90 MAR 29 PM 1:39

MITZI STOCKEL
3234 Castro Valley Boulevard
Castro Valley, California

Tank Closure Report

3/29/90

K.T.W. & ASSOCIATES

43289 Osgood Road, Fremont, Calif. 94539
(415) 623-0480
Cal. State Cont. Lic. # 572427

Mrs. Mitzi Stockel
3461 Almosta Road
Placerville, CA 94667

Dear Mitzi:

K.T.W. & Associates is pleased to submit this report describing closure activities associated with removal of one 650 gallon underground fuel tank located in Castro Valley, California. This report provides a description of site activities and observations, the condition of excavated tanks, the condition of tank backfill and other subsurface materials, sampling procedures and locations, laboratory analytical procedures and certified analytical results, chain of custody documentation, and hazardous waste manifest.

Site Description

The site is located at 3234 Castro Valley Boulevard, Castro Valley, California. A site location map is presented in Plate 1. One 650 gallon underground gasoline tank was formerly located at the subject site. A site map showing the location of the site structure, former underground tank and dispensing island is presented in Plate 2.

Closure Plan and Permitting

A closure plan and permit application for removal of underground tanks was completed and submitted to the Alameda County Health Care Services Agency (ACHCSA), and the City of Castro Valley Fire Department (CVFD). Closure activities proceeded under ACHCSA permit No. 565658.

Underground Tank Closure

Tank removal activities occurred on March ~~10~~ 9, 1990. Inspector Scott Seery of the ACHCSA was present to observe the tank removal and sampling

activities. Construction services associated with closure were performed by K.T.W. & Associates. A K.T.W. & Associates California Registered Geologist provided environmental sampling and documentation services.

Closure activities were documented in the Hazardous Material Inspection Form prepared by Scott Seery. Upon removal the structural integrity of the one 650 gallon tank was observed to be unsound. The tank was unwrapped, and was observed to contain corrosion holes at either end. The tank was removed and transported from the site by a permitted hazardous waste transporter under hazardous waste manifest. Copies of the hazardous waste manifest are presented in Attachment A.

General Observations, Underground Tank Closure

The tank, which had been used to store gasoline prior to it's removal, contained no trim other than a riser assembly for filling, a product line and a vent line.

The condition of the lines prior to removal were sound, however, they were unwrapped. All the fittings were properly installed. The riser assemblies that constituted the fill pipe for the tank was sound and free of defects. No hydrocarbon odor was observed while removing the overburden, and the overburden material contained no discoloration. The backfill material consisted of native soil, and contained a strong hydrocarbon odor below the tanks. Floating or "free" product was noted in the tank pit in the curvature formed from the tanks' interface with the soil.

Soil Sampling

Two soil samples were collected from the gasoline tank excavation below the tank and two ~~composite~~ soil sample were collected from the extreme southwest and northeast corners of the enlarged excavation. Soil sampling of the tank occurred on March 10, 1990. These samples were obtained by excavating to the native soil/interface and driving a brass tube into the native soil.

Samples were collected in brass tubes, sealed in teflon and plastic caps, and promptly stored in a cooler. Following completion of field work, samples were submitted to Anametrix Laboratory, San Jose, CA (DOHS #151) certified analytical laboratory for analyses under appropriate chain of custody protocol.

Two (2) soil samples were taken from beneath the former tank (S-1 and S-2). Their locations are noted in Plate 2. The samples taken in the northeast (S-4) and southwest (S-3) corners of the excavation, at an approximate depth of 6.5 feet. The results of that analysis is shown in attachment B.

Certified Analytical Results

Samples collected for minimum verification analyses (MVA) were analyzed in accordance with appropriate regulatory guidelines contained within Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks (RWQCB, 1988). Copies of soil analytical results are presented in Attachment B.

MVA for Underground Fuel Tank Excavation

The soil samples collected from the fill-natural materials interface below the fuel tank contained concentrations of the constituents sought ranging from 4100 ppm to 730 ppm (TPH-G).. See the summary in Attachment C.

Regulatory Guidelines

The RWQCB - San Francisco Bay Region has established a level of 100 ppm TPH concentrations in soil as a general decision value for requiring further definition of site soil and groundwater contamination where shallow groundwater conditions are known to exist. The origin of the 100 ppm level was to "develop a method to prioritize the case load and indicate whether a significant volume of fuel had been released or discharged" (RWQCB, June, 1988).

Copies of this report should be submitted to:

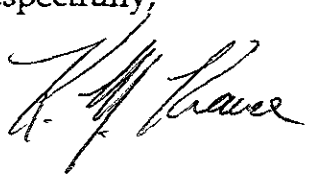
Regional Water Quality Control Board
1111 Jackson Street, Rm. 6000
Oakland, CA 94607
Attn: Dyan Whyte

Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, CA 94621

Additional copies of this report have been provided for the purpose of regulatory submittal.

Should you have any questions or comments regarding the evaluations presented in this report, please call.

Respectfully,

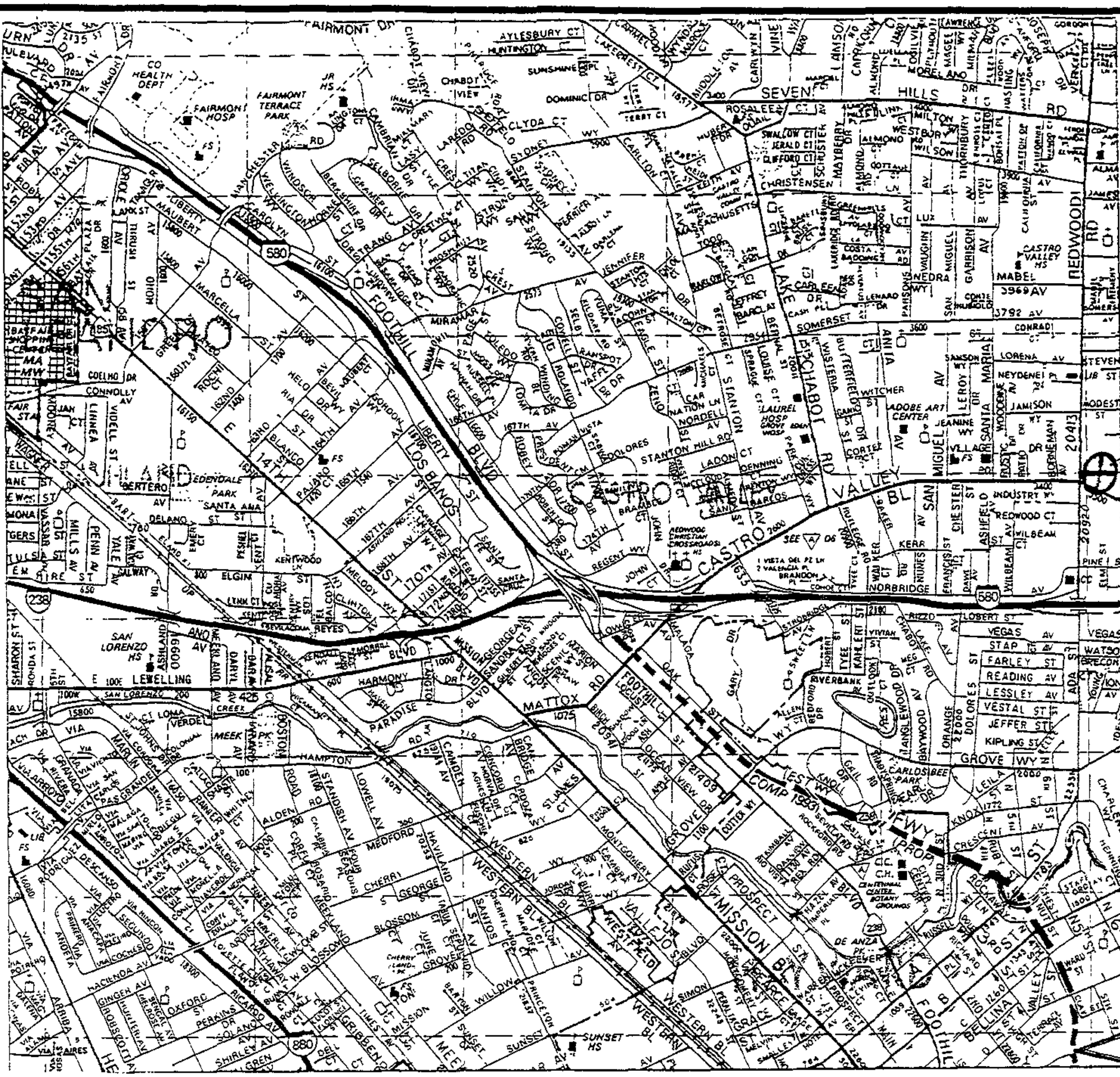


Kevin Krause
Vice President

KK/cls

Attachments

PLATES



SCALE NTS
DATE 3/27/90
DRWG. BY CLS

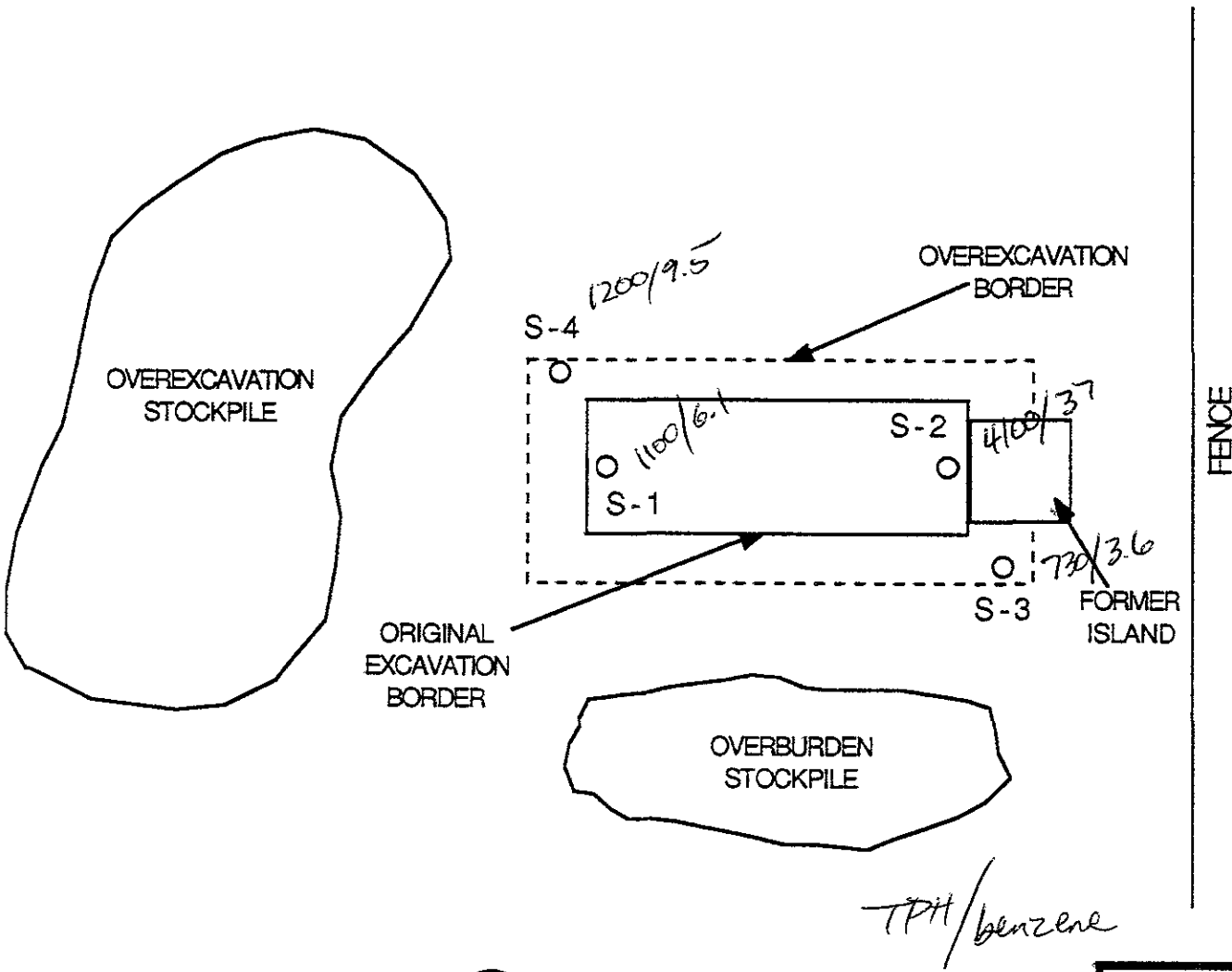
⊕ SITE LOCATION

GENERALIZED SITE PLAN

MITZI STOCKEL
3234 Castro Valley Blvd.
Castro Valley, CA

PLATE 1

PROJECT: #1059



SCALE	NTS
DATE	3/27/90
DRWG. BY	CLS

	GENERALIZED SITE PLAN MITZI STOCKEL 3234 Castro Valley Blvd. Castro Valley, CA	PLATE 2
PROJECT: #1059		

ATTACHMENT A

Hazardous Waste Manifests

State of California—Health and Welfare Agency
Form Approved OMB No. 2050—0039 (Expires 9-30-91)
Please print or type. *(Form designed for use on elite (12-pitch typewriter).*

Department of Health Services
Toxic Substances Control Division
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CAC000245981 — Manifest Document No.

2. Page 1 of 1 — Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
MARTHA W. ARNOLD
3401 ALMOSTA RD PLACERVILLE, CA 95667

4. Generator's Phone (916) 626-5102

A. State Manifest Document Number: 89726869

B. State Generator's ID:

5. Transporter 1 Company Name: EXCEL TRANS

6. US EPA ID Number: CAD981982663

C. State Transporter's ID: 013819

D. Transporter's Phone: 707-745-9709

7. Transporter 2 Company Name

8. US EPA ID Number

E. State Transporter's ID:

F. Transporter's Phone:

9. Designated Facility Name and Site Address
ERICKSON, INC.
255 PARR BOULEVARD
RICHMOND, CA 94801

10. US EPA ID Number: CAD009466392

G. State Facility's ID:

H. Facility's Phone:

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.
a. EMPTY UNDERGROUND GASOLINE TANK CAL. REGULATED WASTE ONLY	001	TP	09650	G	State: 517 / EPA/Other:
b.					State: / EPA/Other:
c.					State: / EPA/Other:
d.					State: / EPA/Other:

J. Additional Descriptions for Materials Listed Above: EMPTY KEPT W/ 65 LBS DRY ICE (CORRECT)

K. Handling Codes for Wastes Listed Above: a. b. c. d.

15. Special Handling Instructions and Additional Information: PROPER PPE GEAR
LESS THAN 10 GAL. LIQUID
BELOW 4% O2, 20% LEL

16.

GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name: MARTHA W. ARNOLD — Signature: Marcia A. Stockel for M.W.A. — Month 03 Day 09 Year 90

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name: JAMES McLEARY — Signature: James McLeary — Month 03 Day 09 Year 90

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name — Signature — Month Day Year

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.

Printed/Typed Name — Signature — Month Day Year

GENERATOR

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7550

89726869

DHS 8022 A (1/88)
EPA 8700—22
(Rev. 9-88) Previous editions are obsolete.

Do Not Write Below This Line

Blue: GENERATOR SENDS THIS COPY TO DOHS WITHIN 30 DAYS
To: P.O. Box 400, Sacramento, CA 95812-0400

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

II,III

Site ID # ____ Site Name Stockel Today's Date 3/10/90

Site Address 3234 Castro Valley Blvd

City Castro Valley Zip 94 Phone 916-626-5702

____ MAX AMT stored > 500 lbs. 55 gal. 200 cft.?

Inspection Categories:

____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
✓ II. Business Plans, Acute Hazardous Materials
____ III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

II.A BUSINESS PLANS (Title 19)

____	1. Immediate Reporting	2703
____	2. Bus. Plan Sta.	25503(b)
____	3. RR Cert > 30 days	25503.7
____	4. Inventory Information	25504(a)
____	5. Inventory Complete	2730
____	6. Emergency Response	25504(b)
____	7. Training	25504(c)
____	8. Deficiency	25505(a)
____	9. Modification	25505(b)

II.B ACUTELY HAZ. MAT'LS

____	10. Registration Form Filed	25533(a)
____	11. Form Complete	25533(b)
____	12. RMPP Contents	25534(c)
____	13. Implement Sch. Req'd? (Y/N)	____
____	14. Off-Site Consec. Assess.	25524(c)
____	15. Probable Risk Assessment	25534(d)
____	16. Persons Responsible	25534(g)
____	17. Certification	25534(f)
____	18. Exemption Request? (Y/N)	25536(b)
____	19. Trade Secret Requested?	25538

II.C UNDERGROUND TANKS (Title 23)

____	1. Permit Application	25284 (H&S)
____	2. Pipeline Leak Detection	25292 (H&S)
____	3. Records Maintenance	2712
____	4. Release Report	2651
____	5. Closure Plans	2670

Monitoring for Existing Tanks

____ 6. Method
1) Monthly Test
2) Daily Vadose
Semi-annual gndwater
One time soils
3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tstng
8) Annual Tank Testing
Daily Inventory
9) Other ____

____	7. Precis Tank Tes: Date: ____	2643
____	8. Inventory Rec.	2644
____	9. Soil Testing	2646
____	10. Ground Water	2647

New Tanks

____	11. Monitor Plan	2632
____	12. Access. Secure	2634
____	13. Plans Submit Date: ____	2711
____	14. As Built Date: ____	2635

Rev 6/88

Comments:

1:30

H_2O seepage into excavation ~ 6.5 ft. B.G. Actual standing water @ 8' B.G. The excavation was deepened to approx ____' B.G.

Two sidwall samples were collected, one each from the east and west ends as close to the depth where seepage was first observed as possible, or at approx 6.5' B.G.

sidewall samples: S → N

II, III

Contact: Muriel Stakel

Title: agent for owner

Signature: Muriel D. Stakel

Inspector: S Seko

Signature: ____

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Inspection Form

II,III

Site ID # ____ Site Name Stockel Today's Date 3/9/90

Site Address 3234 Castro Valley Blvd

City Castro Valley Zip 94 Phone 916-626-5102

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:
____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
__✓__ II. Business Plans, Acute Hazardous Materials
____ III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

II.A BUSINESS PLANS (Title 19)

___	1. Immediate Reporting	2703
___	2. Bus. Plan Stds.	25503(b)
___	3. RR Cars > 30 days	25503.7
___	4. Inventory Information	25504(a)
___	5. Inventory Complete	2730
___	6. Emergency Response	25504(b)
___	7. Training	25504(c)
___	8. Deficiency	25505(a)
___	9. Modification	25505(b)

II.B ACUTELY HAZ. MATLS

___	10. Registration Form Filed	25533(a)
___	11. Form Complete	25533(b)
___	12. RMPP Contents	25534(c)
___	13. Implement Sch. Req'd? (Y/N)	
___	14. OffSite Conseq. Assess.	25524(c)
___	15. Probable Risk Assessment	25534(d)
___	16. Persons Responsible	25534(g)
___	17. Certification	25534(f)
___	18. Exemption Request? (Y/N)	25536(b)
___	19. Trade Secret Requested?	25538

III. UNDERGROUND TANKS (Title 23)

General

___	1. Permit Application	25284 (H&S)
___	2. Pipeline Leak Detection	25292 (H&S)
___	3. Records Maintenance	2712
___	4. Release Report	2651
___	5. Closure Plans	2670

Monitoring for Existing Tanks

___ 6. Method
1) Monthly Test
2) Daily Vadose
Semi-annual gndwater
One time soils
3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank testing
8) Annual Tank Testing
Daily Inventory
9) Other ________

___	7. Precis Tank Test Date. ______	2643
___	8. Inventory Rec	2644
___	9. Soil Testing	2646
___	10. Ground Water	2647

New Tanks

___	11. Monitor Plan	2632
___	12. Access. Secure	2634
___	13. Plans Submit Date: ______	2711
___	14. As Built Date: ______	2635

Rev 8/88

Comments:

Arrive 11:35 —
Tank removed this day from subject property. A hole approx. 1" in diameter present on bottom fill end of tank. Floating product noted on water in pit. The other tank end has a line of small holes ≤3mm across along the bottom long axis of tank. This noted water in not likely to be groundwater for it is approx. 5-6 B.G. Some product odor detected from the pit. Samples to be collected from both ends of tank in native soil.

Excessive over excavation will wait until lab results are available. Fuel leak indicators would regard this site as experiencing a "confirmed release". A letter explaining the requirements for the installation's of monitoring wells, reporting, etc. will be forthcoming.

II,III

Contact: Muriel Stockel
Title: agent for owner
Signature: [signature]

Inspector: [signature]
Signature: [signature]

ATTACHMENT B

Certified Analytical
Reports

ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS
ANAMETRIX, INC. (408) 432-8192

Sample I.D. : 3234 CASTRO VALLEY S-1
Matrix : SOIL
Date sampled : 03/08/90
Date anl.TPHg: 03/21/90
Date ext.TPHd: N/A
Date anl.TPHd: N/A

Anametrix I.D. : 9003121-01
Analyst : DK
Supervisor : TC
Date released : 03/23/90
Date ext. TOG : N/A
Date anl. TOG : N/A

CAS #	Compound Name	Reporting Limit (ug/kg)	Amount Found (ug/kg)
71-43-2	Benzene	2500	6100
108-88-3	Toluene	2500	49000
100-41-4	Ethylbenzene	2500	11000
1330-20-7	Total Xylenes	2500	70000
	TPH as Gasoline	50000	1100000

ND - Not detected at or above the practical quantitation limit for the method.
TPHg - Total Petroleum Hydrocarbons as gasoline is determined by GCFID using EPA Method 5030.
BTEX - Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow California Department of Health Services (Cal-DHS) approved methods.

ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS
ANAMETRIX, INC. (408) 432-8192

Sample I.D. : 3234 CASTRO VALLEY S-2
Matrix : SOIL
Date sampled : 03/08/90
Date anl.TPHg: 03/21/90
Date ext.TPHd: N/A
Date anl.TPHd: N/A

Anametrix I.D. : 9003121-02
Analyst : DS
Supervisor : JC
Date released : 03/23/90
Date ext. TOG : N/A
Date anl. TOG : N/A

CAS #	Compound Name	Reporting Limit (ug/kg)	Amount Found (ug/kg)
71-43-2	Benzene	2500	37000
108-88-3	Toluene	2500	200000
100-41-4	Ethylbenzene	2500	68000
1330-20-7	Total Xylenes	2500	300000
	TPH as Gasoline	50000	4100000

ND - Not detected at or above the practical quantitation limit for the method.
TPHg - Total Petroleum Hydrocarbons as gasoline is determined by GCFID using EPA Method 5030.
BTEX - Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow California Department of Health Services (Cal-DHS) approved methods.

ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS
ANAMETRIX, INC. (408) 432-8192

Sample I.D. : 3234 CASTRO VALLEY S-3
Matrix : SOIL
Date sampled : 03/08/90
Date anl.TPHg: 03/21/90
Date ext.TPHd: N/A
Date anl.TPHd: N/A

sidewall

Anametrix I.D. : 9003121-03
Analyst : CS
Supervisor : TC
Date released : 03/23/90
Date ext. TOG : N/A
Date anl. TOG : N/A

CAS #	Compound Name	Reporting Limit (ug/kg)	Amount Found (ug/kg)
71-43-2	Benzene	1250	3600
108-88-3	Toluene	1250	30000
100-41-4	Ethylbenzene	1250	9000
1330-20-7	Total Xylenes	1250	49000
	TPH as Gasoline	25000	730000

ND - Not detected at or above the practical quantitation limit for the method.
TPHg - Total Petroleum Hydrocarbons as gasoline is determined by GCFID using EPA Method 5030.
BTEX - Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow California Department of Health Services (Cal-DHS) approved methods.

ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS
ANAMETRIX, INC. (408) 432-8192

Sample I.D. : 3234 CASTRO VALLEY S-4
Matrix : SOIL
Date sampled : 03/08/90
Date anl.TPHg: 03/21/90
Date ext.TPHd: N/A
Date anl.TPHd: N/A

Sidewall

Anametrix I.D. : 9003121-04
Analyst : CR
Supervisor : TC
Date released : 03/23/90
Date ext. TOG : N/A
Date anl. TOG : N/A

CAS #	Compound Name	Reporting Limit (ug/kg)	Amount Found (ug/kg)
71-43-2	Benzene	2500	9500
108-88-3	Toluene	2500	66000
100-41-4	Ethylbenzene	2500	21000
1330-20-7	Total Xylenes	2500	100000
	TPH as Gasoline	50000	1200000

ND - Not detected at or above the practical quantitation limit for the method.
TPHg - Total Petroleum Hydrocarbons as gasoline is determined by GCFID using EPA Method 5030.
BTEX - Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow California Department of Health Services (Cal-DHS) approved methods.

K.T.W. & ASSOCIATES

Chain of Custody Record

9003121 (2) KD

DATE 3-8-90 PAGE 1 OF 1

REPORT TO: KEVIN KRAUSE

43289 Osgood Road
Fremont, CA 94539

Environmental Services
(415) 623-0480

CLIENT MITZI STOKEL
ADDRESS 3334 CASTRO VALLEY BLVD
CASTRO VALLEY

PROJECT

SAMPLERS (SIGNATURE)

SAMPLE NO	DATE	TIME	LOCATION	CAM METALS (18)	PR. POLLUTANT METALS (13)	GENERAL MINERALS	OIL & GREASE	PETROLEUM HYDROCARBONS	BASE/NEU/ACIDS (ORGANICS)	PESTICIDES	VOLATILE ORGANICS (601/602)	VOLATILE ORGANICS (624)	TOC	OTHER: TPH GAS / BTXE	NUMBER OF CONTAINERS	OBSERVATIONS/ COMMENTS
01 S-1	3-8-90	1225	VENT END OF TANK											✓	1	OK
02 S-2	3-8-90	1233	FILL/PRODUCT END OF TANK											✓		
03 S-3	3-8-90	1400	SW CORNER OF EXCAVATION											✓		
04 S-4	3-8-90	1413	NE CORNER OF EXCAVATION											✓		

RELINQUISHED BY	DATE	RECEIVED BY	DATE	RELINQUISHED BY	DATE	RECEIVED BY	DATE
Signature: [signature]	3/12/90	Signature: Paul Gowan	3/12/90	Signature		Signature	
Printed Name: DAVID C. GLICK	TIME: 0734	Printed Name: PAUL GOWAN	TIME: 07:34	Printed Name	TIME	Printed Name	TIME
Company: DAVID GLICK ASSOC.		Company: ANAMETRIX		Company		Company	
RELINQUISHED BY	DATE	RECEIVED BY	DATE	RELINQUISHED BY	DATE	RECEIVED BY (laboratory)	DATE
Signature		Signature		Signature		Signature	
Printed Name	TIME	Printed Name	TIME	Printed Name	TIME	Printed Name	TIME
Company		Company		Company			

TOTAL NUMBER OF CONTAINERS

METHOD OF SHIPMENT

SPECIAL SHIPMENT/HANDLING OR STORAGE REQUIREMENTS

STANDARD TURN AROUND

ATTACHMENT C

Summarized Analytical
Results

Table 1: Soil & Water Analytical Results

3234 Castro Valley Blvd., Castro Valley, California

SAMPLE NO.	TPH-G	B	T	E	X
S-1	1,100,000	6,100	49,000	11,000	70,000
S-2	4,100,000	37,000	200,000	68,000	300,000
S-3	730,000	3,600	30,000	9,000	49,000
S-4	1,200,000	9,500	66,000	21,000	100,000

Note: All concentrations expressed in micrograms per kilogram (ug/kg), or parts per billion (ppb)
All testing procedures follow California Department of Health Services (CAL-DHS) approved methods.

Abbreviations

TPHG	Total Petroleum Hydrocarbons as Gasoline (GCFID-EPA Method 5030)
B	Benzene (EPA Method 8020-modified)
T	Tolunene (EPA Method 8020-modified)
X	Xylenes (EPA Method 8020-modified)
E	Ethylbenzene (EPA Method 8020-modified)