

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Monday, September 23, 2013 11:16 AM
To: Weston, Robert, Env. Health
Subject: Potential Former Service Station 1410 Bockman Road, San Lorenzo (C & D Auto Repair)
Attachments: C&D_Facility_Location_Map.pdf; C&D_Portion_Executive_Summary-and Photos.pdf

Rob,
We are in the process of closing the former Impulse Motors site at 1210 Bockman Road, San Lorenzo (RO2737); however, a Phase I in the case file references the former C&D Auto Repair site at 1410 Bockman Rd and states that while the facility had no reported USTs, the site had an oil-water separator, and what looked like a former dispenser island was present at the time of the Phase I in 2004. The Phase I recommended additional subsurface work at the site if the property was to be purchased by the people who commissioned the Phase I. They did not. The C&D facility was demo'd at some point after the Phase I, and I am not aware that CUPA has records of the removal of these structures. I have attached the portion of the executive summary from the Phase I report that references the C&D facility, two photos of the C&D facility, and a location map should CUPA judge it appropriate to followup on the information.

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PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

SECOR had Environmental Data Resources, Inc. (EDR) to conduct a detailed review of the street directories for the subject property. A copy of this search is included in Appendix B. This search was completed to evaluate if businesses of concern like a dry cleaners was ever present in the commercial centers on the property. That search was only able to determine occupancy back to 1990, due to no listing prior to that date. No businesses of concern were found back to that point in time. SECOR was not able to confirm that a dry cleaners was never present on the property by available information. Therefore, there is a potential that one may have existed on the property and present a potential recognized environmental conditions (RECs). To evaluate if a release has occurred SECOR would recommend collection of groundwater samples (given the presence of shallow groundwater, approximately 7 feet below ground surface) down gradient from the structures where a dry cleaners may have existed to determine if a source might exist.

SECOR contracted with EDR to review databases maintained by various federal and state environmental agencies (attached as Appendix B). Based on the information collected from this investigation, SECOR has not identified any RECs associated with adjacent properties.

SECOR personnel identified the following RECs on the subject property that will warrant further assessment:

- Impulse Motors, located at 1210 Bockman Road and on the Site, is listed as an active UST facility. On April 14, 2004, three USTs were removed. ACC Environmental Consultants (ACC) of Oakland, California, was contracted to perform the necessary soil and groundwater sampling relating to the removal of the USTs. ACC submitted a closure report discussing these activities to the County of Alameda Department of Environmental Health on June 15, 2004 (attached in Appendix C). ACC's report indicated that soil samples collected from the excavated side walls near the former USTs reported concentrations below laboratory reporting limits. Elevated petroleum hydrocarbon levels, however, were detected in the soils beneath the fuel dispensers and pipes. Due to the contaminant levels found upon UST removal and summarized in Table 1, SECOR recommends further investigation of soils near the former fuel dispenser locations at 1210 Bockman Road in order to delineate the lateral and vertical extent of contamination. SECOR also recommends further investigation of the soils beneath the former USTs at this facility, whereas the samples collected by ACC were obtained from the excavations side walls and not from beneath the former USTs where undetected contamination may be present.

SECOR personnel also identified one former underground hydraulic lift and a drainage sump within the facility. SECOR recommends further assessment of the hydraulic lift and drainage sump areas at this facility to determine if potential historic leaks have affected site soils at concentrations what would require further assessment or clean up.

- C&D Auto Repair, located at 1415 Bockman Road and on the Site, is not listed under any searched databases in the EDR report. Records obtained from the County of Alameda Department of Environmental Health indicate that this facility does not have an active UST, but that it does have an oil-water separator tank in the garage floor. Records also indicate that the facility stores waste oil and waste antifreeze in 110 gallon and 55 gallon containers, respectively. Due to Site access restrictions at the time of Site reconnaissance, SECOR personnel only performed a visual inspection of the exterior of

this facility. Asphalt patch-work observed in front of this facility indicated the former location of an island, possibly a fuel dispensing location. No records were obtained from any agency, however, which indicated that the facility had once been a fueling station. SECOR recommends further investigation into the historical uses and present interior operations of this facility. SECOR recommends a limited subsurface investigation of the soils beneath the potential former fuel dispensing location. SECOR also recommends further inspection of the interior of this facility to locate the oil-water separator and any existing or former underground hydraulic lifts (or other RECs) as well as the subsequent subsurface investigation of soils adjacent to these features if present.

- Based on the historical research and review of available documents (aerial photographs, see Section 5.0) SECOR determined that the Site had been used for agricultural purposes prior to the late 1950's. Therefore, the potential exists for the presence residual pesticides in the surface soils on the property. To evaluate if the residual concentrations are at levels of concern, SECOR recommends soil sampling and analysis to determine if detected compounds are present above health risk criteria or hazardous waste levels.
- According to the EDR report, groundwater monitoring well data within a one mile radius indicates that groundwater is expected to be encountered at a depth of approximately 5-20 feet below the ground surface. Due to this relatively shallow groundwater depth, SECOR recommends sampling the groundwater beneath the Site, specifically beneath the former fuel dispensers and USTs at 1210 Bockman Road and the former fuel dispenser Island at 1415 Bockman Road, for possible petroleum hydrocarbon contamination.

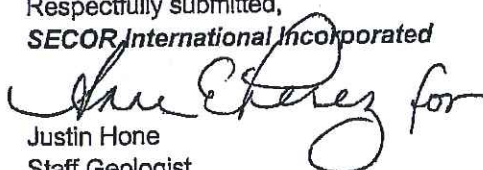
Although not considered RECs, the following issues should be taken into consideration:

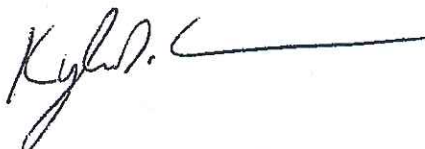
- Given the pre-1978 construction of all of the onsite structures, lead based paint (LBP) may have been utilized. Thus, SECOR recommends a comprehensive, EPA/HUD-level LBP survey prior to demolition activities which may disturb any lead paint present.
- Given the pre-1978 construction of all of the onsite structures, asbestos containing materials (ACMs) may have been utilized. SECOR understands that future Site demolition is planned. Thus, SECOR recommends the completion of a complete AHERA level pre-demolition asbestos survey prior to demolition.

Except as listed above, no other RECs were identified by this Phase I ESA.

It has been a pleasure to provide these services for you, and we look forward to working with you in the future. Should there be any questions concerning the information contained in the following report, please contact the undersigned at (909) 335-6116.

Respectfully submitted,
SECOR International Incorporated


Justin Hone
Staff Geologist


Kyle D. Emerson, CEG-1271
Senior Vice President



Photograph No. 5








View from the western boundary of the Site, looking east along Bockman Road. Note the former possible fuel dispensing island in the foreground.

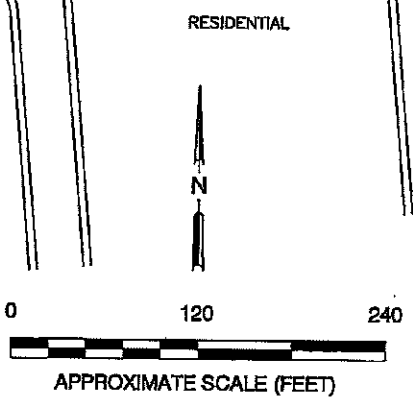
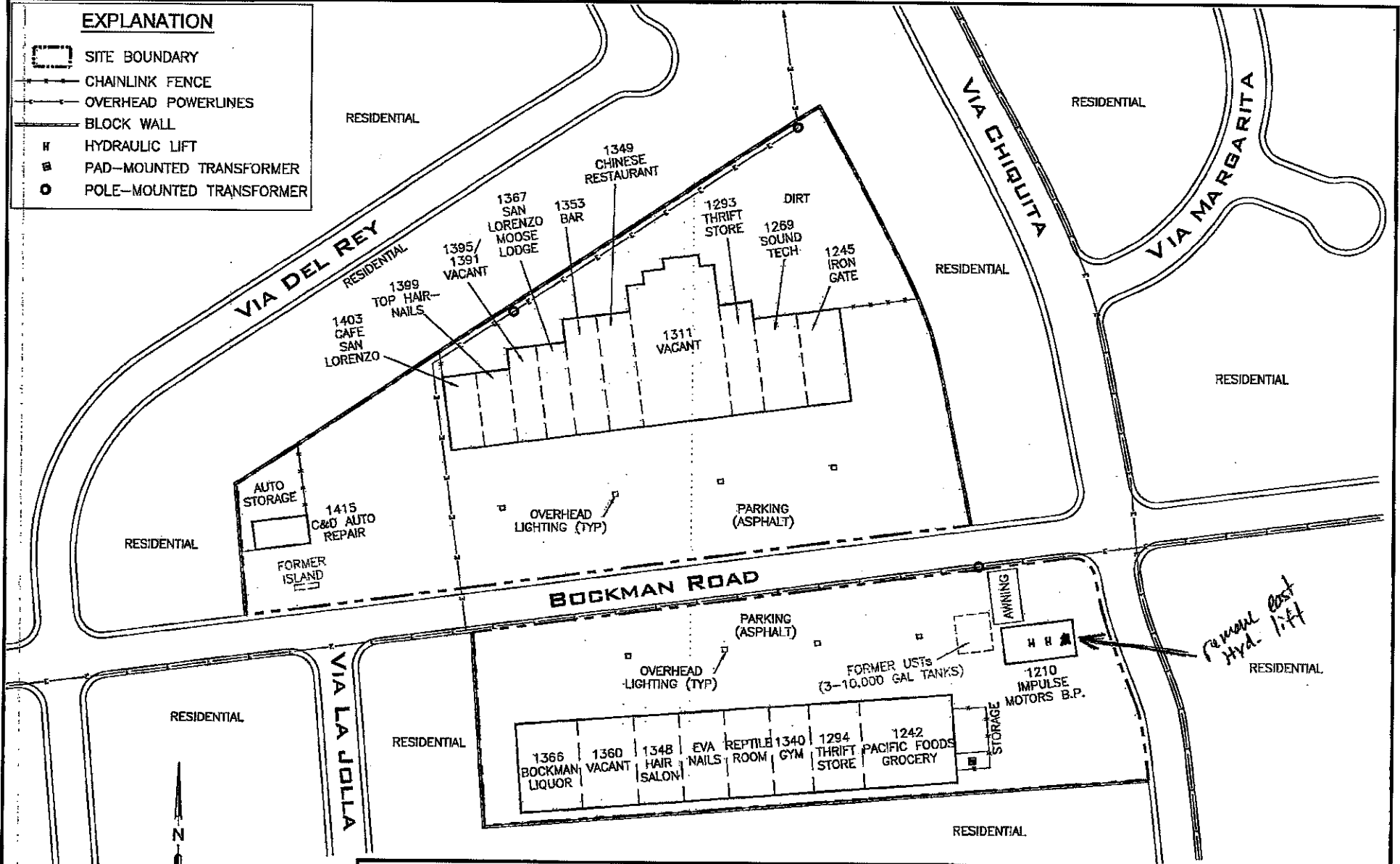



Photograph No. 6

View from the western boundary of the Site, looking northeast. C&D Auto Repair is located in the westernmost region of the Site.

EXPLANATION

-  SITE BOUNDARY
-  CHAINLINK FENCE
-  OVERHEAD POWERLINES
-  BLOCK WALL
-  HYDRAULIC LIFT
-  PAD-MOUNTED TRANSFORMER
-  POLE-MOUNTED TRANSFORMER



 SECOR 25864-F BUSINESS CENTER DRIVE REDLANDS, CALIFORNIA 92374 PH: (909) 335-6116 / FAX: (909) 335-6120	PREPARED FOR: THE OLSON COMPANY		SITE VICINITY MAP		FIGURE: 2
	1210-1415 BOCKMAN ROAD SAN LORENZO, CALIFORNIA		JOB NUMBER: 04OT.29215.61	DRAWN BY: JMH	CHECKED BY: JH
			DATE: 11/2004		

File Path - L:\CAD Files\Olson-Co\San Lorenzo\OLS-2921561-PH1.dwg - Layout: Figure 2