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

October 29, 1996

STID 4570

REMEDIAL ACTION COMPLETION CERTIFICATION

Ms. Dolores Staudenraus
Montgomery Washington Tower, #2305
611 Washington Street,
San Francisco, CA 94111

RE: 2424 Blanding Street, Alameda, CA - 94501

Dear Ms. Staudenraus:

This letter confirms the completion of site investigation and remedial action for one 500-gallon gasoline underground storage tank at the above described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including current land use, 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 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. (If a change in land use is proposed, the owner must promptly notify this agency.)

Please contact Madhulla Logan at (510) 567-6764 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director, Department of Environmental Health

c: Gordon Coleman, Acting Chief, Environmental Protection Division--files
Kevin Graves, RWQCB
Lori Casias, SWRCB

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01-2169

ENVIRONMENTAL PROTECTION
96 OCT 22 PM 2:

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION Date: August 28, 1996

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Pkwy**
City/State/Zip: **Alameda, CA 94502** Phone: **(510) 567-6700**
Responsible staff person: **M. Logan** Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **Dolores Staudenraus**
Site facility address: **2424 Blanding St, Alameda, CA 94501**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **4570**
URF filing date: SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
1. Dolores Staudenraus, 611 Washington St,	Montgomery Washington Tower, #2305 San Francisco, CA 94111	
2. James Powell,	Gable Creek Road, Mitchell, OR 97750	

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	500	Gasoline	Removed	2/23/93

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**
Site characterization complete? **YES**
Date approved by oversight agency: **8/14/96**
Monitoring Wells installed? **No** Number: **0**
Proper screened interval? **NA**
Highest GW depth below ground surface: Lowest depth: **NA. Groundwater is at ~8.0' bgs**
Flow direction: **Unknown**
Most sensitive current use: **Commercial office buildings.**
Are drinking water wells affected? **No** Aquifer name: **Merritt Sand**
Is surface water affected? **NA** 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 or Disposal w/destination)	Date
Tank Piping	1 UST	Disposed by H & H, San Francisco	2/23/93
Soil	10 cy	Mountain View L.F., Mt. View	3/23/93

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) Before[1]	Soil (ppm) After[3]	Water (ppb) Before[2]	Water (ppb) After
TPH (Gas)	110	ND	620	
TPH (Diesel)				
Benzene	0.041	ND	ND	
Toluene	0.053	ND	ND	
Ethylbenzene	0.067	ND	5.6	
Xylenes	0.190	ND	43	

NOTE: 1 soil sample collected at time of tank removal
2 "grab" groundwater from hand-augered boring
3 soil sample collected from hand-augered boring advanced on 7/9/96

Comments (Depth of Remediation, etc.):

See Section VII, Additional Comments, etc...

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: **None**

Should corrective action be reviewed if land use changes? **YES**
Monitoring wells Decommissioned: **NA**
Number Decommissioned: Number Retained: **NA**
List enforcement actions taken: **None**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Eva Chu** Title: **Haz Mat Specialist**

Signature: Date: 9/16/96

Reviewed by

Name: **Madhulla Logan** Title: **Haz Mat Specialist**

Signature: Madhulla Logan Date: 9/11/96

Name: **Thomas Peacock** Title: **Supervisor**

Signature: Date: 9/16/96

VI. RWQCB NOTIFICATION

Date Submitted to RB: 9/17/96 RB Response: Approved

RWQCB Staff Name: **Kevin Graves** Title: **AWRCE**

Signature: Date: 10-10-96

VII. ADDITIONAL COMMENTS, DATA, ETC.

A 500 gallon gasoling UST was removed on February 23, 1993. Two soil samples were collected from the pit bottom. Up to 110 ppm TPHg and 0.041, 0.053, 0.067, and 0.190 ppm BTEX, respectively was identified in sample D-1, collected from the northeastern end of the excavation. Sample D-2, collected from the other end of the excavation did not contain TPHg or BTEX. (See Fig 1 and 2, Table 1)

On July 9, 1996 a hand-augered boring was advanced at an angle of approximately 30 degrees from vertical on the eastern side of the former UST excavation to delineate the extent of soil contamination and to determine if groundwater was impacted by the fuel release. Soil samples collected at 5' and 6.5' below grade (measured vertically from surface) did not contain TPHg or BTEX. A "grab" groundwater sample contained 620 ppb TPHg and ND, ND, 5.6, and 43 ppb BTEX, respectively. Hydrocarbons detected in groundwater do not exceed the State of California Maximun Contaminant Levels (MCLs) for drinking water. (See Fig 3, Table 2)

In summary, case closure is recommended because:

- the leak and ongoing sources have been removed;
- the site has been adequately characterized;
- little or no groundwater impact currently exists and no contaminants are found at levels above established MCLs;
- no water wells, surface water, or other sensitive receptors are likely to be impacted; and,
- the site presents no significant risk to human health or the environment.

stauders.1

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	06-26-96	APPROVED BY		FILE/DISK	PENDING.GCD

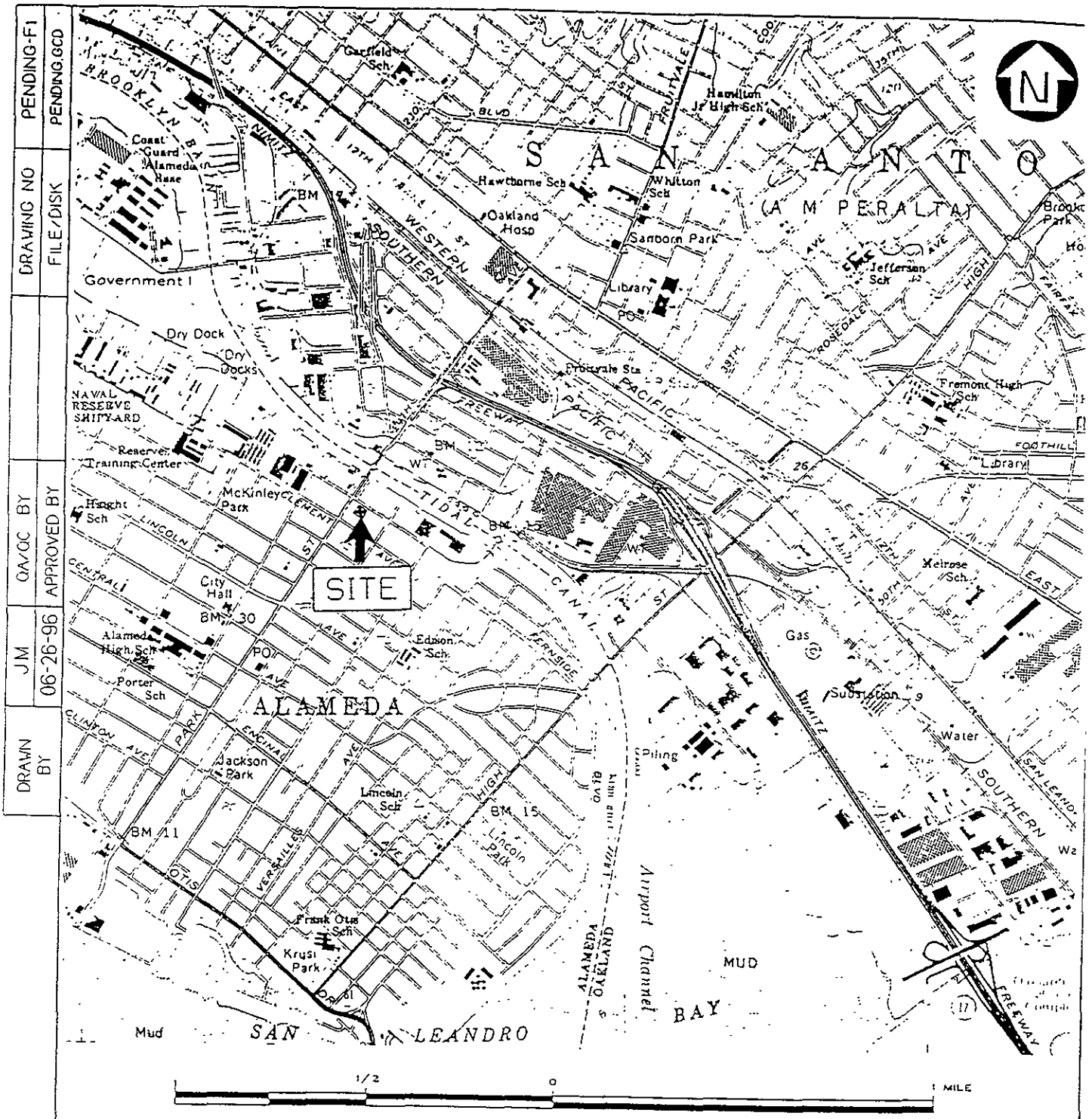


FIGURE 1

SITE VICINITY MAP

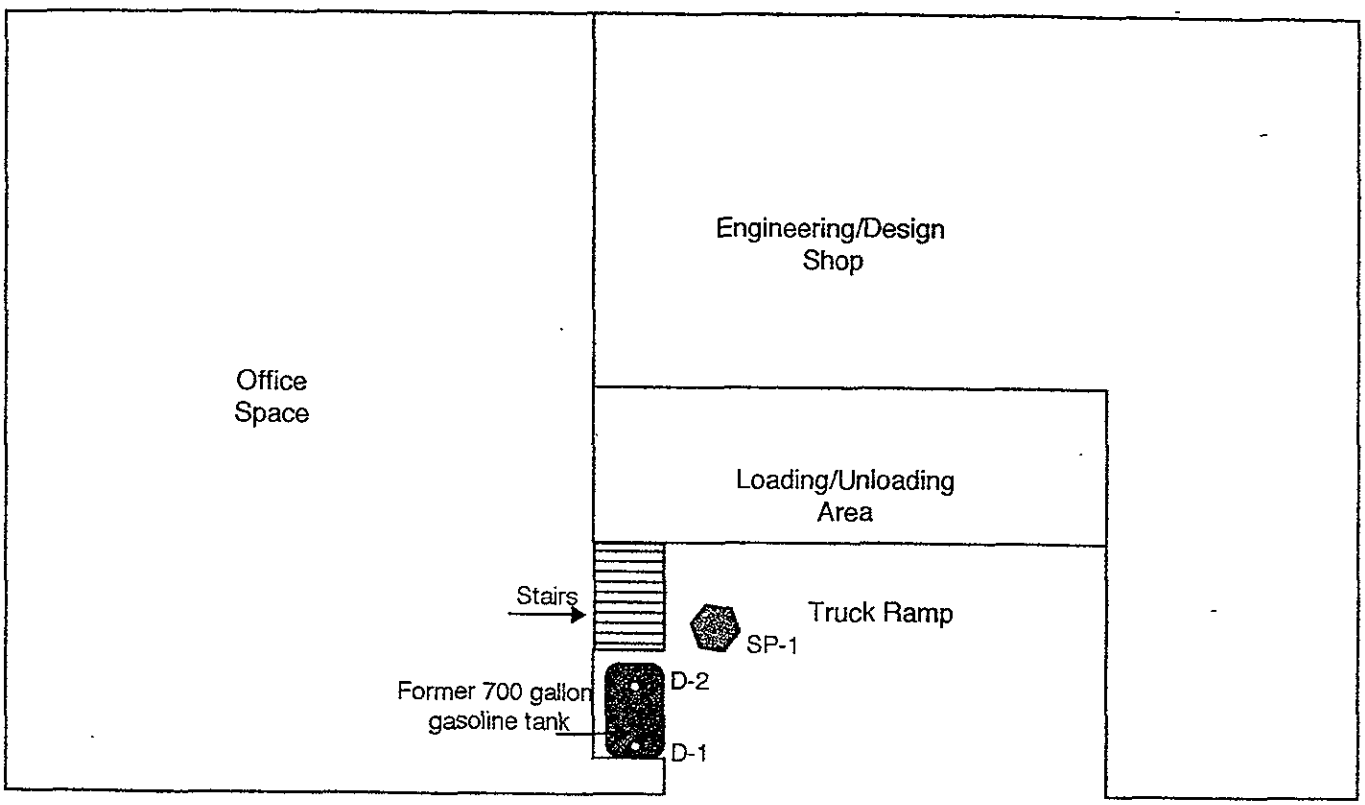
STAUDENRAUS PROPERTY
2424 BLANDING AVE
ALAMEDA, CALIFORNIA

IT JOB NO. PENDING

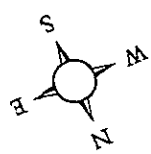
NOTES.

OAKLAND EAST QUADRANGLE 7.5 MINUTE SERIES (TOPOGRAPHIC) MAPPED, EDITED AND PUBLISHED BY THE GEOLOGICAL SURVEY. PHOTOREVISED 1980

INTERNATIONAL TECHNOLOGY CORPORATION



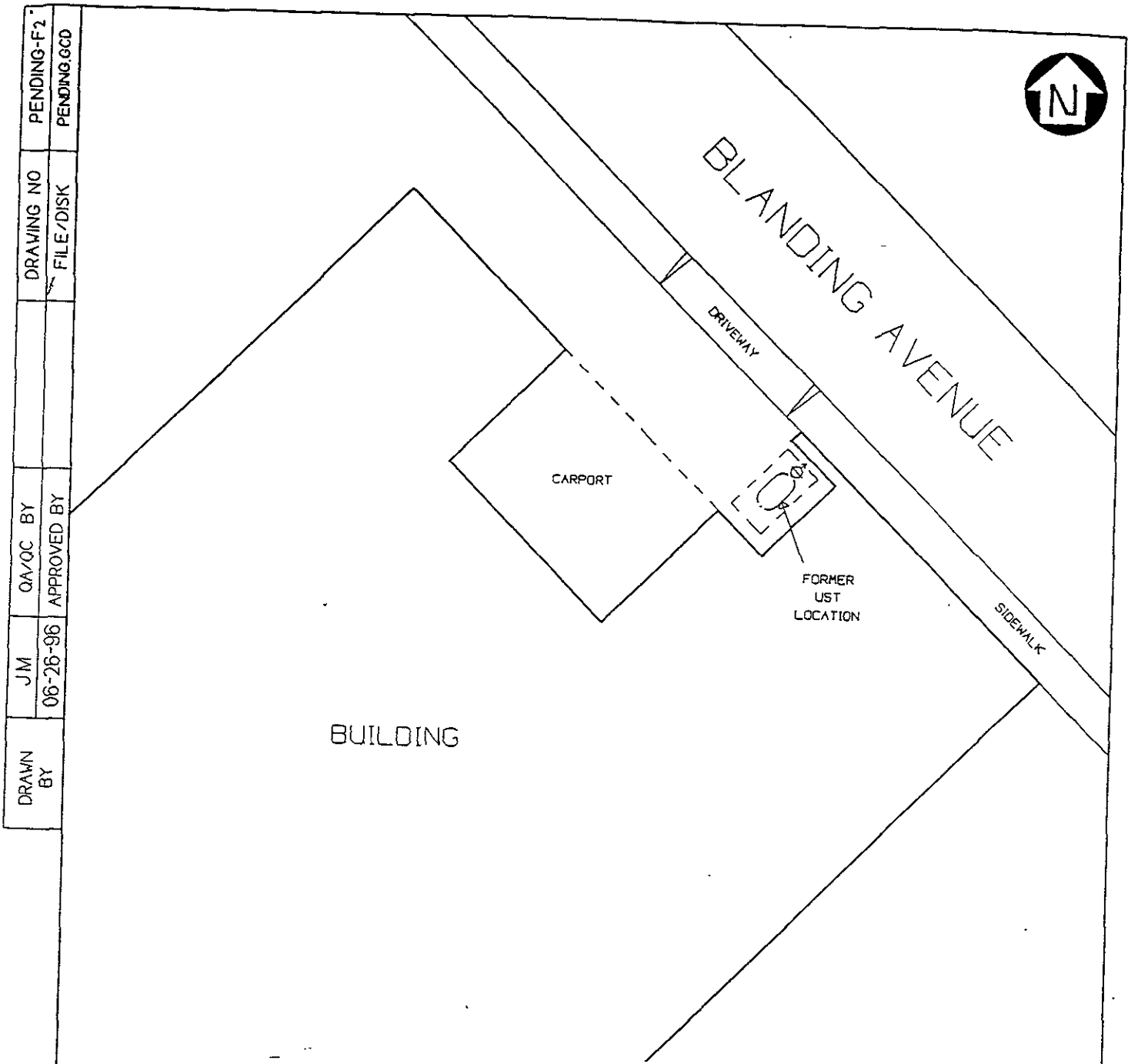
Blanding Avenue



Site Plan Figure 2
2424 Blanding Avenue
Alameda, California

March 31, 1995	Project #: 95-6241-1	By: ACE

ACC Environmental Consultants • 1000 Atlantic Avenue, Suite 110 • Alameda, California 94501 • (510) 522–8188



LEGEND

⊕ ANGLE BORING LOCATION

NOT TO SCALE

FIGURE 3

SITE PLAN WITH BORING LOCATION

STAUDENRAUS PROPERTY
2424 BLANDING AVE
ALAMEDA, CALIFORNIA

IT JOB NO. PENDING

INTERNATIONAL TECHNOLOGY CORPORATION

SOIL

Table 1 - Sample Results

Sample I.D.	TPH-gasoline (ppm)	Benzene (ppm)	Toluene (ppm)	Ethyl-Benzene (ppm)	Total Xylenes (ppm)
D-1	110	0.041	0.053	0.067	0.190
D-2	N.D.	N.D.	N.D.	N.D.	N.D.
SP-1	19	0.006	0.007	0.014	0.033

Notes:

TPH = Total Petroleum Hydrocarbons
ppm = parts per million

The water was observed within the excavation and no sheen was visible, however, no groundwater sample was taken because the water was determined to be surface water and not groundwater.

Through excavation activities, approximately 10 cubic yards of stockpiled soil was accumulated onsite. The soil was removed on March 23, 1993 and disposed of at the city of Mountain View Landfill. Dirt register form is attached in Appendix C. The excavation was backfilled and compacted with clean fill after removal of the underground storage tank.

V. BENEFICIAL USES OF GROUNDWATER

Discharge from groundwater aquifers consist of natural and artificial discharge. Natural discharge includes evapotranspiration, groundwater discharge to streams, underflow to San Francisco Bay, and spring discharge. Artificial discharge comprises pumping from wells. Water pumped from wells is used for irrigation and industrial use. Domestic water to the site is supplied by the East Bay Municipal Utility District from surface water sources. The sources are from outside of the Alameda area and include the Hetch-Hetchy Reservoir system.

Groundwater on-site occurs in Merritt Sand. The shallow aquifer in the area is the Merritt Sand as described in Alameda County Flood Control and Water Conservation District, Geohydrology and Groundwater - Quality Overview, 205 (j) Report, June 1988. Wells drilled within the Merritt sand have the lowest groundwater specific capacity of all wells installed throughout Alameda County. The report states that salt-water intrusion has occurred on a limited basis within the Merritt Sand in Alameda.

3.0 RESULTS

Although a minor petroleum odor was observed in soil, neither TPH-G or BTEX were detected in either of the soil samples collected. Additionally, benzene and toluene were not detected in the grab groundwater sample. However, TPH-G was detected in the groundwater at a concentration of 620 parts per billion (ppb). Ethylbenzene and xylene were also reported at concentrations of 5.6 ppb and 43 ppb, respectively. Analytical results are summarized in Table 3.1 below. A copy of the laboratory report is presented in Attachment A.

TABLE 2 - ANALYTICAL RESULTS

Soil Sample Results (in ppm)

	TPH-Gas	Benzene	Toluene	Ethyl Benzene	Xylene
SB1-6.5	ND	ND	ND	ND	ND
SB1-5	ND	ND	ND	ND	ND
MDL	1.0	0.005	0.005	0.005	0.005

Groundwater Sample Results (in ppb)

	TPH-Gas	Benzene	Toluene	Ethylbenzene	Xylenes
SB1-W	620	ND	ND	5.6	43
MDL	50	0.5	0.5	0.5	0.5
MCL	and/A	5	1,000	700	10,000

ND - Not Detected at laboratory detection limit
ppm - parts per million
ppb - parts per billion
MDL - Method Detection Limit
MCL - Maximum Concentration Levels
and/A - Not Applicable