

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

June 18, 1996

STID 5830

REMEDIAL ACTION COMPLETION CERTIFICATION

San Lorenzo Village
Homes Association
377 Paseo Grande
San Lorenzo, CA 94580
ATTN: Nancy Van Huffel

Re: San Lorenzo Village Homes Association, 427 Paseo Grande, San
Lorenzo, CA 94580

Dear Ms. Van Huffel,

This letter confirms the completion of site investigation and remedial action for the 550-gallon gasoline underground storage 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, structural configuration, or site activities are proposed such that more conservative exposure scenarios should be evaluated, the owner must promptly notify this agency.

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

Sincerely,

Mee Ling Tung
Director of Environmental Health Services

enclosure

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

01-1298

ENVIRONMENTAL PROTECTION

96 JUN 18 PM 2:05
CASE CLOSURE SUMMARY

Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 5/9/96

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: San Lorenzo Village Homes Association
Site facility address: 427 Paseo Grande, San Lorenzo, CA 94580
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 5830
URF filing date: Unknown (However, site is on LUSTIS list) SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
San Lorenzo Village Homes Association Contact: Nancy Van Huffel	377 Paseo Grande San Lorenzo, CA 94580	(510)276-4554

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	550	gasoline	removed	12/8/87

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Per Kaprealian Engineering's December 17, 1987 report, the tank "had numerous pea-sized holes on the sides".

Site characterization complete? YES

Date approved by oversight agency: 5/9/96

Monitoring Wells installed? Yes Number: 1

Proper screened interval? Yes. Screened from 11- to 32-feet bgs

Highest GW depth below ground surface: 9.4 ft Lowest depth: 11 ft

Flow direction: Unknown

Most sensitive current use: Site is currently a Fire Station. Nearest residential unit is across Paseo Grande Street.

Are drinking water wells affected? NO Aquifer name: Unknown

Leaking Underground Fuel Storage Tank Program

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:

<u>Material</u>	<u>Amount</u> (include units)	<u>Action (Treatment</u> <u>or Disposal w/destination)</u>	<u>Date</u>
Tank	one 550-gallon	Unknown	12/87
Soil	50 cubic yards	Unknown	

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
TPH (Gas)	510	510	ND	ND
TPH (Diesel)	NA		NA	
Benzene	20	20	ND	ND
Toluene	25	25	ND	ND
Xylene	180	180	ND	ND
Ethylbenzene	31	31	1	ND

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: If construction/excavation activities are conducted in the area of the former tank pit, this office shall be notified and a site safety plan shall be prepared for the workers to address any potential exposures to the residual hydrocarbon contamination. If the concrete pavement is ever removed from the former tank pit/monitoring well area, the remaining portions of the monitoring well will need to be properly destroyed under permit from Alameda County Flood Control District, Zone 7, to remove the potential for MW-1 to act as a conduit for surface water infiltration into groundwater.

Leaking Underground Fuel Storage Tank Program

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommissioned: Unknown

Number Decommissioned: One

Number Retained: None

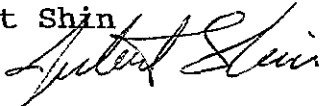
List enforcement actions taken: None

List enforcement actions rescinded:

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Juliet Shin

Title: Senior HMS


Signature: 

Date: 5/21/96

Reviewed by

Name: Eva Chu


Title: Hazardous Materials Specialist

Signature: 

Date: 5/15/96

Name: Tom Peacock


Title: Supervising HMS


Signature: 

Date: 5-21-96

VI. RWQCB NOTIFICATION

Date Submitted to RB:

RB Response: 

RWQCB Staff Name: Kevin Graves 

Title: San. Engineering Asso. Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

6/14/96

On December 8, 1987, one 550-gallon gasoline underground storage tank (UST) was removed from the above site. The tank was made of steel and had numerous pea-sized holes on the sides. Two soil samples, A1 and A2, were collected from the native soil beneath both ends of the UST at approximately 8-feet below ground surface (bgs). These samples were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, and xylenes (refer to attached figure). Analysis of soil samples identified 510 parts per million (ppm) TPHg, 20ppm benzene, 25ppm toluene, and 180ppm xylenes in Sample A2, and 99ppm TPHg, 6.5ppm benzene, 20ppm toluene, and 39ppm xylenes in Sample A1.

Approximately 50 cubic yards of excavated soil was generated from the tank removal. A composite sample collected from this soil identified 4.1ppm TPHg and 0.2ppm xylenes.

On May 11, 1989, one monitoring well, MW-1, was installed immediately adjacent to the west side of the tank pit. This well was installed down to approximately 32 feet bgs and screened from approximately 11 feet to 32 feet bgs (refer to attached well log). A slight gas odor was noted at 10-

Leaking Underground Fuel Storage Tank Program

feet bgs during drilling. Groundwater was encountered at approximately 11-feet bgs during drilling. Three soil samples, (at 5-, 10-, and 15-feet bgs), were collected from this boring, and one water sample was collected. These samples were analyzed for TPHg and BTEX. Soil contamination exceeding detectable limits was only encountered in the sample collected from 10 feet bgs, with 5.1ppm TPHg, 0.02ppm benzene, 0.099ppm ethylbenzene, and 0.034ppm xylenes. Only 1ppb ethylbenzene was identified in the groundwater sample.

Another groundwater sample was collected from MW-1 on January 31, 1990. No TPHg or BTEX was identified.

According to the well log, clayey soils exist beneath the site from the surface down to approximately 26-feet bgs. Groundwater depth appears to fluctuate from 9- to 11-feet bgs.

It appears that the clayey soil at the site has limited the migration of any past releases from the tank. Although residual soil contamination remains at approximately 8-feet below ground surface, this soil contamination did not apparently impact groundwater which is in close proximal depth to this residual contamination. If vertical migration of this contamination is limited, it would appear that lateral migration would also be limited.

The clayey soils and concrete paving of the whole site would also appear to abate the infiltration of any vapors from the residual hydrocarbons in soil to ambient or indoor air.

Based on the fact that no groundwater contamination was identified at the site, the clayey soils, and the concrete pavement at the site, it appears that any releases from the former UST pose no risk to groundwater or human health. Therefore, this site is being proposed for closure.

If the concrete pavement is ever removed from above the area of the former tank pit and monitoring well, any remaining portions of the monitoring well, MW-1, will need to be removed to remove the potential for this well to act as a conduit for surface water runoff to infiltrate into the groundwater.

Additionally, if any construction/excavation is ever planned for the former tank pit area, this office shall be notified and a site safety plan shall be prepared for the workers to address potential exposures to the residual soil contaminants.



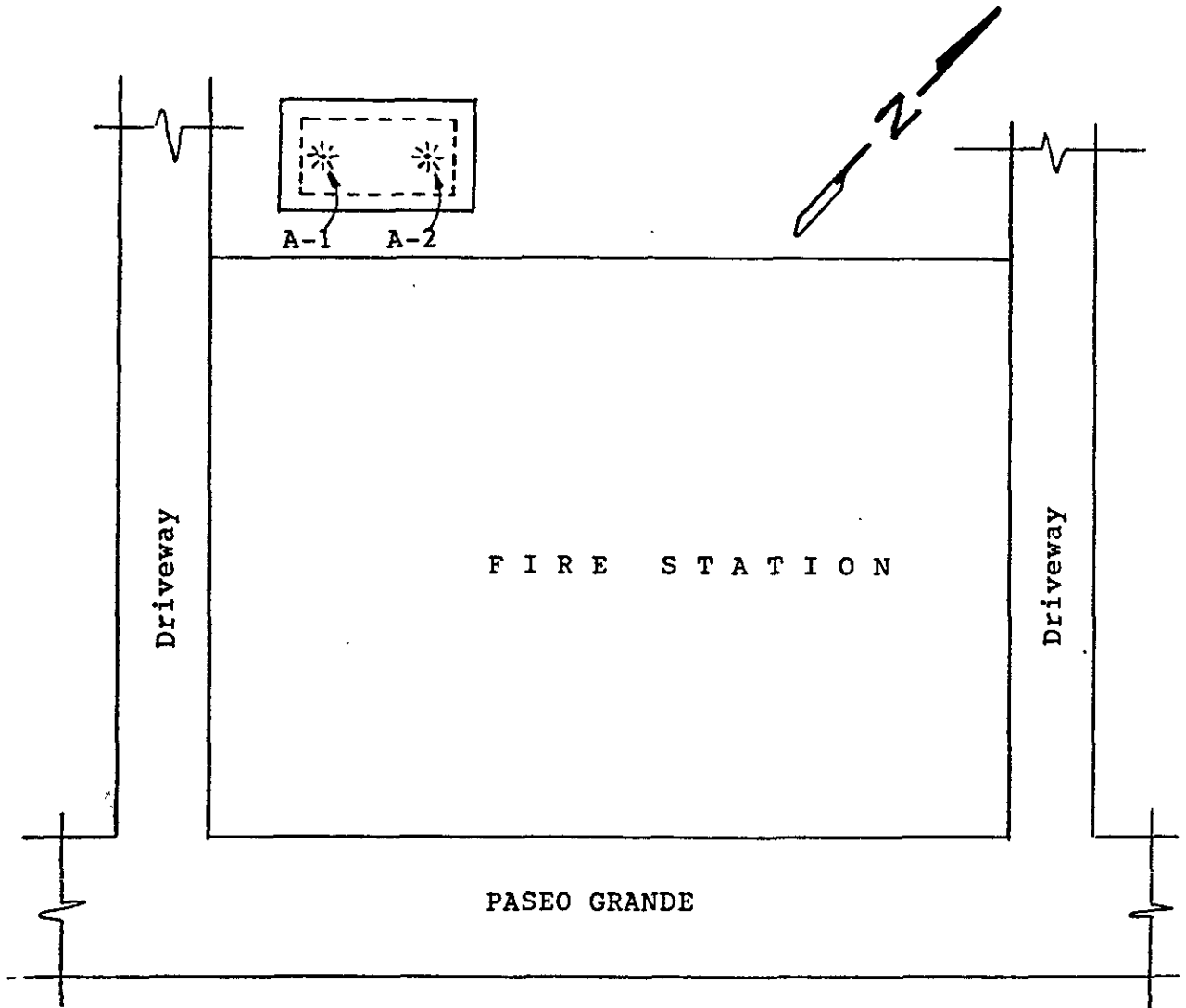
KAPREALIAN ENGINEERING, INC.

Consulting Engineers

P. O. BOX 913

BENICIA, CA 94510

(415) 676-9100 (707) 746-6915

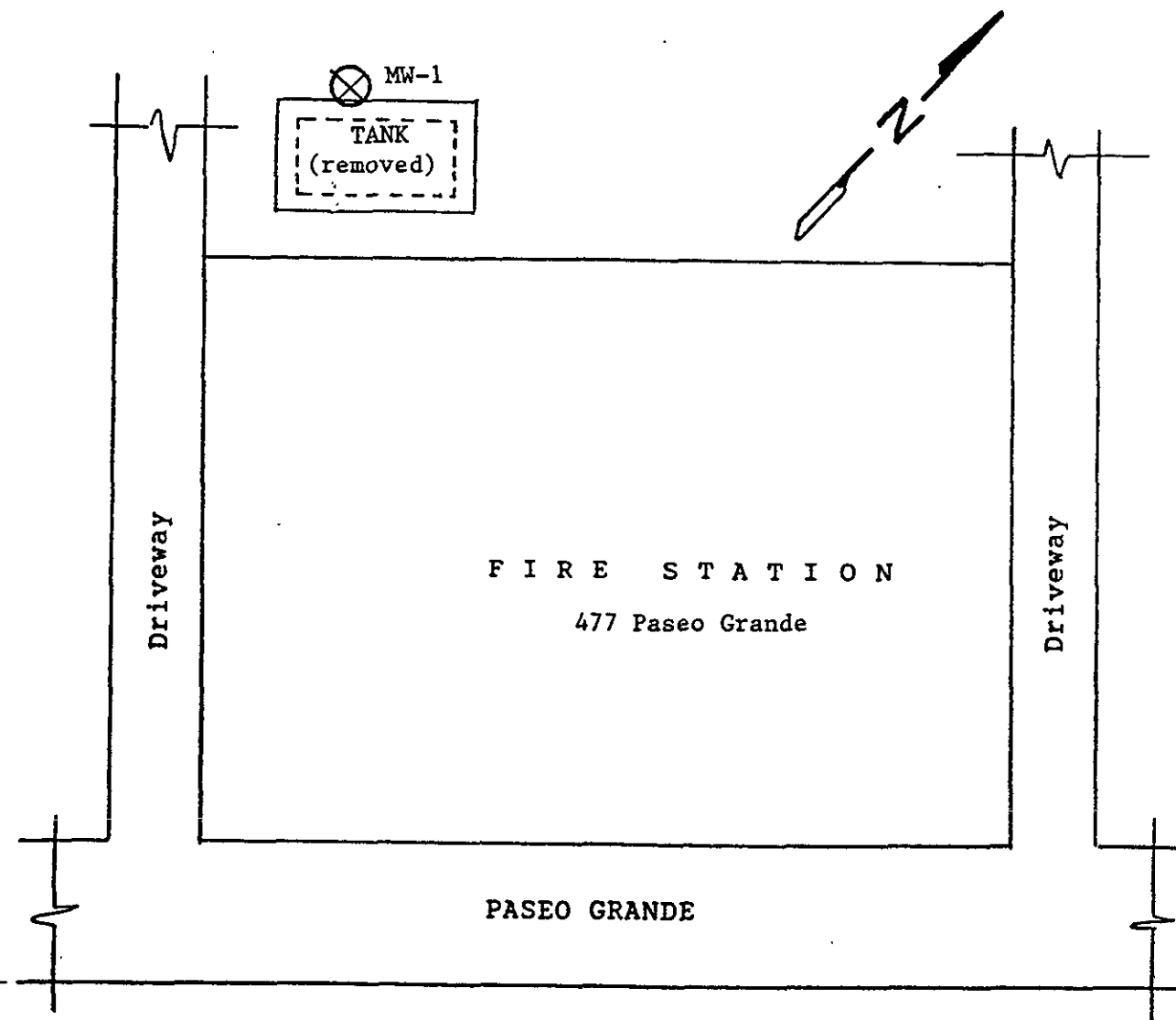


* Sample location

LOCATION PLAN
(nts)

427 Paseo Grande
San Lorenzo, California

Figure 2



⊗ denotes monitoring well location

Figure 2

DEPTH (ft)	SOILS / ROCK DESCRIPTION	MONITORING WELL DETAILS		REMARKS
		Well Construction	Well Components	
0	concrete: approximately 4-inches	Street Box	Concrete	
1	clay, greenish black, sand v. minor, stiff, (CH)	bentonite pellets	2" Blank PVC	soil sample no odor
2				
3				
4	clay, as above with minor blue-green gravel, (CH)			
5	clay, olive brown to black, sand nil, firm, (CH)	bentonite pellets	2" Blank PVC	soil sample sl. odor
6				
7				
8	clay, green-olive gray to brown, sand minor, (CH)	bentonite pellets	2" Blank PVC	soil sample measured water at 11'
9				
10				
11				
12	clay, olive brown, sand nil, firm, (CH)	bentonite pellets	2" Blank PVC	sl. odor of gas from hole
13				
14				
15	clay, as above, (CH)	bentonite pellets	2" Blank PVC	
16				
17				
18				
19				
20				
21				
22				

depth ft.	SOILS / ROCK DESCRIPTION	MONITORING WELL DETAILS	REMARKS
23-	clay, olive brown, sand nil, (CH)		no odors
24-			
25-			
26-	clay and sand, olive brown, layers few inches thick, (ML)		
27-			
28-			
29-			
30-	sand and clay, olive gray-brown, sand > 50%, fine to med. gr., (SC)		
31-			
32-	B. O. H.	threaded bottom cap	
33-			
34-			
35-			
36-			
37-			
38-			
39-			
40-			