmo was also detected in the grab groundwater sample (collected at 34 feet bgs) at a concentration of 4,800 parts per billion (ppb).

A Work Plan dated May 28, 1996 proposed the installation of two down-gradient groundwater monitoring wells; however, the wells were apparently not installed.

On April 12, 2013, three soil borings (B-1 through B-3) were advanced to depths of 38 to 40 feet bgs to evaluate current site conditions. One soil sample was collected from each soil boring at depths between 32 and 40 feet bgs. TPHmo was detected in the soil samples at concentrations ranging from 5.0 to 5.7 ppm. TPH as hydraulic oil was not detected at concentrations above a reporting limit of 4.0 ppm. Grab groundwater samples collected from two of the three borings detected TPHmo at concentrations of 170 and 300 ppb, respectively. TPHho was not detected in grab groundwater samples at concentrations above reporting limits of 146 and 176 ppb, respectively.

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? 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 based upon current land use and conditions.		
<p>Site Management Requirements: Case closure for this site is granted for commercial land use only. If a change in land use to any residential or other conservative land use scenario occurs at this site, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.</p> <p>Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.</p> <p>This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.</p>		
Should corrective action be reviewed if land use changes? Yes		
Was a deed restriction or deed notification filed? No		Date Recorded: ---
Monitoring Wells Decommissioned: ---	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: None		

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:

Following over-excavation of four reservoir pits and one hoist pit in March 1993, stained soils were still visible in pit T-3/T-4 at a depth of 8 feet. Pit T-3/T-4 was not continued to remove stained soils due to the presence of a column footing. A soil boring was advanced 5 feet below the bottom of the T-3/T-4 pit to investigate the extent of contamination. Soil samples collected from depths below the floor of 12 and 13 feet, contained 19,000 and 22,000 ppm of TPHmo, respectively. Due to the potential for damage to the building and the low potential for exposure to the residual contamination, further excavation does not appear to be warranted.

During the advancement of three borings in April 2013, only one of the three soil borings was logged and screened continuously. ACEH had requested that each boring be logged and screened in order to provide continuous lithologic information, identify shallow soil zones for laboratory analysis of soil samples, and to identify the depth at which groundwater is first encountered. Based on the results obtained to date, further soil sampling does not appear to be warranted.

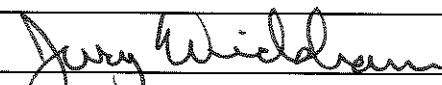
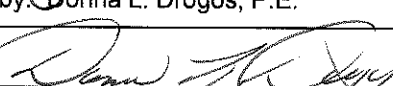
A grab groundwater sample was not collected from soil boring B-2 in April 2013. ACEH had requested that grab groundwater samples be collected from each of the three soil borings advanced at the site. Based on the results from groundwater sampling in borings B-1 and B-3, soil sampling in the three borings, and generally low potential for migration of the hydraulic oil to first-encountered groundwater below a depth of 30 feet bgs, additional groundwater investigation does not appear to be warranted.

ACEH requested that all groundwater samples be analyzed for full-scan volatile organic compounds (VOCs) using EPA method 8260. Only halogenated VOCs were reported.

Conclusion:

Alameda County Environmental Health staff believe that the site meets the conditions for case closure under the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy. Based upon the information available in our files to date, no further investigation or cleanup for the fuel leak case is necessary at this time. However, as specified in the Site Management Requirements, re-evaluation of this case is required if land uses changes to any residential or other conservative land use.

VI. LOCAL AGENCY REPRESENTATIVE DATA

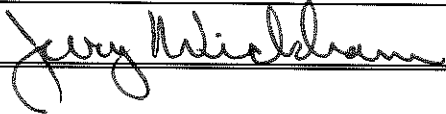
Prepared by: Jerry Wickham, P.G.	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 8/7/13
Approved by: Donna L. Drogos, P.E.	Title: Division Chief
Signature: 	Date: 8/7/13

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.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Notification Date: 7/9/13	

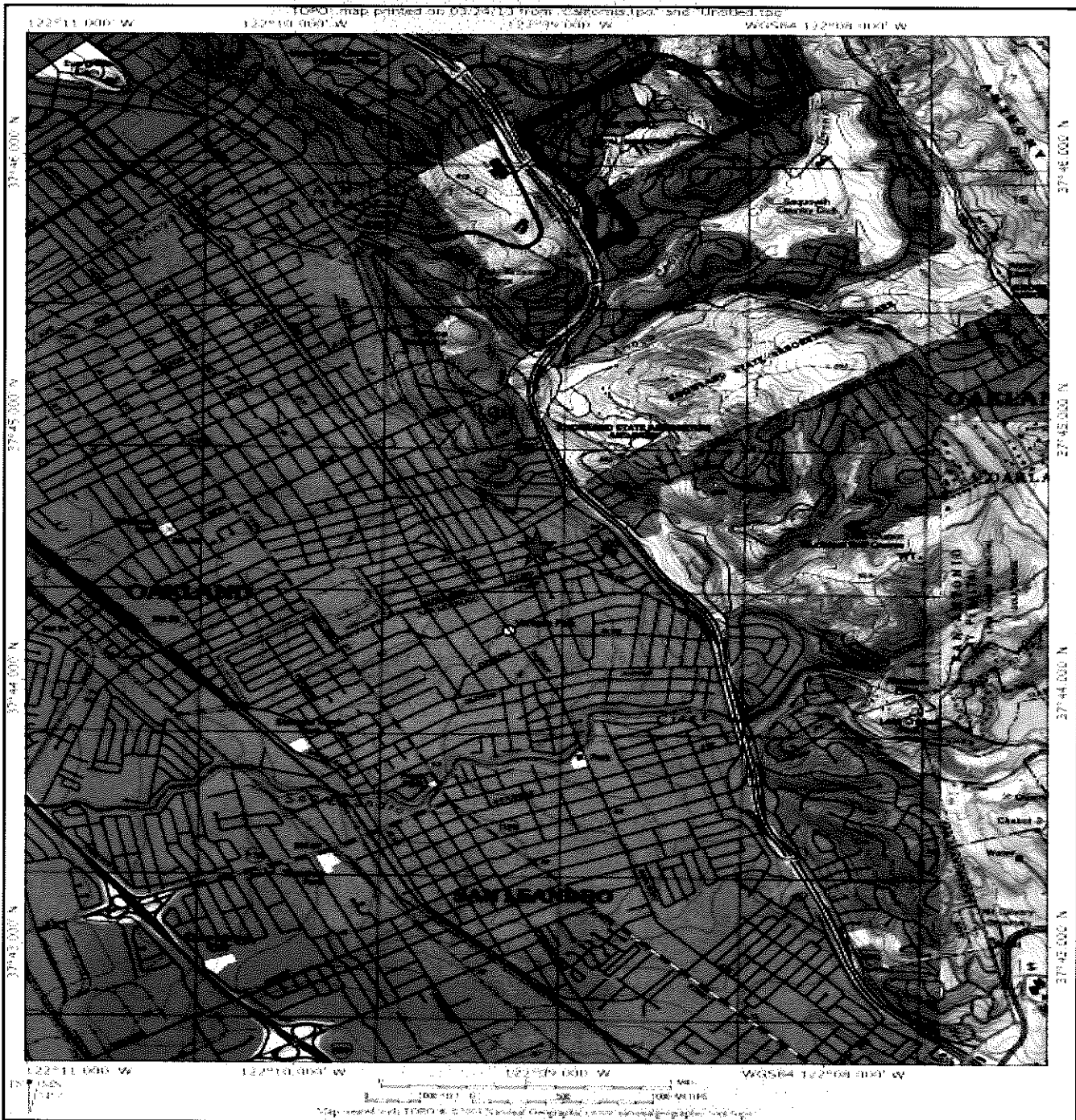
VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: NA	Date of Well Decommissioning Report: NA	
All Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
Reason Wells Retained: NA		
Additional requirements for submittal of groundwater data from retained wells: NA		
ACEH Concurrence - Signature: 	Date: 9/10/13	

Attachments:

1. Vicinity Map and Aerial Photo (2 pp)
2. Site Plan and Sampling Location Maps (3 pp)
3. Soil and Groundwater Analytical Data (1 pp)
4. Boring Logs (6 pp)

This document and the related CASE CLOSURE LETTER & REMEDIAL ACTION COMPLETION CERTIFICATE shall be retained by the lead agency as part of the official site file.

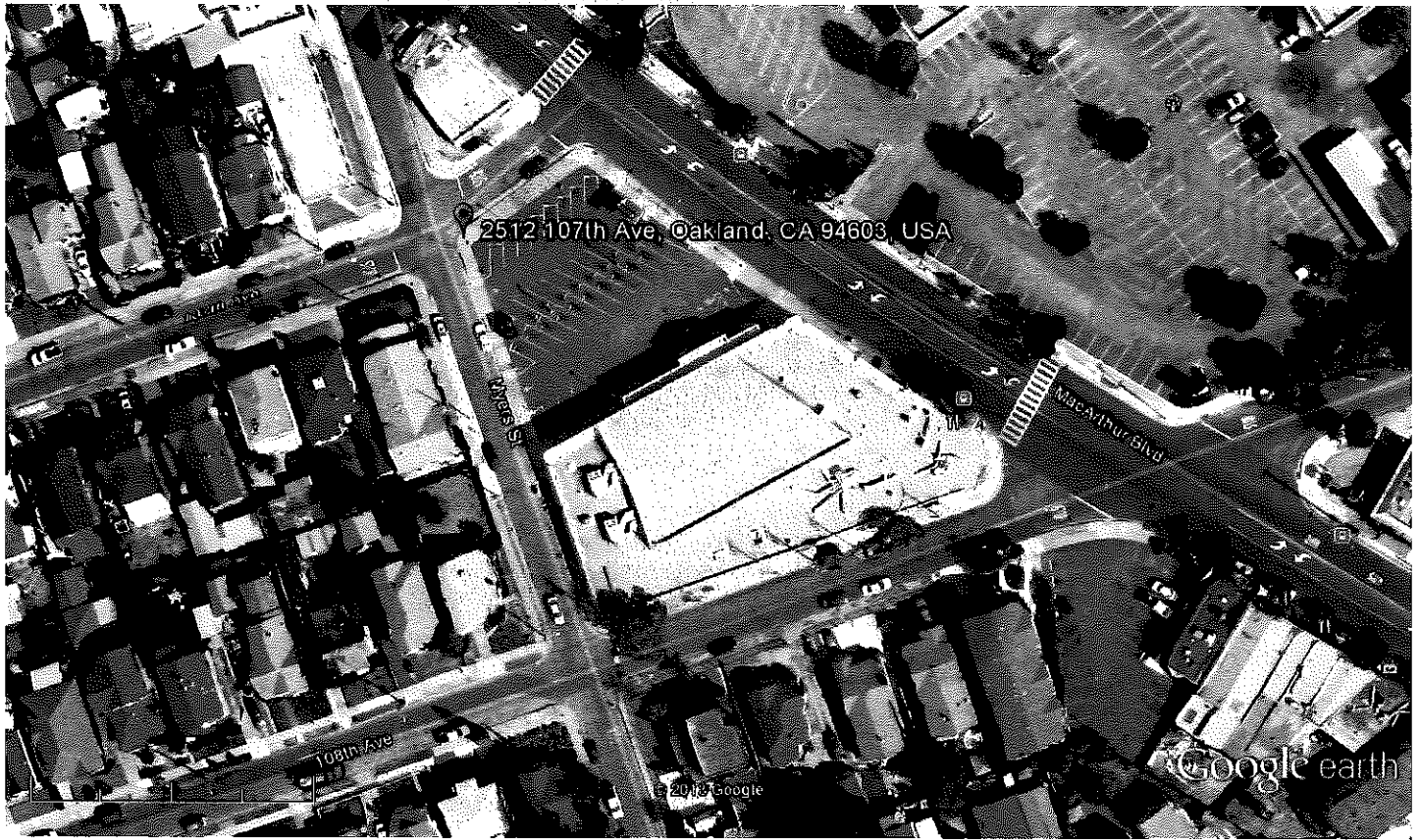


Vicinity Map
 2512 107th Avenue
 Oakland, California

Figure 1

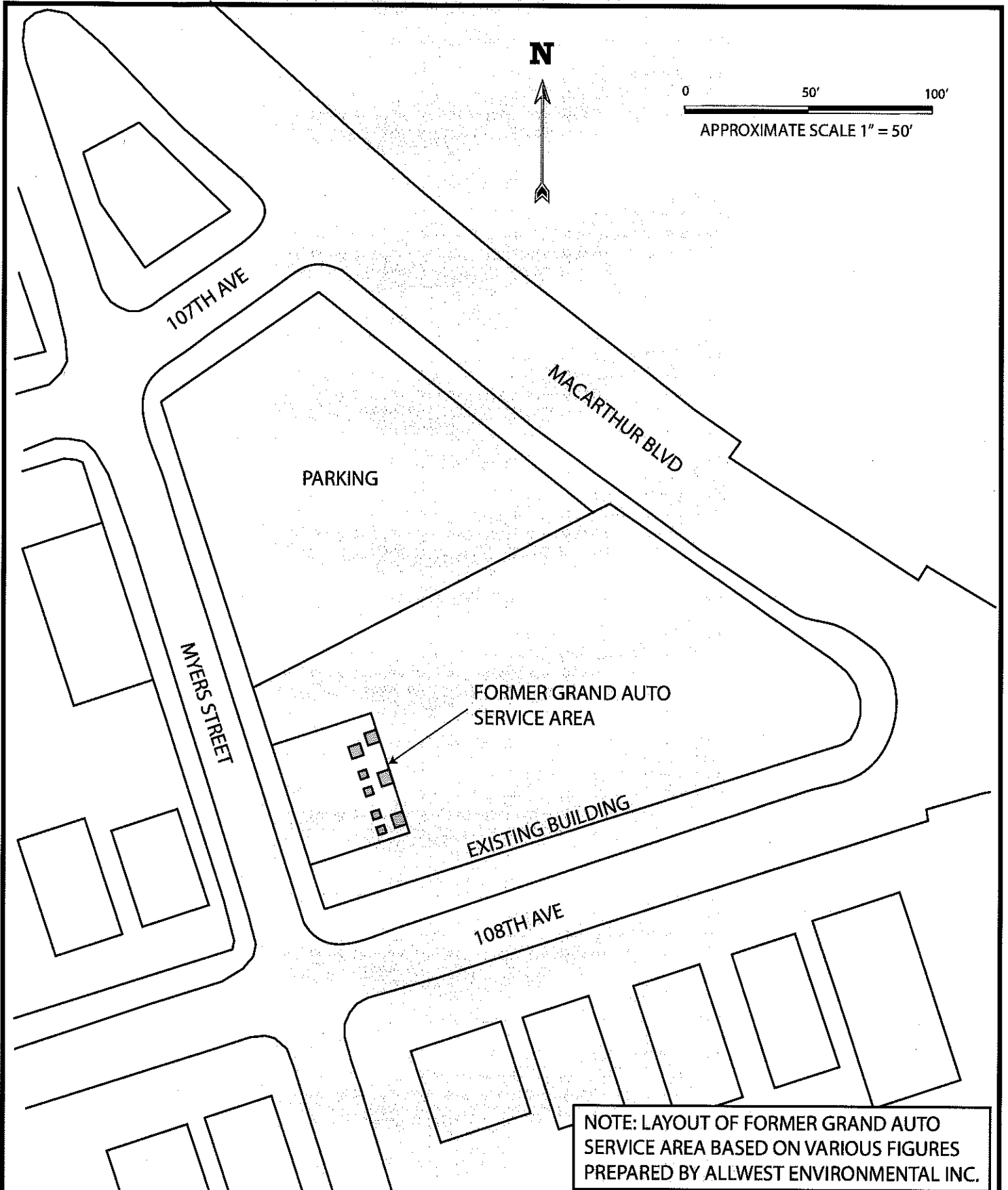
3/25/13

ALTERRA
 849 Almar Avenue, Suite C, No. 281
 Santa Cruz, California
<http://www.allterraenv.com>



Google earth



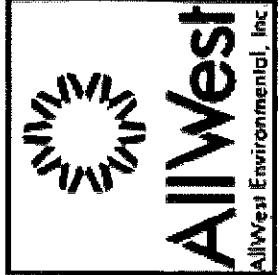
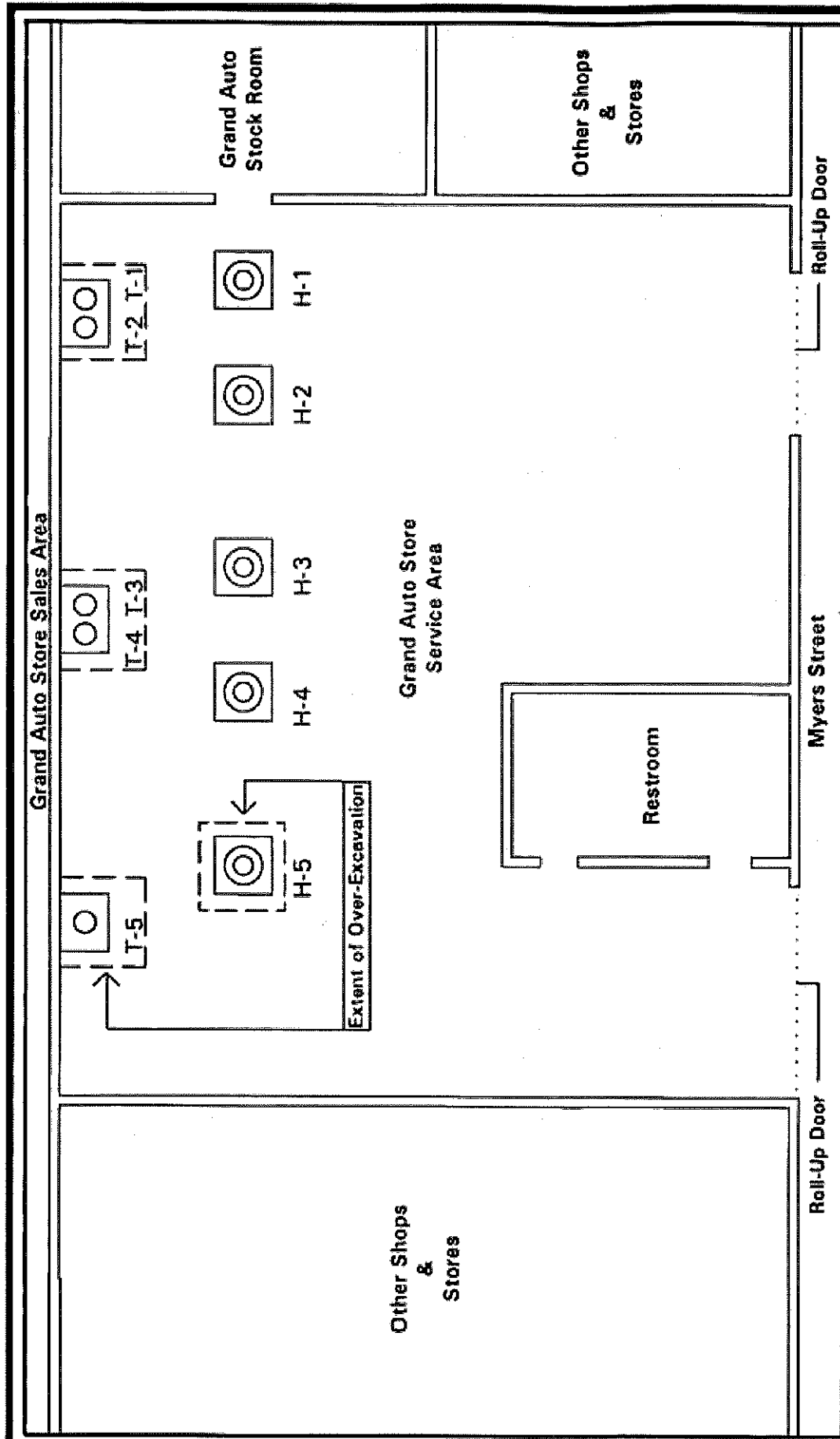


NOTE: LAYOUT OF FORMER GRAND AUTO SERVICE AREA BASED ON VARIOUS FIGURES PREPARED BY ALLWEST ENVIRONMENTAL INC.

ALTERRA
 849 Almar Ave.,
 Suite C, No. 281
 Santa Cruz, CA 95060

SITE PLAN
 2512 107th Ave
 Oakland, California

FIGURE
2



April 1993

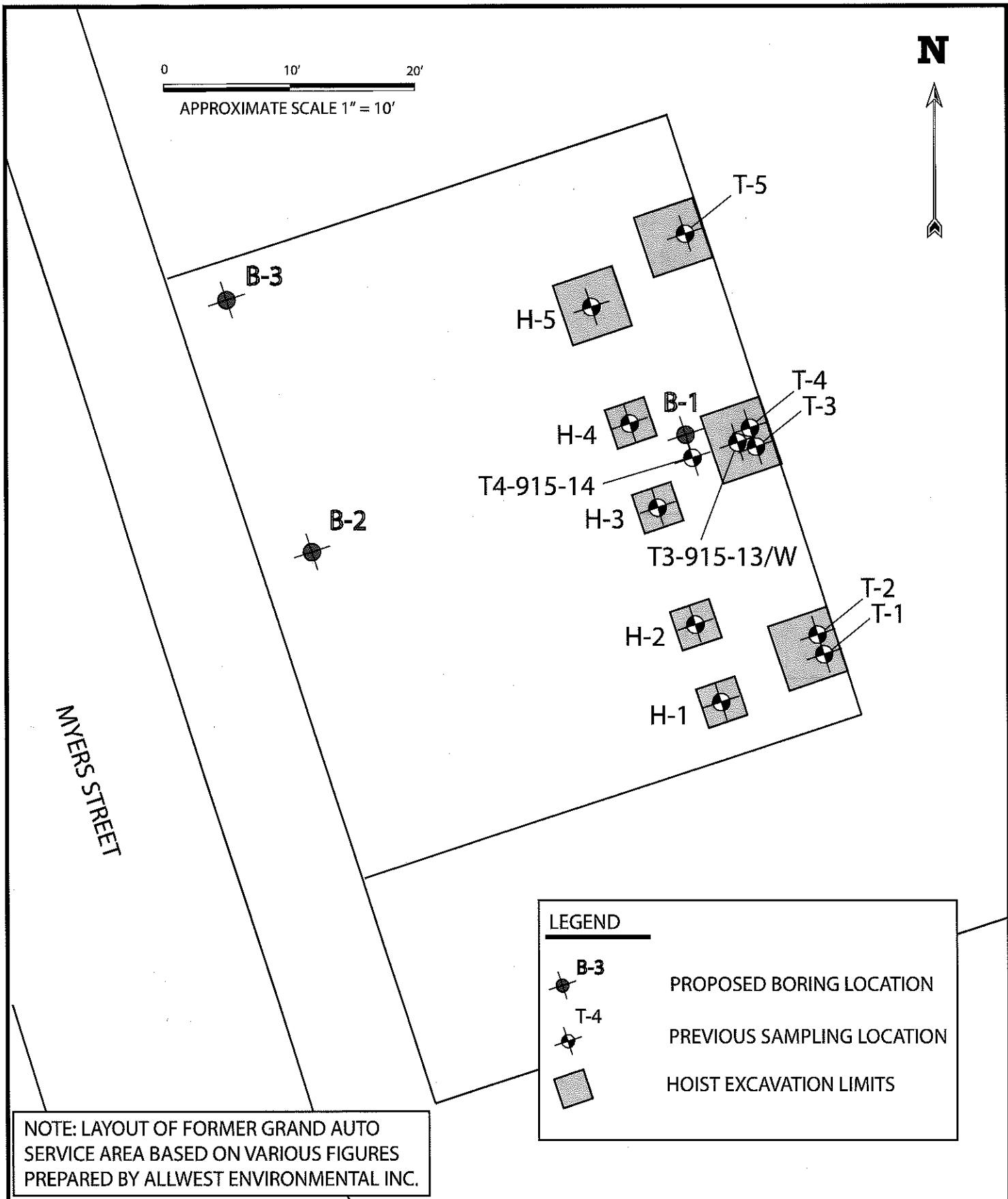
Site Plan

Project 92198.25

Figure 2

2512 107th Avenue,
Oakland, California

Source
AllWest



ALTEREA
849 Almar Ave.,
Suite C, No. 281
Santa Cruz, CA 95060

PROPOSED BORING LOCATIONS
2512 107th Ave
Oakland, California

FIGURE
3

Table 1
Historical Soil and Groundwater Analytical Results
 2512 107th Avenue, Oakland, California

Sample ID	Sample Depth (feet, bgs)	Date	Total Petroleum Hydrocarbons as			Volatile Organic Compounds (VOCs)			Polychlorinated Biphenyls (PCBs)
			Diesel	Motor Oil	Hydraulic Oil	PCE	cis-1,2-DCE	Other VOCs	
Analytical Method:			8015B	8015B	8015B	8260B	8260B	8260B	8080
Soil Units:			mg/kg	mg/kg	mg/kg	µg/kg	µg/kg	µg/kg	mg/kg
Groundwater Units:			µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L

Soil Sampling Results¹:

H-1	9.0	12/24/92	<10	<20	--	--	--	--	--
H-2	9.0	12/24/92	<10	<20	--	--	--	--	--
H-3	9.0	12/24/92	<10	<20	--	--	--	--	--
H-4	9.0	12/24/92	<10	<20	--	--	--	--	--
H-5	9.0	12/24/92	<10	100	--	--	--	--	--
T-1	4.0 - 7.0	12/24/92	<500	3,500	--	--	--	--	--
T-2	4.0 - 7.0	12/24/92	<1,000	6,800	--	--	--	--	--
T-3	4.0 - 7.0	12/24/92	<1,000	10,000	--	--	--	--	--
T-4	4.0 - 7.0	12/24/92	<1,000	6,400	--	--	--	--	--
T-5	4.0 - 7.0	12/24/92	<500	2,300	--	--	--	--	--
H-5-B	10	3/18/93	<10	<20	--	--	--	--	<1.0
H-5-S	9.0	3/18/93	<10	<20	--	--	--	--	<1.0
T-1-B	6.5	3/18/93	<10	<20	--	--	--	--	<1.0
T-1-S	6.0	3/18/93	<10	<20	--	--	--	--	<1.0
T-2-B	6.5	3/18/93	<10	<20	--	--	--	--	<1.0
T-2-S	5.5	3/18/93	<10	<20	--	--	--	--	<1.0
T-5-B	6.5	3/18/93	<10	<20	--	--	--	--	<1.0
T-5-S	6.0	3/18/93	<10	<20	--	--	--	--	<1.0
T-3/4-12	12	4/9/93	<2,000	19,000	--	--	--	--	--
T-3/4-13	13	4/9/93	<2,000	22,000	--	--	--	--	--
T3-915-13'	13	9/15/93	<0.05 ²	0.61 ²	--	--	--	--	--
T4-915-14'	14	9/15/93	<10	<20	--	--	--	--	--
B-1@36'	36	4/12/13	--	5.0	<4.0	--	--	--	--
B-2@32'	32	4/12/13	--	5.7	<4.0	--	--	--	--
B-3@40'	40	4/12/13	--	5.4	<4.0	--	--	--	--

Groundwater Sampling Results¹:

T3-915-W	34	9/15/93	<200	4,800	--	--	--	--	--
B-1-W	38.5	4/12/13	--	170 J	<146	2.8	<0.63	ND	--
B-3-W	40	4/12/13	--	300 J	<176	0.84	6.4	ND	--

Notes:

bgs = below ground surface

mg/kg = milligrams per kilogram

µg/L = micrograms per liter

-- = not analyzed

ND = Not detected at or above laboratory reporting limits. See laboratory report for individual reporting limits.

The symbol "<" (less than) indicates that the analyte was not detected at a concentration above the laboratory detection limit specified.

1) Analytical results associated with historic sampling in 1992 and 1993 are taken from various reports prepared by AllWest.

2) Results reported are representative of TCLP analysis with units of µg/L.

J = The reported concentration should be considered estimated rather than quantitative. See laboratory report for more detail.

TCLP = Toxic characteristic leaching procedure

PCE = tetrachloroethylene

cis-1,2-DCE = cis-1,2-dichloroethene



Field Well/Boring Log

Field location of boring: Adjacent to former reservoir pit T-3/T-4 (See Figure 3)	Boring ID	B-1	Page: 1 of 2
Project Number: 2512			
Date: 4/12/13			
Location: 2512 107th Ave., Oakland, CA			
Logged By: AP			

Drilling Method/Boring Diameter (inches): Geoprobe/ 2.5	Driller: ECA Inc.
---	-------------------

Well Construction Details	PID (ppm)	Blows/ft. or PSI	Sample ID	Depth (feet)	Sample	Soil Group Symbol (USGS)	Description
				1			
				2			
				3			
				4			
				5			
				6			
				7			
				8			
				9			
				10			
				11			
				12			
				13			
				14			
				15			
				16			
				17			
				18			
				19			
				20			
				21			
				22			
				23			
				24			
				25			
				26			
				27			
				28			
				29			
				30			

Water Level Information			When applicable 31-60 feet bgs on page 2
Date	Time	Depth (feet)	



Field Well/Boring Log

Field location of boring:	Boring ID B-1	Page: 2 of 2
Project Number: 015-01-012		
Date: 2/24/06		
Location: 2512 107th Ave., Oakland, CA		
Logged By: AP		

Drilling Method/Boring Diameter (inches): Geoprobe / 2.5	Driller: ECA Inc.
--	-------------------

Well	Construction Details	PID (ppm)	Blows/ft. or PSI	Sample ID	Depth (feet)	Sample	Soil Group Symbol (USGS)	Description
				▼	31			
					32			
					33			
				▽	34			
				B-1@36'	35	X	CL	Silty Clay with some sand (CL), brown, moist, stiff, no product odor (npo)
		0.0			36			
					37			
					38			
					39			Total depth = 38.5 feet bgs
					40			
					41			Initial Groundwater at 36 feet bgs
					42			Static Groundwater at 31.3 feet bgs
					43			
					44			
					45			
					46			
					47			
					48			
					49			
					50			
					51			
					52			
					53			
					54			
					55			
					56			
					57			
					58			▽ = initial water level
					59			▼ = static water level
					60			
					61			

--	--



Field Well/Boring Log

Field location of boring: Southern down-gradient borehole (See Figure 3)	Boring ID B-2	Page: 1 of 2
Project Number: 2512		
Date: 4/12/13		
Location: 2512 107th Ave., Oakland, CA		
Logged By: AP		

Drilling Method/Boring Diameter (inches): Geoprobe/ 2.5 Driller: ECA Inc.

Well Construction Details	PID (ppm)	Blows/ft. or PSI	Sample ID	Depth (feet)	Sample	Soil Group Symbol (USGS)	Description
---------------------------	-----------	------------------	-----------	--------------	--------	--------------------------	-------------

				1		GW	4" concrete at surface, 12-18" Sandy Gravel fill
				2		CL	Silty Clay (CL), dark brown, damp, medium stiff, trace fine sand, no product odor (npo) ↓ stiff, medium brown ↓ more fine sand, damp ↓ moist, olive brown
				3			
	0.0			4			
				5			
				6			
				7			
	0.0			8			
				9			
				10			
				11			
	0.0			12			
				13			
				14			
				15			
				16			
				17			
				18			
	0.0			19	SM		
				20		CL	Silty Clay (CL), olive brown, moist, stiff, trace fine sand, npo ↓ Increase in silt content, decrease in clay content
				21			
				22			
				23			
				24			
				25			
	0.0			26			
				27			
				28			
				29			
				30		Sandy Clay (CL), olive brown, moist, stiff, trace fine gravel, npo	

Water Level Information			When applicable 31-60 feet bgs on page 2
Date	Time	Depth (feet)	



Field Well/Boring Log

Field location of boring: Down-gradient to west (See Figure 3)	Boring ID B-3	Page: 1 of 2
Project Number: 2512		
Date: 4/12/13		
Location: 2512 107th Ave., Oakland, CA		
Logged By: AP		

Drilling Method/Boring Diameter (inches): Geoprobe/ 2.5	Driller: ECA Inc.
---	-------------------

Well Construction Details	PID (ppm)	Blows/ft. or PSI	Sample ID	Depth (feet)	Sample	Soil Group Symbol (USGS)	Description
				1			
				2			Boring not logged continuously
				3			
				4			
				5			
				6			
				7			
				8			
				9			
				10			
				11			
				12			
				13			
				14			
				15			
				16			
				17			
				18			
				19			
				20			
				21			
				22			
				23			
				24			
				25			
				26			
				27			
				28			
				29			
				30			

Water Level Information			When applicable 31-60 feet bgs on page 2
Date	Time	Depth (feet)	



Field Well/Boring Log

Field location of boring:	Boring ID	B-3	Page: 2 of 2
Project Number: 015-01-012			
Date: 2/24/06			
Location: 2512 107th Ave., Oakland, CA			
Logged By: AP			

Drilling Method/Boring Diameter (inches): Geoprobe / 2.5	Driller: ECA Inc.
--	-------------------

Well Construction Details	PID (ppm)	Blows/ft. or PSI	Sample ID	Depth (feet)	Sample	Soil Group Symbol (USGS)	Description
				31			
				32			
			▼	33			
				34			
				35			
			▽	36			
				37			
				38			
				39			Gravelly Coarse sand with some clay (GC), brown, moist, medium dense, no product odor (npo)
	0.0		B-3@40'	40	X	GC	
				41			Total depth = 38.5 feet bgs
				42			
				43			Initial Groundwater at 37 feet bgs
				44			Static Groundwater at 34.1 feet bgs
				45			
				46			
				47			
				48			
				49			
				50			
				51			
				52			
				53			
				54			
				55			
				56			
				57			
				58			
				59			
				60			
				61			

▽ = initial water level
 ▼ = static water level