Alameda County Health Care Services Agency

1131 Harbor Bay Pkwy, Suite 250

Alameda, CA 94502

Subject: RO#0003159

745 Kevin Court

Oakland, CA

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Sincerely,

Mark C Elliott 9/14/16

Mark Elliott

Aqua Science Engineers, Inc. 55 Oak Court, Suite 220, Danville, CA 94526
(925) 820-9391 - Fax (925) 837-4853

July 18, 2016

Karel Detterman
Alameda County Health Care Service Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: Fuel Leak Case No. RO0003159
745 Kevin Court
Oakland, California

Dear Ms. Detterman:

This letter is in response to your email directive letter dated July 7, 2016 regarding the above referenced site. Attached please find several figures.

Figure 1 includes an outline of the site with a ¼-mile radius shown. ASE researched sites within this radius on Geotracker and sites that had monitoring wells with determined groundwater flow are shown and the predominant groundwater flow direction shown with a red arrow. Two of the sites had inconsistent groundwater flow directions, so the two most common groundwater flow directions are shown. The underground storage tank (UST) location for the site and neighboring sites are shown in orange. There is a closed in place UST on the neighboring site to the west, but the exact location could only be estimated. Information on the closure of these USTs is attached in Appendix A. The recent on-site borings are shown in green. Labels were not provided on this drawing due to the scale of the drawing. Surface water is shown in blue. The Alameda County Flood Control Channel is shown west of the site also in blue. Note that this channel most often dry, including on this aerial photo.

No schools, day care facilities, hospitals, elder care facilities, or the like were located within a ¼-mile radius of the site. No water supply were were noted on Geotracker within ¼-mile of the site, nor would any be expected. The site is located in a highly industrial area and there are no nearby residents in the site vicinity, with the closest residences being approximately 1,000 feet northeast (upgradient) of the site. No subsurface storm drains were identified at the site. During our site visit on June 17, 2016 we looked for signs of storm drains on the property immediately to the west (downgradient) of the site and none were identified.

Figures 2, 3 and 4 show the average, 90th percentile, and maximum plume lengths for benzene, MTBE and TPH-G as listed in Table 1 of the "Technical Justification for Groundwater Media-Specific Criteria" (Final 4-24-12). None of the average plume lengths reached as far as the Alameda County Flood Control Channel, and only the MTBE 90th percentile plume reached that distance. It should be noted that only low benzene and MTBE concentrations have been detected at the site, so it is extremely unlikely that the plume distances will reach this distance.

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Figures 5, 6 and 7 are isoconcentration maps for TPH-G, TPH-D and benzene.

Should you have any questions or comments, please feel free to call us at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

Robert E. Kitay, P.G.
Senior Geologist

Aqua Science Engineers, Inc. 55 Oak Court, Suite 220, Danville, CA 94526
(925) 820-9391 - Fax (925) 837-4853

TABLES

TABLE ONE

Summary of Analysis of SOIL Samples

745 Kevin Court, Oakland, California

All results are in **parts per million (ppm)**

Boring Location	Sample Depth (ft)	TPH Gasoline	TPH Diesel (w/SGCU)	TPH Diesel (wo/SGCU)	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Naphthalene	MTBE	TBA	Other Oxygenates
BH-A	3.5	< 0.25	83	110	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
	7.5	5.0	< 1.0	1.1	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
BH-B	3.5	6.7	100	120	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
	7.5	< 0.25	< 1.0	< 1.0	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
BH-C	3.5	1.6	2.5	5.7	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
	7.5	1.6	< 1.0	< 1.0	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
BH-D	3.5	< 0.25	240	390	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
	7.5	< 0.25	< 1.0	< 1.0	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.0050	< 0.050	< 0.0050
ESL		500	110	110	0.044	2.9	3.3	2.3	1.2	0.023	0.075	Varies

Notes:

TPH = Total petroleum hydrocarbons

SGCU = Silica Gel Cleanup

MTBE - Methyl-t-butyl ether

TBA = tert-butyl ether

ESL = Environmental Screening Level for soil at commercial sites where groundwater is a current or potential source of drinking water as established by the California Regional Water Quality Control Board, San Francisco Bay Region dated December 2013.

Non-detectable concentrations are noted by the less than symbol (<) followed by the detection limit.

Concentrations exceeding ESLs are boxed.

TABLE TWO

Summary of Analysis of GROUNDWATER Samples

745 Kevin Court, Oakland, California

All results are in **parts per billion (ppb)**

Boring Location	TPH Gasoline	TPH Diesel (w/SGCU)	TPH Diesel (wo/SGCU)	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Naphthalene	MTBE	TBA	Other Oxygenates
BH-A	**76**	**8,200**	**5,500**	**0.99**	< 0.50	< 0.50	< 0.50	< 0.50	**1.2**	< 2.0	< 0.50
BH-B	< 50	**800**	**3,600**	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	**0.83**	**2.8**	< 0.50
BH-C	**1,000**	**1,600**	**1,200**	**16**	**1.3**	**1.1**	**2.2**	< 0.50	**9.4**	**28**	**0.69 DIPE**
BH-D	< 50	**7,000**	**11,000**	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	**7.6**	< 2.0	< 0.50
ESL (DW)	100	100	100	1.0	40	30	20	6.1	5.0	12	Varies
ESL (NDW)	500	640	640	27	130	43	100	24	1,800	18,000	Varies

Notes:

TPH = Total petroleum hydrocarbons

SGCU = Silica Gel Cleanup

MTBE - Methyl-t-butyl ether

TBA = tert-butyl ether

DW = ESL for sites where groundwater is a current or potential source of drinking water

NDW = ESL for sites where groundwater is not a current or potential source of drinking water

ESL = Environmental Screening Level for soil at commercial sites where groundwater is a current or potential source of drinking water as established by the California Regional Water Quality Control Board, San Francisco Bay Region dated December 2013.

Non-detectable concentrations are noted by the less than symbol (<) followed by the detection limit.

Concentrations exceeding ESLs are boxed.

Aqua Science Engineers, Inc. 55 Oak Court, Suite 220, Danville, CA 94526
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FIGURES

Legend

- Property Boundary
- Surface Water
- Flood Control Channel (Intermittent Water)
- Groundwater Flow Direction at nearby site
- Soil Boring for Subject Site
- Forner UST on Site or Neighboring Property

Groundwater Flow Data Sites

1. 725 Julie Ann Way
2. 6161 Coloseum Way (variable GW flow)
3. 732 Kevin Court
4. 700 Independent (variable GW flow)
5. 1100 Seminary Ave

Note: No Hospitals, Day Care Facilities, Schools, or Elder Care Facilities are located within 1/4-mile of site

NORTH

0 250 500 1000

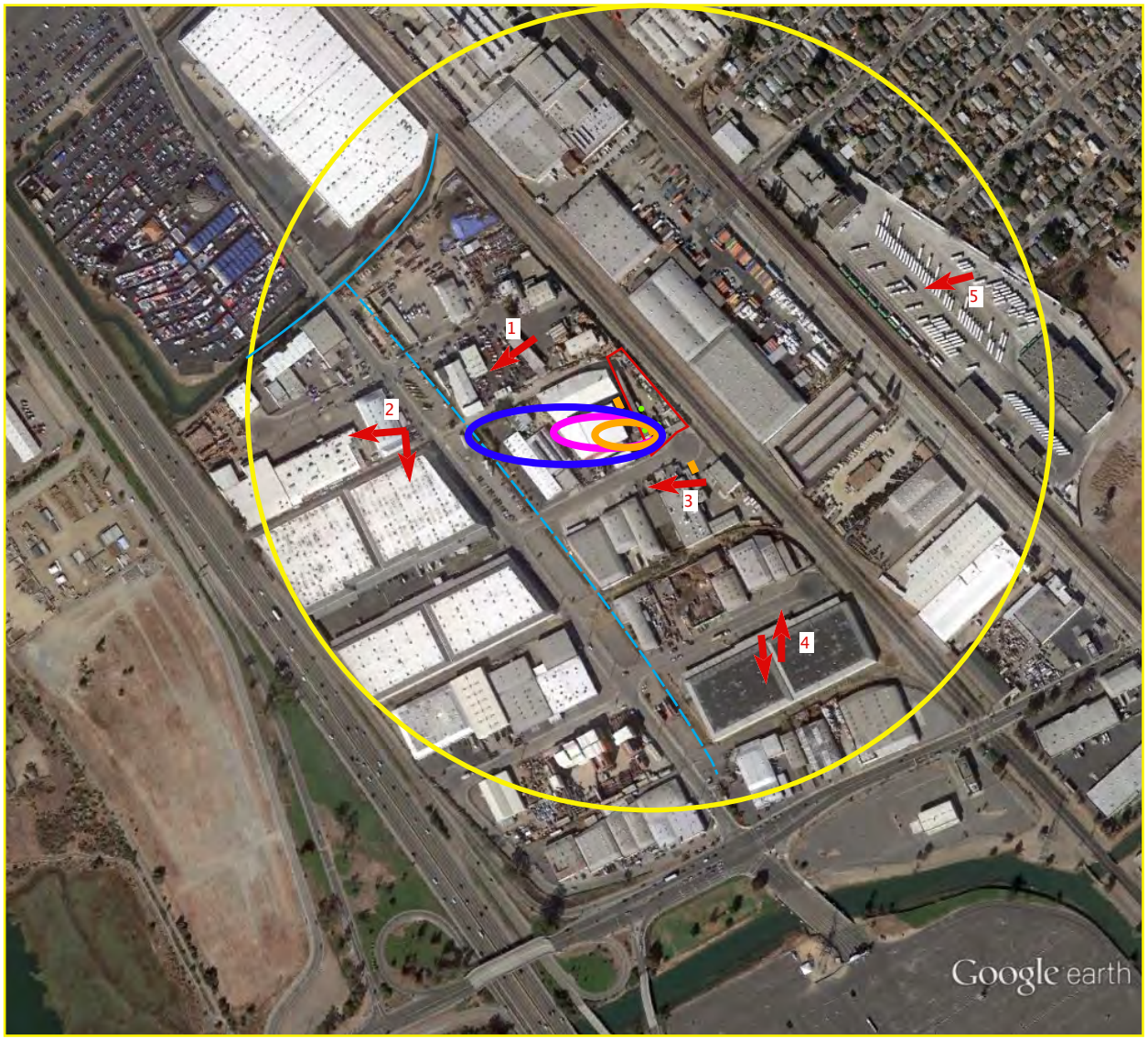
SENSATIVE RECEPTORS AND GROUNDWATER FLOW DIRECTION WITHIN 1/4-MILE OF MAP

Elliott Property
745 Kevin Court
Oakland, California

DATE: 6/15/16

AQUA SCIENCE ENGINEERS, INC.

FIGURE 1



Legend

- Property Boundary
- Surface Water
- Flood Control Channel (Intermittent Water)
- Groundwater Flow Direction at nearby site
- Soil Boring for Subject Site
- Forner UST on Site or Neighboring Property
- Average Benzene Plume Length (198 ft)
- 90th Percentile Benzene Plume Length (350 ft)
- Maximum Benzene Plume Length (554 ft)

NORTH

0 250 500 1000

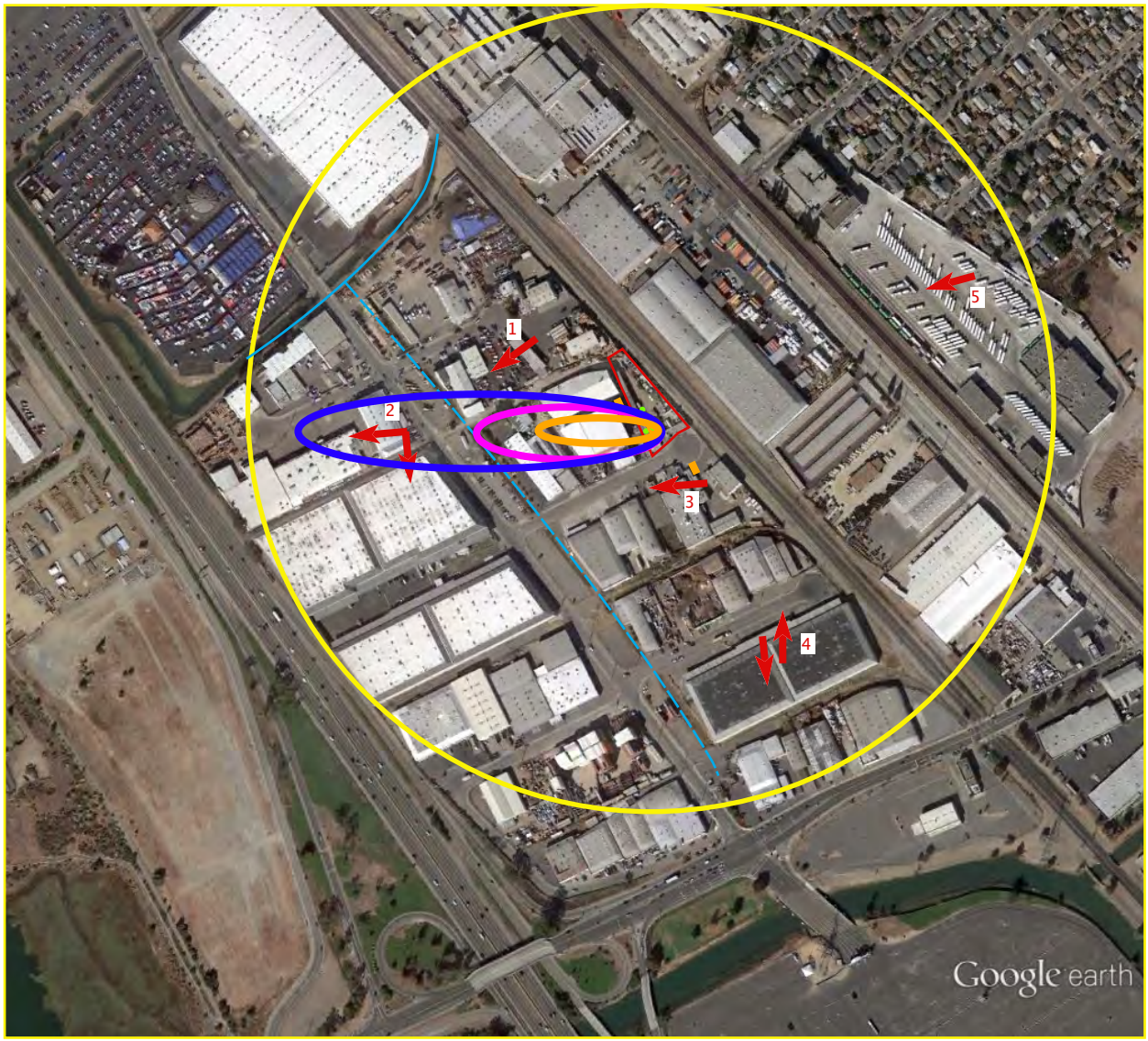
Average, 90th Percentile & Maximum Benzene Plume Lengths

Elliott Property
745 Kevin Court
Oakland, California

DATE: 6/15/16

AQUA SCIENCE ENGINEERS, INC.

FIGURE 2



Legend

- Property Boundary
- Surface Water
- Flood Control Channel (Intermittent Water)
- Groundwater Flow Direction at nearby site
- Soil Boring for Subject Site
- Forner UST on Site or Neighboring Property
- Average MTBE Plume Length (317 ft)
- 90th Percentile MTBE Plume Length (545 ft)
- Maximum MTBE Plume Length (1,046 ft)

NORTH

0 250 500 1000

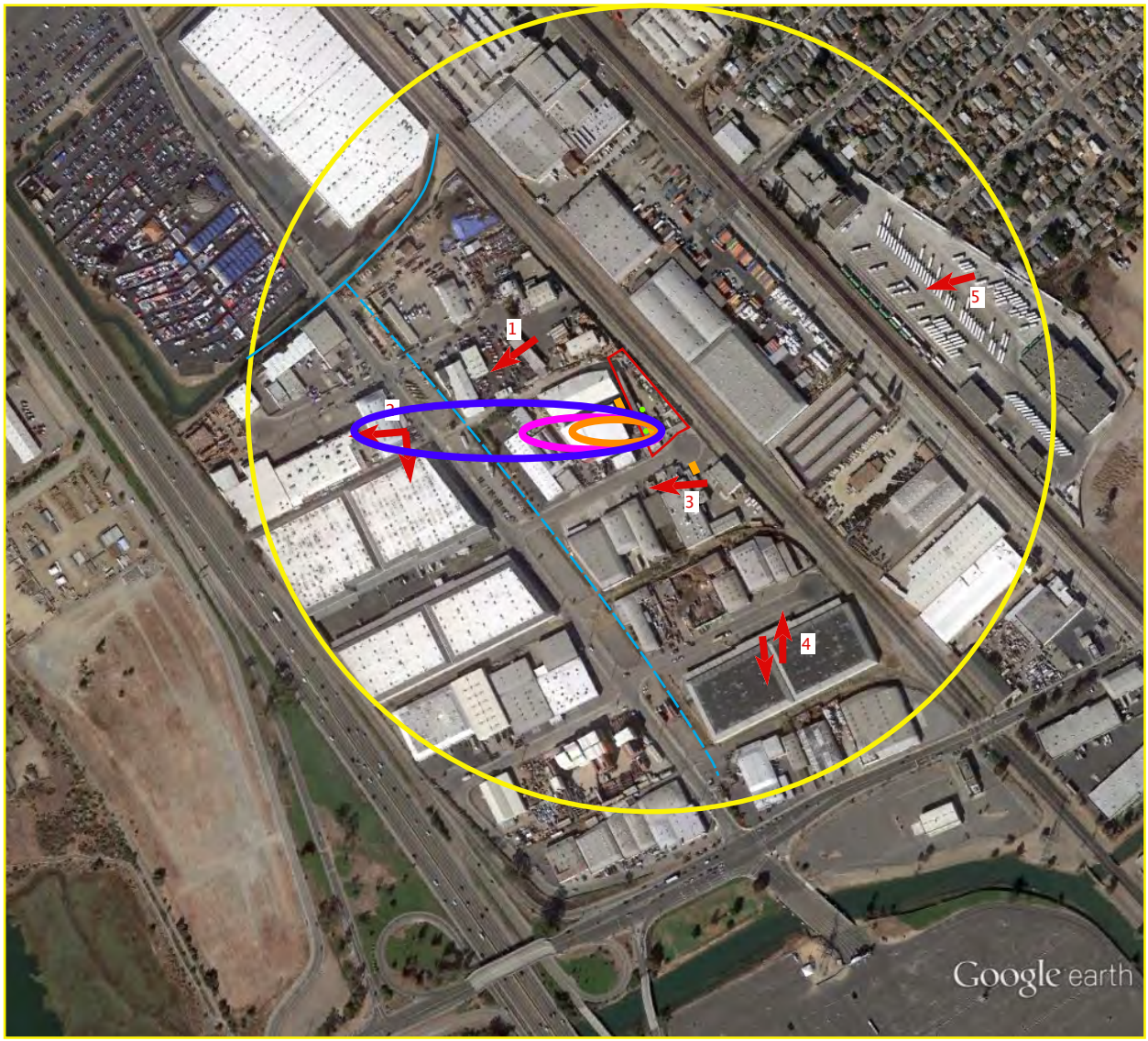
Average, 90th Percentile & Maximum MTBE Plume Lengths

Elliott Property
745 Kevin Court
Oakland, California

DATE: 6/15/16

AQUA SCIENCE ENGINEERS, INC.

FIGURE 3



Legend

- Property Boundary
- Surface Water
- Flood Control Channel (Intermittent Water)
- Groundwater Flow Direction at nearby site
- Soil Boring for Subject Site
- Forner UST on Site or Neighboring Property
- Average TPH-G Plume Length (248 ft)
- 90th Percentile TPH-G Plume Length (413 ft)
- Maximum TPH-G Plume Length (855 ft)

NORTH

0 250 500 1000

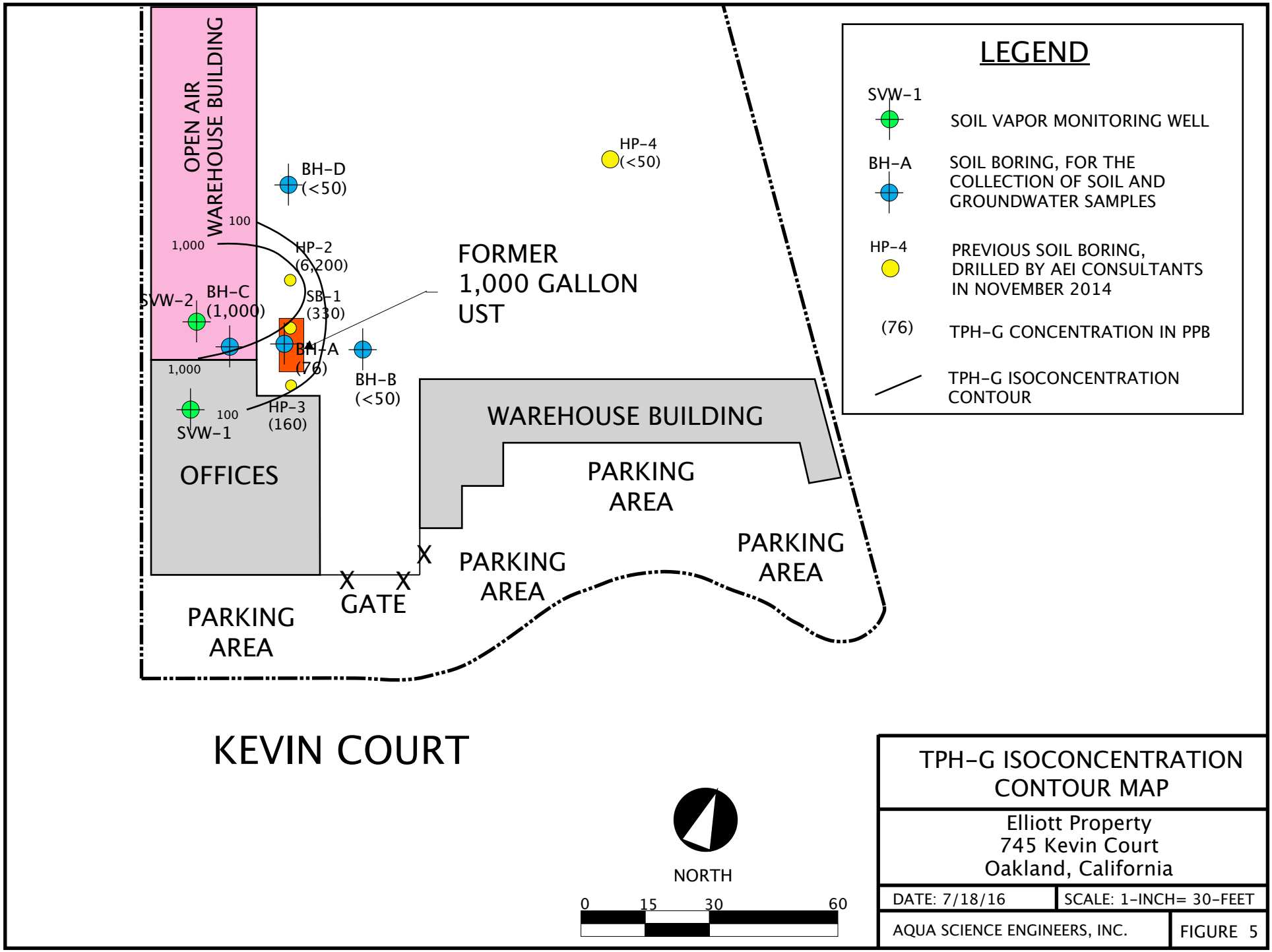
Average, 90th Percentile, & Maximum TPH-G Plume Lengths

Elliott Property
745 Kevin Court
Oakland, California

DATE: 6/15/16

AQUA SCIENCE ENGINEERS, INC.

FIGURE 4

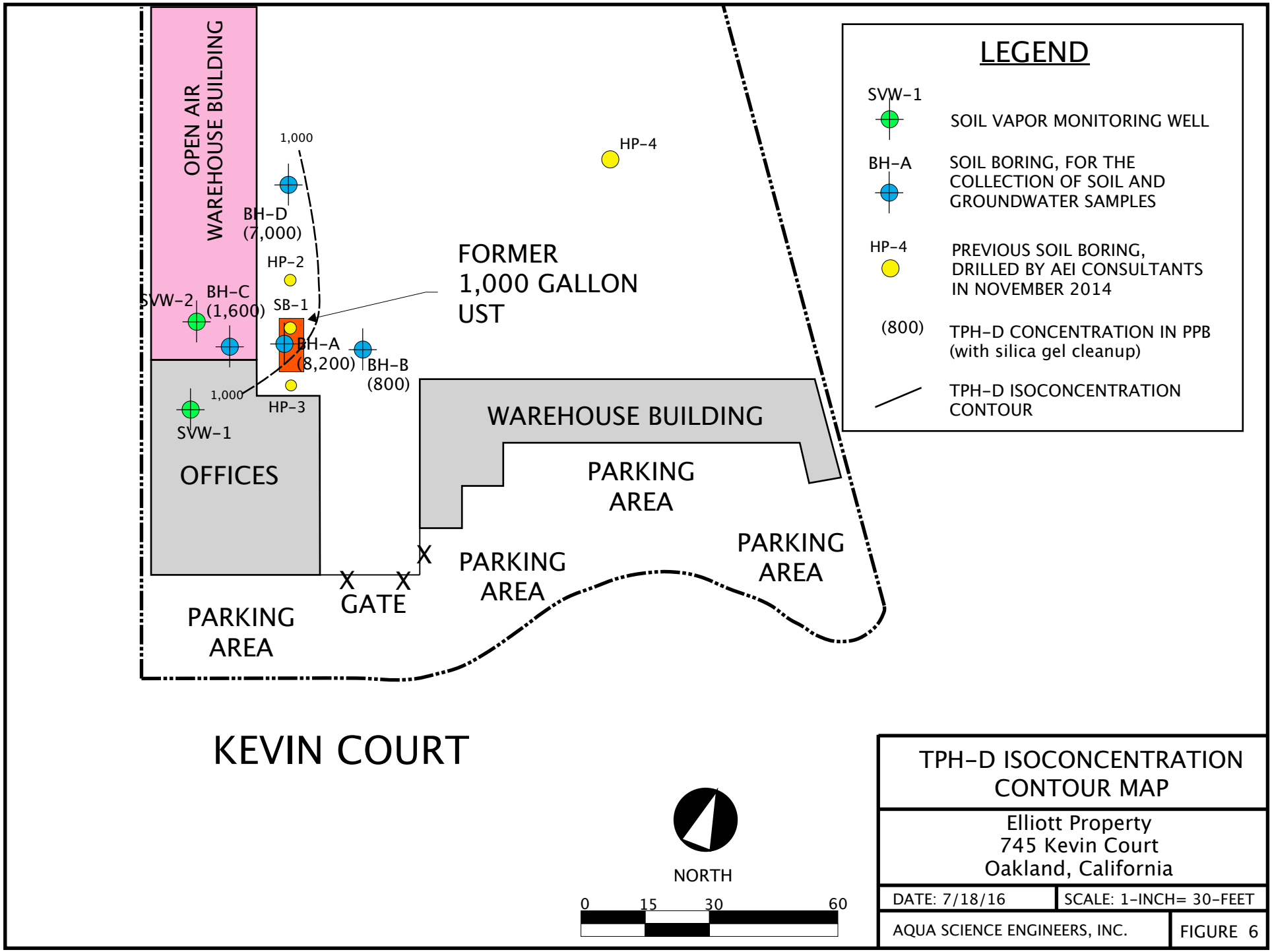


TPH-G ISOCONCENTRATION CONTOUR MAP

Elliott Property
745 Kevin Court
Oakland, California

DATE: 7/18/16 | SCALE: 1-INCH= 30-FEET

AQUA SCIENCE ENGINEERS, INC. | FIGURE 5

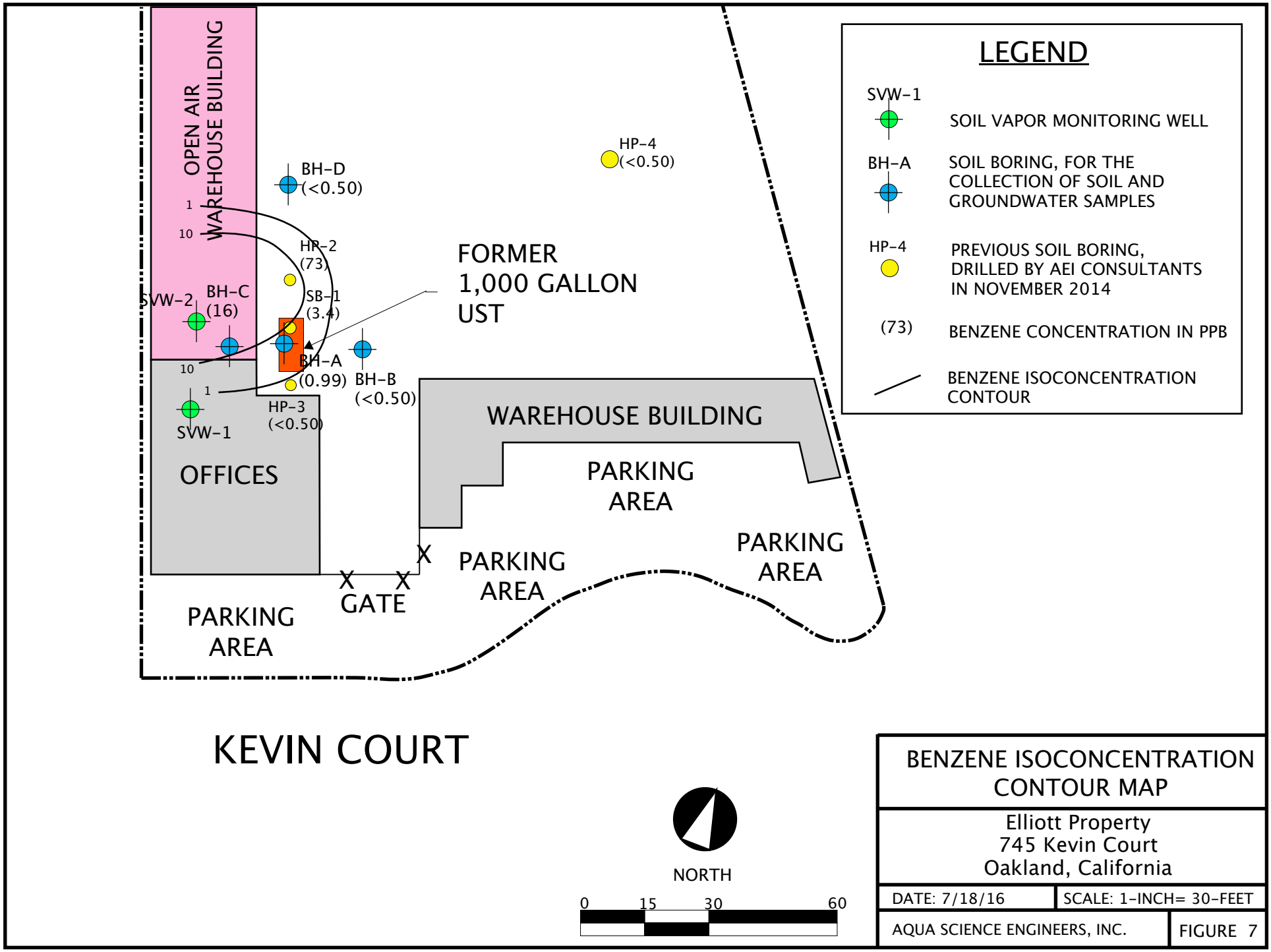


TPH-D ISOCONCENTRATION CONTOUR MAP

Elliott Property
745 Kevin Court
Oakland, California

DATE: 7/18/16 | SCALE: 1-INCH= 30-FEET

AQUA SCIENCE ENGINEERS, INC. | FIGURE 6



BENZENE ISOCONCENTRATION CONTOUR MAP

Elliott Property
745 Kevin Court
Oakland, California

DATE: 7/18/16	SCALE: 1-INCH= 30-FEET
AQUA SCIENCE ENGINEERS, INC.	FIGURE 7

Aqua Science Engineers, Inc. 55 Oak Court, Suite 220, Danville, CA 94526
(925) 820-9391 - Fax (925) 837-4853

APPENDIX A

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

October 2, 1997
StID# 1885

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

Mr. Ronald Day
Ronald Day Transportation
733 Kevin Ct.
Oakland CA 94621

RE: Fuel Leak Site Case Closure- Ronald Day Transportation, 733 Kevin Ct., Oakland CA 94621

Dear Mr. Day:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, 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 Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site.

Site Investigation and Cleanup Summary:

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

* 5100 parts per million (ppm) Total Petroleum Hydrocarbons as diesel (TPHd), 200 ppm Total Petroleum Hydrocarbons as gasoline (TPHg) and 1.4, 0.18, 0.39, 0.72 ppm BTEX (benzene, toluene, ethylbenzene and xylenes),respectively, remain in the soil.

* 270 parts per billion (ppb) TPHg, 220 ppb TPHd and 10, 1.7 ppb benzene and xylenes, respectively remain in groundwater.

This site should be included in the City's permit tracking system. Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

c: Mr. L. Griffin, City of Oakland OES, 505 14th St., Suite 702, Oakland CA 94612
B. Chan, files (letter only)
trlt733K

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

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

September 30, 1997
StID # 1885

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Ronald Day
Ronald Day Transportation
733 Kevin Ct.
Oakland CA 94621

RE: Ronald Day Transportation, 733 Kevin Ct., Oakland CA 94621

Dear Mr. Day:

This letter confirms the completion of site investigation and remedial action for the two 12,500 gallon diesel and one 12,500 gasoline underground tanks closed in-place 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 tank is greatly appreciated.

Based upon the available information and with provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank releases 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 Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director, Environmental Health

c: B. Chan, Hazardous Materials Division-files
Kevin Graves, RWQCB
Mr. Dave Deaner, SWRCB Cleanup Fund
Mr. Leroy Griffin, City of Oakland OES, 505 14th St., Suite 702, Oakland CA 94612
RACC733

Leaking Underground Fuel Storage Program

Highest GW depth: NA Lowest depth: NA

Flow direction:assumed westerly based upon gradient determined at 732 Kevin Ct. located approx. 100' south of tanks in question.

Most sensitive current use: commercial/industrial

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): NA

Report(s) on file? **Yes** Where is report(s)? Alameda County
1131 Harbor Bay Parkway,
Room 250, Alameda CA 94502-6577

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Liquid/ product	700 gallons	recycled at Asbury Env. Compton, CA 90222	6/13/96

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) 1 Before	Soil (ppm) After	Water (ppb) 2 Before	Water (ppb) After 3
TPH (gasoline)	200	200	80	270
TPH (Diesel)	5100	5100	6,000	220
Benzene	1.4	1.4	20	10
Toluene	0.18	0.18	0.97	ND
Ethylbenzene	0.39	0.39	ND	ND
Xylenes	0.72	0.72	1.5	1.7
Other MTBE	ND		ND	

Comments (Depth of Remediation, etc.):
1 soil results from borings SB1-SB4 (6/96)
2 grab groundwater from SB1 (6/96)
3 grab groundwater from borings P1-P3 (6/97)

IV. CLOSURE
Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION **Date:** August 4, 1997

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Parkway Rm 250, Alameda CA 94502**

City/State/Zip: **Alameda** Phone: **(510) 567-6700**

Responsible staff person: Barney Chan Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: Ronald Day Transportation

Site facility address: 733 Kevin Ct., Oakland CA 94621

RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: 1885

ULR filing date: 7/21/97 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Mr. Ronald Day	733 Kevin Ct. Oakland CA 94621	(510) 635-1311

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	12,500	diesel	closed in-place	7/29/96
2	12,500	diesel	closed in-place	7/29/96
3	12,500	gasoline	closed in-place	7/29/96

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:

Proper screened interval? NA

Leaking Underground Fuel Storage Tank Program

IV. CLOSURE (cont)

Site management requirements: as part of the deed notice, the location of the three USTs closed in-place will be noted on a site map. A health and safety plan will be in place for construction or utility workers in the immediate area around the USTs.

Should corrective action be reviewed if land use changes? Yes

Monitoring wells Decommisioned: NA

Number Decommisioned: NA Number Retained: NA

List enforcement actions taken: NOV, 12/11/96

List enforcement actions rescinded: above

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: Barney Chan Date: 8/12/97

Reviewed by

Name: Tom Peacock Title: Manager

Signature: Tom Peacock Date: 8-12-97

Name: Eva Chu Title: Hazardous Materials Specialist

Signature: Eva Chu Date: 7/24/97

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved

RWQCB Staff Name: K. Graves Title: AWRCE Date: 8/27/97

VII. ADDITIONAL COMMENTS, DATA, ETC.

see site summary

K. Graves

ssum733

Site Summary of 733 Kevin Ct., 94621, StID# 1885
Ronald L. Day Transportation Inc.

Three 12,500 gallon underground storage tanks exist at site, two containing diesel and one containing gasoline. These tanks are located side by side, next to the operations building where heavy equipment and lifting occurs as a normal part of daily business. The tanks were installed in 1980, prior to the building.

Because of the use of very heavy lifting equipment and materials used within the building, Mr. Day, the property owner, contracted a structural engineer who determined that the existing building's integrity would be jeopardized if the tanks were removed.

November 15, 1995- Mr. Day sent an October 2, 1995 letter to Mr. Don Hwang of ACEH requesting approval for tank closure in-place. Along with this letter included a three page structural engineer report and an underground tank closure report. This was sent certified and was signed by Mr. R. Lindsay of ACDEH.

The same information was also sent to Chief J. Bluford OFD on **November 28, 1995.** A certified copy of this information was sent again to Chief Bluford on **January 27, 1996.**

April 1, 1996- Mr. Day resent the same information package to our office since it was presumed lost by our office.

4/19/96- We received written concurrence from Mr. B. Johnson of OFD approving tank closure in-place.

6/12/96- We received a work plan for the closure in-place of the three underground tanks from Pacific Rim Environmental. The work plan and closure plans approved by B. Chan on **6/13/96.**

As one condition of the in-place closure of these tanks, soil and groundwater samples are required to be taken beneath the tanks.

6/14/96- Pacific Rim Environmental performed a Geoprobe boring investigation. Four soil borings were advanced around the tank pit and one grab groundwater sample was taken from SB1. Each boring was located approximately five feet from the corner of the tank pit. Up to 200 ppm TPHg, 5100 ppm TPHd and 1.4, 0.18, 0.39, 0.72 ppm BTEX, respectively was found in soil sample SB2. The grab groundwater sample exhibited 80 ppb TPHg, 6000 ppb TPHd and 20, 0.97, ND, 1.5 ppb BTEX, respectively. Pacific Rim recommended that Mr. Day remove the tanks.

7/22/96- B. Chan assured Mr. Day that the tanks could and should be closed in-place and this would not impair site closure.

7/29/96- The three USTs were closed in place by filling the tanks, as best as possible, to the brim with a concrete slurry.

6/17/97- To delineate the extent of both soil and groundwater contamination, three additional Geoprobe borings (P1-P3) were advanced both up and crossgradient of the tank pit. Because the building has a significant thickness in its foundation, a crossgradient boring was accepted. A westerly gradient was assumed using data from monitoring wells at 732 Kevin Ct., a site approximately 100' south of these tanks. Shallow groundwater, approximately 6'bgs and a very flat gradient (approx. 0.001'/') was observed at 732 Kevin Ct. Our office was informed by Mr. Day that a water line which ran above the USTs had leaked for an unknown period of time. This water may have served to transport the contaminant plume since groundwater elevation is so shallow.

The three borings were located approximately 25-35' from the initial soil borings. Both shallow soil and grab groundwater samples were taken from these borings. Greatly reduced concentrations of TPHd,g and BTEX were detected in both soil and groundwater samples.

Site closure is recommended based upon:

1. Adequate site characterization;

2. Confirmed attenuation of petroleum contamination within 30' from the USTs;

3. Source removal; approximately 700 gallons of product was removed from the tanks prior to closure in-place; and

4. The low levels of residual TPH and BTEX in soil and groundwater should not pose any significant risk to human health or the environment.

TABLE 1.0 - Soil and Groundwater Sample Results (June 14, 1996)

Sample #	TPH_g[a]	TPH_d[b]	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE[c]
SB[d]1-5'	ND[e]<1.0	23[f]	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0
SB2-5'	200	5,100	1.4	0.18	0.39	0.72	ND<1.0
SB3-5'	ND<1.0	3.4	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0
SB4-5'	1.3	43	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0
GW1[g]	80[h]	6,000	20	0.97	ND<5.0	1.5	ND<5.0

Notes:
(a) Total Petroleum Hydrocarbons as Gasoline
(b) Total Petroleum Hydrocarbons as Diesel
(c) Methyl tertiary butyl ether
(d) Soil boring
(e) Not detected above the specified laboratory reporting limit
(f) Soil samples reported in mg/kg
(g) Grab groundwater sample from SB1 @ depth of 5' bgs
(h) Water samples reported in ug/L

5.0 In Place Tank Closure Activities (June 13, 1996 and July 29, 1996)

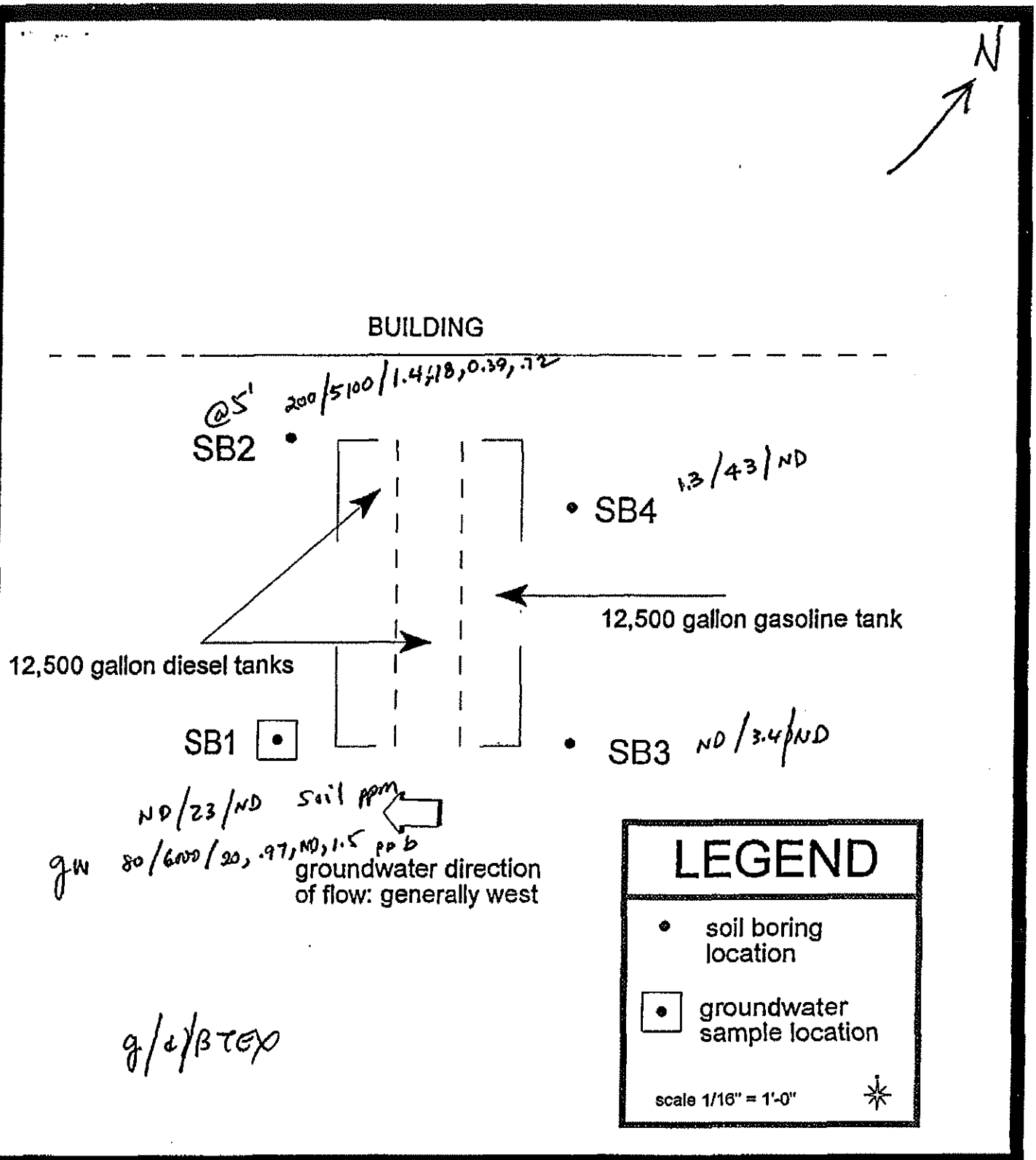
On June 13, 1996 Pacific Rim mobilized a crew and equipment to the subject site. All fill rings were removed for tank access. The USTs, associated piping and pump island were pressure washed and triple rinsed. The contents of the tanks (700 gallons) were purged and transported by Asbury Environmental Services. Please refer to Appendix C for the Asbury Environmental Services Service Order.

All piping associated with the tanks were removed to the extent possible and the vent lines were cut at ground level. Soil associated with the fill boxes and pump box was removed and replaced with gravel. Excavated soil was stored on site in a 55 gallon drum. The pump island and cement pad was then cleaned.

On July 29, 1996 Pacific Rim returned to the Site. The three USTs were inerted with dry ice supplied by Able Carbonic. The two diesel tanks were each filled with 250 pounds of dry ice and 500 pounds were placed in the gasoline tank. Mr. Stephen Craford, Hazardous Materials Inspector of the City of Oakland Fire Department and Ms. Eva Chu, Hazardous Materials Specialist of the Alameda County Health Agency were present to oversee the inerting of the tanks.

Upon reaching a Lower Explosive Limit (LEL) of 9 and an oxygen concentration of 8.7%, the gasoline tank was ready to be filled with a 3 sack slurry concrete mix. The two diesel tanks were filled with a 4 sack slurry concrete mix when LEL <10 and oxygen <10% levels were reached. Concrete was poured into the tanks through the fill and vent lines. A vibrator pole was used to evenly distribute the concrete within the tanks. Per the request of the Site owner, the tank rings were replaced with a 4 sack slurry concrete mix.

Upon a visual inspection and by "sticking" to determine the level of concrete in the tanks, both Mr. Craford and Ms. Chu deemed the tanks full and indicated that the tanks could be signed off as being closed. Concrete utilized to fill the USTs was supplied by Right Away Redy Mix, Inc. of Oakland, CA. Please refer to Appendix D for Concrete Tags. Concrete pumps were provided by Don Olney's Concrete Pumping and by Right Away Pumping, Inc.

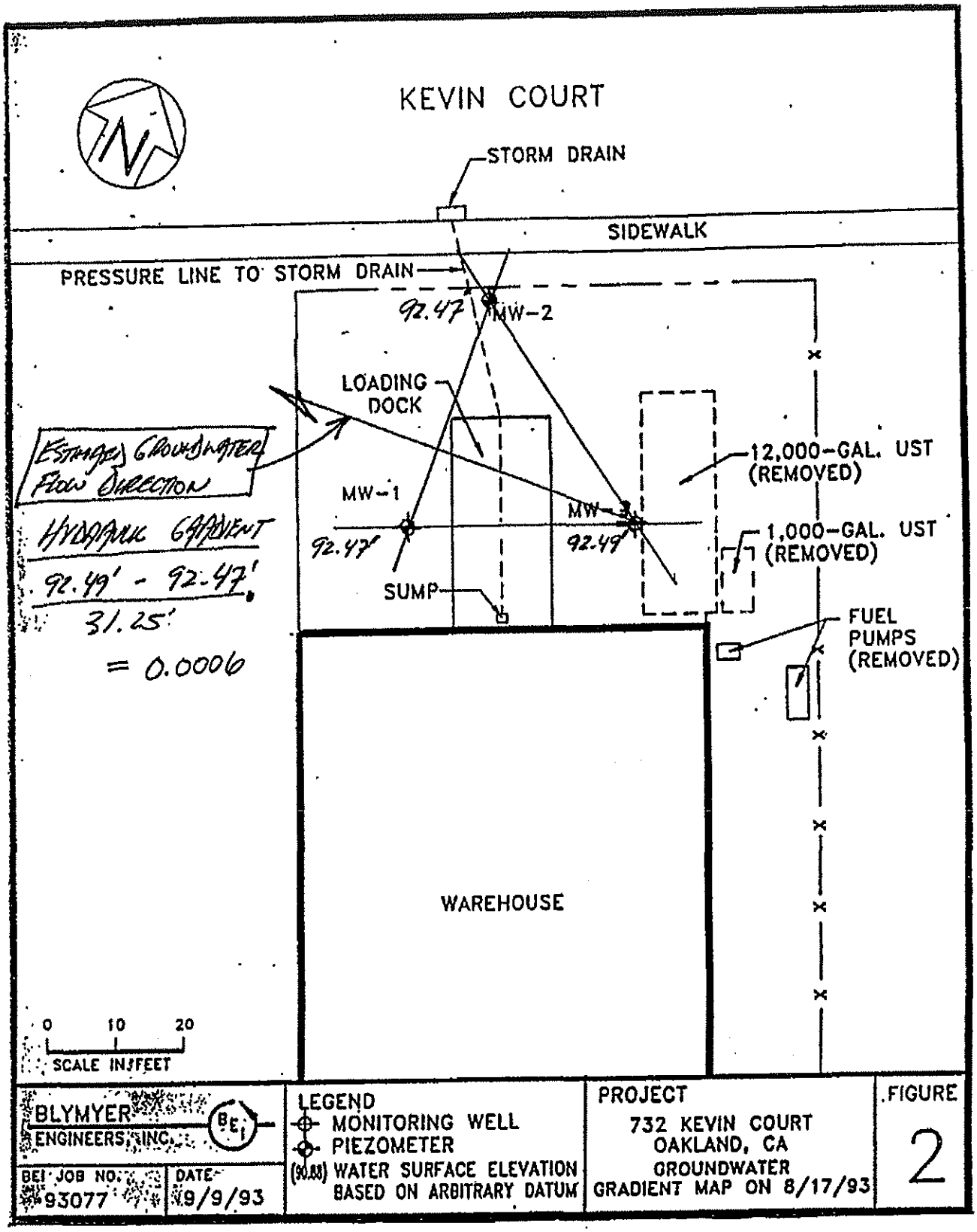


PACIFIC RIM ENVIRONMENTAL
P.O. Box 192972
San Francisco, CA 94119

Project #: 7153	June 1996	Figure 1

Ronald L. Day
733 Kevin Court
Oakland, Califorina

Site Map and Boring Locations


KEVIN COURT
STORM DRAIN
SIDEWALK
PRESSURE LINE TO STORM DRAIN
92.47
MW-2
LOADING DOCK
ESTIMATED GROUNDWATER FLOW DIRECTION
HYDRAULIC GRADIENT
92.49' - 92.47'
31.25'
= 0.0006
MW-1
92.47'
MW-3
92.49'
SUMP
12,000-GAL. UST (REMOVED)
1,000-GAL. UST (REMOVED)
FUEL PUMPS (REMOVED)
WAREHOUSE
0 10 20
SCALE IN FEET
BLYMYER ENGINEERS, INC.
BEI JOB NO. 93077
DATE 9/9/93
LEGEND
MONITORING WELL
PIEZOMETER
(90.88) WATER SURFACE ELEVATION BASED ON ARBITRARY DATUM
PROJECT
732 KEVIN COURT
OAKLAND, CA
GROUNDWATER GRADIENT MAP ON 8/17/93
FIGURE
2

TPH TPH

Soil: g/BTEX ppm / d

Water: g/BTEX ppb / d

BUILDING

Soil 1.7g .14/.012/.0032/.075/ND

Water 270/10/ND/ND/1.7/170

P1

SB2 soil 200/1.4/.16/.39/.72

water —

12,500 GALLON DIESEL TANK

12,500 GALLON DIESEL TANK

12,500 GALLON GASOLINE TANK

SB4 Soil 1.3/ND/43

Water

SB1

Soil ND → / 5100

Water 80/20/.97/ND/15/6000

SB3 soil ND/ND → /3.4

water —

P3

Soil ND/ND → /ND

Water 80/ND → /140

P2 Soil ND/ND → /ND

Water ND/ND → /220

EXPLANATION

SB4 ⊕ APPROXIMATE LOCATION OF SOIL BORING (PACIFIC RIM 6/96)

SB1 ⊕ APPROXIMATE LOCATION OF GROUNDWATER SAMPLE (PACIFIC RIM 6/96)

P3 ⊙ APPROXIMATE LOCATION OF GEOPROBE

TPHg TOTAL PETROLEUM HYDROCARBONS AS GASOLINE

TPHd TOTAL PETROLEUM HYDROCARBONS AS DIESEL

BENZ BENZENE

CONCENTRATIONS REPORTED IN PARTS PER BILLION, ug/l water

Parts per million, mg/g soil

N

0 FEET 16

0 METERS 8

ENGEO INCORPORATED

SITE PLAN

733 KEVIN COURT

OAKLAND, CALIFORNIA

JOB NO.: 4238-F1

DATE: JUNE 1997

DRAWN BY: CHECKED BY:

FIGURE NO. 2

ANALYTICAL RESULTS
Volatile Organics

NEI/GTEL Client ID: EG001EG001
Login Number: W7060303
Project ID (number): 4238-FI
Project ID (name): 733 KEVIN COURT

Soils

Method: EPA 8020A
Matrix: Low Soil

NEI/GTEL Sample Number	W7060303-04	W7060303-05	W7060303-06	--
Client ID	P-1	P-2	P-3	--
Date Sampled	06/17/97	06/17/97	06/17/97	--
Date Analyzed	06/26/97	06/26/97	06/26/97	--
Dilution Factor	1.00	1.00	1.00	--

Analyte	Reporting Limit	Units	Concentration:Wet Weight			
Benzene	1.0	ug/kg	140	< 1.0	< 1.0	--
Toluene	2.0	ug/kg	12.	< 2.0	< 2.0	--
Ethylbenzene	2.0	ug/kg	3.2	< 2.0	< 2.0	--
Xylenes (total)	4.0	ug/kg	75.	< 4.0	< 4.0	--
TPH as Gasoline	100	ug/kg	1700	< 100	< 100	--
Percent Solids	--	%	78.2	86.0	84.0	--

Notes:

Dilution Factor:
Dilution factor indicates the adjustments made for sample dilution.

EPA 8020A:
Gasoline range hydrocarbons (TPH) quantitated by GC/FID with purge and trap and modified EPA Method 8015. "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods", SW-846, Third Edition including promulgated Update II.

APPENDIX G

CASE CLOSURE DOCUMENTS, 732 KEVIN COURT

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

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR
DEPARTMENT OF ENVIRONMENTAL HEALTH

November 16, 1994
StID # 4009

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Joe Zatkin
900 Doolittle, #B
San Leandro, CA 94577

RE: Former Western Union, 732 Kevin Ct., Oakland 94621

Dear Mr. Zatkin:

This letter confirms the completion of site investigation and remedial action for the 1000 and 12,000 gallon gasoline underground storage tanks removed at the above described location.

Based upon the available information and with provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the undeground tank release is required.

This notice is issued pursuant to the regulation contained in Title 23, Division 3, Chapter 16, Section 2721 (e) of the California Code of Regulations.

Please contact Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Rafat A. Shahid
Director

c: Edgar B. Howell, Chief, Hazardous Materials Division-files
Kevin Graves, RWQCB
Mike Harper, SWRCB
Mr. Jim Rush, MCI, 2250 Lakeside Blvd., Richardson, TX 75082

RACC732Kev

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION **Date:** 9/01/94

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Parkway Rm. 250**

City/State/Zip: **Alameda, CA 94502** Phone: **(510) 567-6700**

Responsible staff person: Barney Chan Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: Former Western Union

Site facility address: 732 Kevin Ct.,Oakland CA 94621

RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: 4009

ULR filing date: 9-8-94 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Mr. Joe Zatkin	900 Doolittle, #B San Leandro, CA 94577	(510)569-1099
Mr. Jerry Murphy Western Union ATS Inc.	P.O. Box 853903 Richardson, TX 75085	(214)918-5143

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	1000	gasoline	Removed	12/1/92
2	12000	gasoline	Removed	12/1/92

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: ~~unknown~~ ~~Leaking gasoline tank~~ apparent leak from holes in 1K tank ~~(1K bottom at least 2 holes)~~

Site characterization complete? Yes

Date approved by oversight agency:

Monitoring Wells installed? ~~Yes~~ Number: 1 Well and 2 Piezometers

Proper screened interval? Yes? 16-26' Well log shows initial water level at 6' and stabilized at 8.7'. Also, during tank removal GW was noted at 10.5'. Is this aquifer really confined?

Spoke to J. Morrison Blymyer - he said that GW is confined

Leaking Underground Fuel Storage Program

Highest GW depth: 7.3' Lowest depth: 8.7'

Flow direction: ~~North~~ West-northwesterly

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tanks & Piping	1-1000 gallon &1- 12k	Disposed by H& H, in San Francisco	12/1/92
Soil	approx 40cy	Disposed at Mountain View Landfill	1/8/93
Rinsate	800 gallons	Disposed at Refinery Services, Patterson	12/1/92

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After
TPH(Gas)	* 720	ND **	36.7	ND
Benzene	~~ND~~ .066	ND **	1.9	ND
Toluene	* 1.2	ND **	3.4	ND
Ethylbenzene	* 2.5	ND **	4.4	ND
Xylenes	* 5.3	ND **	14	ND
Organic Lead	*18	ND **	NA	NA

add total Pb ND

Total Pb from MW-3 at 6' depth ~~39~~ 40 < 100 ppb at or below detection limits

* 11/90 borings, ** Tank removal samples Detectable water concentrations were found in the grab groundwater sample taken at the time of the tank removal.

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: none

Should MW-3 be analyzed for total soluble Pb one more time?

Leaking Underground Fuel Storage Tank Program

Should corrective action be reviewed if land use changes? No

Monitoring wells Decommisioned: No

Number Decommisioned: 0 Number Retained: 3

List enforcement actions taken: None

List enforcement actions rescinded:None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: Date:

Reviewed by

Name: Jennifer Eberle Title: Hazardous Materials Specialist

Signature: Date: 9-16-94

Name: Eva Chu Title: Haz. Mat. Specialist

Signature: Date:

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response:

RWQCB Staff Name: K. Graves Title: AWRCE Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

Site Summary for 732 Kevin Ct., Oakland CA 94621 StID # 4009

Two gasoline underground storage tanks were removed from this site on 12/1/92, one 1000 gallon and one 12,000 gallon. Tanks were located side by side (running north-south) in the driveway of the site. The 1000 gallon tank was installed by the property owner, Mr. Joe Zatkin and the 12000 gallon tank was installed by the former tenant, Western Union ATS.

A prior 11/90 Subsurface Investigation identified isolated soil and water contamination, primarily in the north end of the 1000 gallon tank. It is noted that during the tank removals, this area was excavated down to apparent groundwater. During the tank removal, Soil samples were taken at both ends of the tanks and two additional floors samples from the 12k tank. An on-site mobile lab was present. All samples were ND for TPHg and BTEX. Excavation was further advanced to groundwater and a grab GW sample was taken. This water sample contained elevated levels of TPHg and BTEX.

Two piezometers and one monitoring well were installed at the site on 7/16 and 7/19/92. The piezometers were constructed identical to the monitoring well, however, they were used only for water elevation and gradient determination. Four consecutive groundwater sampling events have occurred on 7/19/93, 12/29/93, 3/25/94 and 6/29/94. No analytes have been detected in MW3, the well within 10 feet of the tank excavation in the verified downgradient direction.