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

RAFAT A. SHAHID, Assistant Agency Director

Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510)567-6700 FAX (510)337-9335 cc:458

REMEDIAL ACTION COMPLETION CERTIFICATION

February 6, 1996

Peter Wang
1521 Buena Vista Ave.
Alameda, CA 94501

UNDERGROUND STORAGE TANK (UST) CASE
Re: Encinal Terminals, 1521 Buena Vista Ave., Alameda, CA 94501
Site No. 3522

Dear Mr. Wang,

This letter confirms the completion of site investigation and remedial action for the five underground storage tanks (one 8,500-gallon gas, one 5,000-gallon gas, one 1,500-gallon gas, one 2,000-gallon diesel, and one 1,000-gallon diesel tank)formerly located at the above described location. Enclosed is the Case Closure Summary for the referenced site for your records.

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

This notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721(e). If a change in land use is proposed, the owner must promptly notify this agency.

Please telephone Juliet Shin at (510) 567-6700 if you have any questions regarding this matter.

Sincerely,

Jun Makishima

Jun Makishima, Interim Director

c: Acting Chief, Hazardous Materials Division - files
Juliet Shin, ACDEH
Kevin Graves, RWQCB
Mike Harper, SWRCB

01-1777

ENVIRONMENTAL PROTECTION

96 FEB -2 PM 1:45

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

JAN 22 1996 KLG

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION Date: 6/29/95

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy.
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Juliet Shin Title: Senior HMS

II. CASE INFORMATION

Site facility name: Encinal Terminals
Site facility address: 1521 Buena Vista Ave., Alameda, CA
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3522
URF filing date: 8/10/95 SWEEPS No: N/A

Responsible Parties:	Addresses:	Phone Numbers:
Peter Wang	1521 Buena Vista Ave. Alameda, CA 94501	(510)523-8800

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	8,500	gasoline	removed	1/27/88
2	5,000	gasoline	removed	1/27/88
3	1,500	gasoline	removed	1/27/88
4	waste oil tank containment sump			
5	2,000	diesel	removed	4/4/94
6	1,000	diesel	removed	4/4/94

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown

Site characterization complete? YES

Date approved by oversight agency: 6/29/95

Monitoring Wells installed? YES Number: 3 (MW-1, MW-3, and MW-4)

Proper screened interval? Wells did not appear to screen properly, so temporary piezometers (P-1 through P-17) were later installed.

Highest Groundwater (GW) depth below ground surface: 3.31'
Lowest depth: 7.34'

Leaking Underground Fuel Storage Tank Program

Flow direction: north to northeast

Most sensitive current use: Unknown

Are drinking water wells affected? NO Aquifer name: Merritt Sand

Is surface water affected? NO Nearest affected SW name: None

Off-site beneficial use impacts (addresses/locations): None

Report(s) on file? YES Where is report(s) filed? Alameda County
1131 Harbor Bay Pkwy.
Alameda, CA 94502

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Diesel Tanks	2,000-gallon 1,000-gallon	Erickson, Inc. 255 Parr Blvd. Richmond, CA 94801	4/5/94
Gasoline Tanks (3)		H & H Ship Services San Francisco, CA	1/27/88
Rinsewater		Refineries Service*	
concrete rubble & contaminated soil#	7 tons	Casmalia Resources, Inc. NTU Road Casmalia, CA 93439	2/1/89
waste oil	425 gallons	Waste Oil Recovery Systems 6401 Leona St. Oakland, CA 94605	1/6/89
Excavated soil**	17 cubic yards	Forward Landfill Manteca, CA	8/8/88
Diesel Product##	770 gallons	Refineries Service 13331 N Hwy 33 Patterson, CA 95363	4/4/94

* According to 3/8/88 tank removal report
\# Resulting from the old waste oil tank containment sump excavation
** From excavation of tank pits T-1 and T-2
Resulting from the second set of UST removals (the two diesel USTs)

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)
Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After
TPH (Gas)	77		100	ND
TPH (Diesel)	1,700			
Benzene	0.41		0.91	0.001
Toluene	0.032		0.75	ND
Xylene	0.55		0.12	ND
Ethylbenzene	NA			ND
Total Oil & Grease	750*			
Motor Oil				ND
TRPH**	15		6.0#	
HVOCs				ND
PNAs				ND
Heavy metals				ND

* From the waste oil containment sump excavation pit
** Total Recoverable Petroleum Hydrocarbons (Method 418.1)
# Identified in "grab" sample collected from SB-1

IV. CLOSURE

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

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **Undetermined**

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

Site management requirements: **NA**

Should corrective action be reviewed if land use changes? **NO**

Monitoring wells Decommisioned: **NO Will be decommisioned upon receipt of case closure.**

Number Decommisioned: Number Retained:

List enforcement actions taken: **None**

List enforcement actions rescinded:

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Juliet Shin Title: Senior HMS
Signature: Juliet Shin Date: 1/16/96

Reviewed by
Name: Eva Chu Title: Hazardous Materials Specialist
Signature: Eva Chu Date: 12/27/95

Name: Madhulla Logan Title: Hazardous Materials Specialist
Signature: Madhulla Logan Date: 1/16/96

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved
RWQCB Staff Name: Kevin Graves Title: San. Engineering Asso. Date: 1/31/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

Three underground storage tanks (USTs), one 1,500-gallon (tank pit T-1), one 5,000-gallon (tank pit T-2), and one 8,500-gallon gasoline UST (tank pit T-3), were removed from the site on January 27, 1988. Two soil samples were collected from beneath each end of each tank. In addition, water samples were obtained from T-1 and T-3 excavations. Samples were analyzed for TPHg and BTX. Analysis of the "grab" water sample collected from Tank Pit T-1 identified 100,000 ppb TPHg and 910 ppb benzene. The water sample collected from Tank Pit T-3 identified 1,800 ppb TPHg and 3.3 ppb benzene. Analysis of soil samples identified up to 77 ppm TPHg and 0.4 ppm benzene.

On February 1, 1988, 17 cubic yards of backfill and naturally occurring soils, which appeared contaminated, were removed from excavations T-1 and T-2 and stockpiled on site. Three confirmatory sidewall samples did not detect TPHg or BTX.

On February 1, 1988, 40 feet of fiberglass piping, running from T-3, was removed from the site. Two soil samples were collected from beneath the piping at 20-foot intervals. These samples were analyzed for TPHg and BTX. Analysis of these samples identified 1.9 ppm TPHg and no BTX.

An oil/water separator was removed from the site on February 1, 1988. The discharge line was permanently capped with concrete. One soil sample was collected from the bottom of this excavation and analyzed for Total Oil & Grease (TOG). Analysis of this sample identified 700 ppm TOG.

An old Aboveground Storage waste oil tank containment sump of concrete was removed from the site on February 1, 1989. Approximately seven tons of concrete rubble and contaminated soil was removed and transported to

Casmalia Resources, Inc. One soil sample was collected from approximately 2 feet bgs from the bottom center of the excavation and analyzed for TOG and VOCs. Analysis of the sample identified 750ppm TOG and no VOCs were detected.

On January 4, 1993 and March 17, 1993, seven soil bores, (MW-1, MW-2, MW-3, MW-4, SB-1, SB-2, and SB-3) were drilled at the site (refer to attached figure). The soil samples collected from soil bores MW-1, MW-3, SB-1, and SB-2 were analyzed for TPHg and BTEX. Soil samples collected from MW-3 and SB-1 were also analyzed for TPHd, Halogenated Volatile Organic Compounds (HVOCs), and TRPH using Method 418.1, in addition to TPHg and BTEX. The soil sample from MW-4 was analyzed only for TRPH using 418.1. Apparently, no soil samples were collected from MW-2. Only TRPH was identified at 15 ppm from Well MW-4.

Three of the soil bores, MW-1, MW-3, and MW-4, were converted into monitoring wells. Well MW-1 was screened from 10 to 25 feet bgs, Well MW-3 from 15 to 30 feet bgs, and Well MW-4 (SB-3) from 15 to 35 feet bgs. One groundwater piezometer was installed in the location of MW-2. The wells were surveyed to a common datum on site. Groundwater level measurements were collected on 1/8/93 at four different times to determine whether the on-site groundwater gradient was tidally influenced. From this study, Blymyer Engineers determined that the groundwater gradient was tidally influenced, and flowed in a north to northeasterly direction.

Groundwater samples collected from the three monitoring wells did not identify any contaminants above detection limits. Analysis of "grab" groundwater samples collected from SB-1 and SB-2 only identified 6,000 ppb TRPH in SB-1.

On April 4, 1994, two additional USTs, one 2,000-gallon UST (Tank A) and one 1,000-gallon diesel UST (Tank B), were removed from the site (refer to attached figure). Tank corrosion was noted at the north end seam of Tank A. Since groundwater was encountered in the Tank A pit, soil samples were collected from both ends of the tank at the soil/water interface at 6-feet bgs. Tank B was in good condition with tar wrapping still present. No groundwater was encountered in the Tank B pit. One soil sample was collected from beneath the north end of Tank B at approximately 8 feet bgs. Due to the fact that Tank B was located partially beneath a building, a soil sample could not be collected from beneath the south end of this tank. Therefore, a second soil sample was collected from beneath the center of Tank B at 8 feet bgs. Up to 160ppm TPHd, no benzene, and only trace levels of TEX were identified in the soil samples collected from the Tank A pit. Up to 380ppm TPHd, no benzene, and only trace levels of TEX were identified in the Tank B UST pit (refer to attached table).

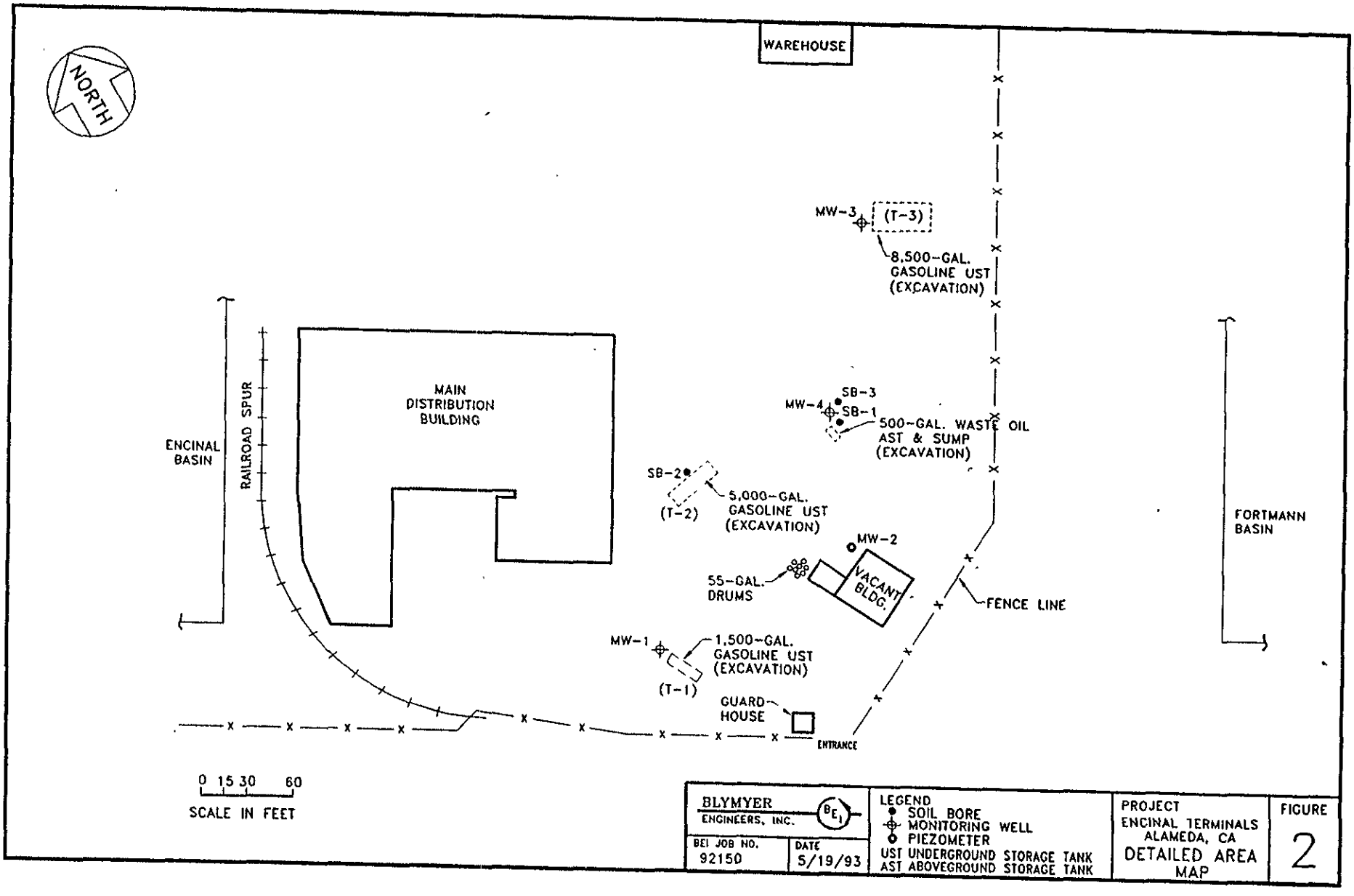
Fugro West conducted some investigations in the areas of Tank A and Tank B in September and October 1993. Three borings were emplaced at Tank A site (TA-1, TA-2, and TA-3). Soil samples were collected from these borings at

approximately 5-feet bgs. Three borings were also emplaced at Tank B site (TB-1, TB-2, and TB-3). Soil samples were collected from 5 and 10 feet bgs from all three borings. All soil samples collected from both the tank sites were analyzed for TPHg, TPHd, and BTEX. Up to 1,000 ppm TPHd was identified at the Tank A site, and up to 1,700ppm TPHd was identified at the Tank B site (refer to attached figure).

On February 2 and 3, 1995, eleven borings, P-1 through P-11, were emplaced in and around the area of the three former gasoline USTs (refer to attached figure). These borings were advanced to 13 feet bgs. "Grab" groundwater samples collected from P-1 through P-3 and P-9 through P-11 were analyzed for TPHg, BTEX, and lead, and no contaminants were identified above detection limits. "Grab" groundwater samples collected from P-4 through P-7 were analyzed for TPHg, BTEX, TPHd, Motor Oil, HVOCs, PNAs, and heavy metals. No contaminants were identified above detection limits.

Three borings were also placed at Tank Site A (P-15 through P-17) and Tank Site B (P-12 through P-14). Soil samples collected from both these tank sites were analyzed for TPHd and BTEX. Only 20ppm of biogenic material was identified in P-12, P-13, and P-15. No other constituents were identified above detection limits. "Grab" groundwater samples collected from P-12, P-14, P-16, and P-17 were analyzed for TPHd and BTEX. "Grab" groundwater samples collected from P-13 and P-15 were analyzed for PNAs, in addition to TPHd and BTEX. The samples collected from P-12 and P-14 identified 1 ppb benzene. Additionally, samples collected from P-14 through P-16 identified 100 to 190 ppm of what was identified as biogenic material. No other constituents were identified above detection limits.

Based on the results of soil and groundwater investigations conducted at the various UST sites, it appears that although low levels of soil contamination remains in place at the site, there has been low to no impact to groundwater quality beneath the site. Therefore, this office recommends that these USTs sites be closed.


NORTH
WAREHOUSE
MW-3
(T-3)
8,500-GAL. GASOLINE UST (EXCAVATION)
MAIN DISTRIBUTION BUILDING
ENCINAL BASIN
RAILROAD SPUR
MW-4
SB-3
SB-1
500-GAL. WASTE OIL AST & SUMP (EXCAVATION)
SB-2
(T-2)
5,000-GAL. GASOLINE UST (EXCAVATION)
MW-2
55-GAL. DRUMS
VACANT BLDG.
FENCE LINE
FORTMANN BASIN
MW-1
1,500-GAL. GASOLINE UST (EXCAVATION)
(T-1)
GUARD HOUSE
ENTRANCE
0 15 30 60
SCALE IN FEET
BLYMYER ENGINEERS, INC.
BEI JOB NO. 92150
DATE 5/19/93
LEGEND
SOIL BORE
MONITORING WELL
PIEZOMETER
UST UNDERGROUND STORAGE TANK
AST ABOVEGROUND STORAGE TANK
PROJECT
ENCINAL TERMINALS
ALAMEDA, CA
DETAILED AREA MAP
FIGURE
2

ALAMEDA TERMINALS

TANK REMOVAL ANALYTICAL

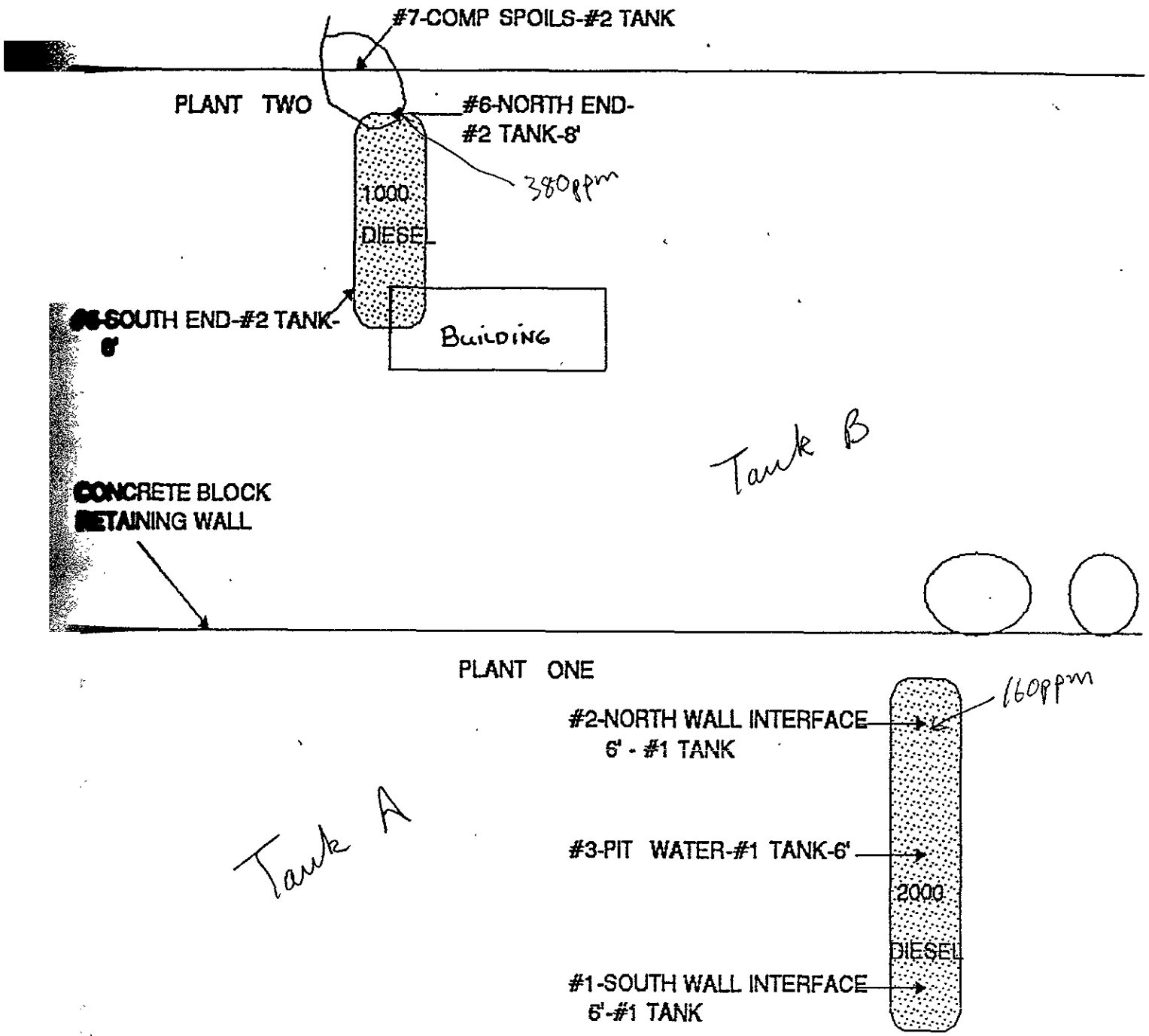
APRIL 5, 1994

2000 GALLON DIESEL TANK, PLANT # 1

SAMPLE ID	DEPTH	TPH (D)	BENZENE	TOLUENE	ETHYL BENZENE	XYLENES
#1 SOUTH	6 FEET	38 PPM	ND	0.011 PPM	ND	0.094 PPM
#2 NORTH	6 FEET	160 PPM	ND	ND	ND	0.018 PPM
#3 PIT WATER	6 FEET	26 PPM	ND	3 PPB	0.6 PPB	3 PPB
# 4 COMP SPOILS	N/A	3 PPM	BD	0.027 PPM	0.017 PPM	0.1 PPM

1000 GALLON DIESEL TANK, PLANT # 2

SAMPLE ID	DEPTH	TPH (D)	BENZENE	TOLUENE	ETHYL BENZENE	XYLENES
#5 SOUTH	8 FEET	4 PPM	ND	ND	0.025 PPM	0.033 PPM
#6 NORTH	8 FEET	380 PPM	ND	ND	ND	ND
#7 COMP SPOILS	N/A	47 PPM	ND	0.053 PPM	0.012 PPM	0.063 PPM

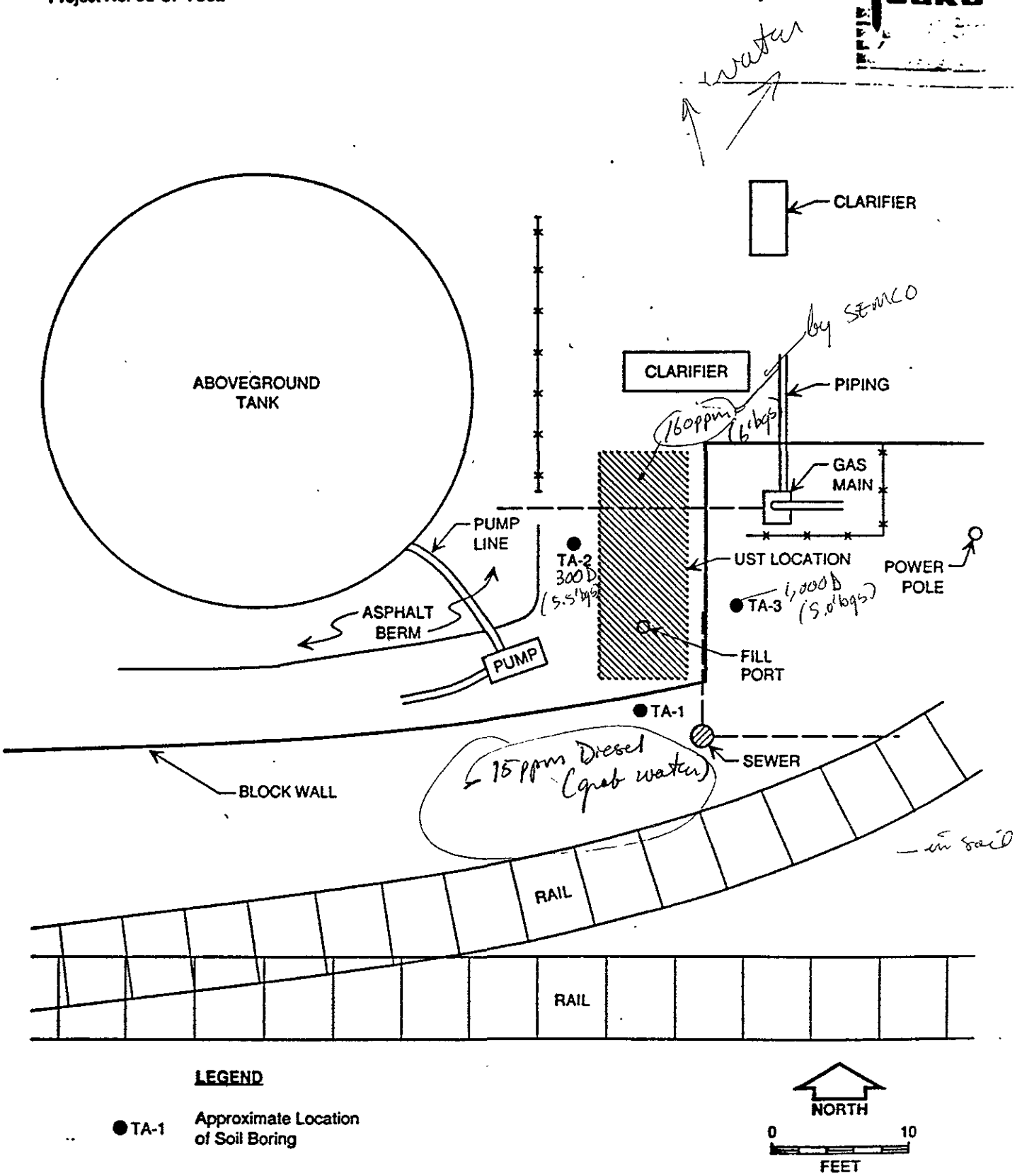


S E M C O

1521 BUENA VISTA AVE
ALAMEDA

November 1993
Project No. 93-37-7532

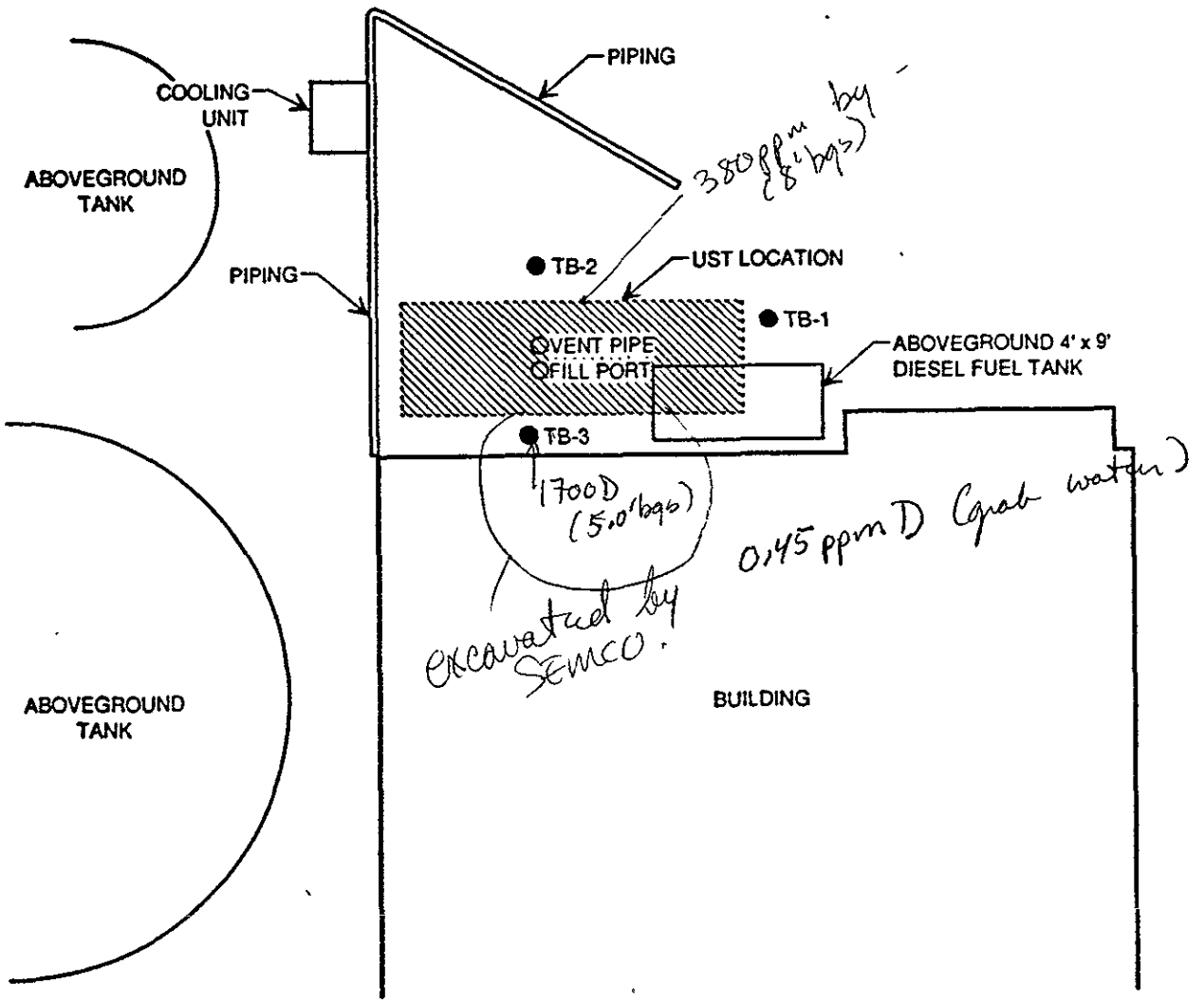
FUGRO



UNDERGROUND FUEL STORAGE
TANK LOCATION "A"
Encinal Terminal
Alameda, California

PLATE 3

November 1993
Project No. 93-37-7532



LEGEND

● TB-1 — Approximate Location of Soil Boring

NORTH

0 10

FEET

UNDERGROUND FUEL STORAGE TANK LOCATION "B"
Encinal Terminal
Alameda, California

PLATE 4