

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

Alameda County CC4580  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577

REMEDIAL ACTION COMPLETION CERTIFICATION

June 27, 1995

Mr. Michael Ghidella  
45750 San Louis Ray Avenue  
Unit 158  
Palm Desert, CA 92260

UNDERGROUND STORAGE TANK (UST) CASE  
Re: 2110 Santa Clara Avenue, Alameda, California 94502  
Site No.: 5012

Dear Mr. Ghidella,

This letter confirms the completion of site investigation and remedial action for the 1,500-gallon heating oil 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 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,

A handwritten signature in dark ink, appearing to read 'Rafat A. Shahid'. The signature is written in a cursive, somewhat stylized font.

Rafat A. Shahid, Director

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

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

Date: 6/15/95

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: Ghidella Residence  
Site facility address: 2110 Santa Clara Ave., Alameda, CA 94502  
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 5012  
URF filing date: 4/5/95 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Mr. Michael Ghidella	45750 San Louis Ray Ave. Unit 158 Palm Desert, CA 92260	(619)779-9626

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	1,500-gallon	heating oil	removed	5/3/94

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: Unknown

Site characterization complete? YES

Date approved by oversight agency: 4/5/95

Monitoring Wells installed? YES Number: One

Proper screened interval? YES. From 4- to 19-feet bgs

Highest GW depth below ground surface: 3.68'bgs Lowest depth: 6.99'bgs

Flow direction: northerly

Most sensitive current use: Unknown

Are drinking water wells affected? NO Aquifer name: Unknown

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

**Leaking Underground Fuel Storage Tank Program**

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> <u>(include units)</u>	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
Tank	1,500 gallons	Erickson Facility 255 Parr Blvd. Richmond, CA 94801	5/3/94
Soil	8 cubic yards	BFI Vasco Rd., Livermore	5/26/94
Sludge/rinsate	100 gallons	Alviso Independent Oil 5002 Archer St. Alviso, CA 95002	5/3/94

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)**

**Maximum Documented Contaminant Concentrations - - Before and After Cleanup**

Contaminant	Soil (ppm)		Water (ppm)	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
TPH (Gas)	NA		NA	
TPH (Diesel)	1,900		ND	
Benzene	ND		ND	
Toluene	ND		1	
Xylene	0.024		ND	
Ethylbenzene	0.013		ND	
Motor Oil	NA		NA	

**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**

**Leaking Underground Fuel Storage Tank Program**

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 Decommissioned: **NO Will be decommissioned upon receipt of case closure.**

Number Decommissioned:

Number Retained:

List enforcement actions taken: **None**

List enforcement actions rescinded:

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: **Juliet Shin**

Signature: *Juliet Shin*

Title: **Senior HMS**

Date: *6/15/95*

Reviewed by

Name: **Eva Chu**

Signature: *Eva Chu*

Title: **Hazardous Materials Specialist**

Date: *6/15/95*

Name: **Madhulla Logan**

Signature: *Madhulla Logan*

Title: **Hazardous Materials Specialist**

Date: *6/18/95*

**VI. RWQCB NOTIFICATION**

Date Submitted to RB:

RWQCB Staff Name: **Kevin Graves**

RB Response: *Approved*

Title: **San Engineering Asso.** Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

*KG* *6/22/95*

On May 3, 1994, one 1,500-gallon heating oil tank was removed from the site by Aqua Science Engineers and Break-Away Bobcat, Inc. Associated product piping and vent lines were either removed or cut and capped at the excavation limits. No holes or cracks were found in the UST, but soil staining was observed 1 foot below the tank. Soil samples were collected from one foot beneath each end of the tank at approximately 9-feet below ground surface (bgs), and one soil sample was collected from the north sidewall of the pit at 6-feet bgs. These samples were analyzed for Total Petroleum Hydrocarbons as diesel (TPHd) and benzene, toluene, ethylbenzene, and xylenes (BTEX). Analysis of soil samples identified 1,900 parts per million (ppm) TPHd, 0.013 ppm ethylbenzene, and 0.024 ppm total xylenes from the pit bottom, east end. No contaminants were identified above detection limits in the other two tank pit samples.

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Both of the bottom tank pit samples were water saturated. Overexcavation to a depth of 11 feet bgs led to minor ground water ponding and severe sloughing. Confirmatory soil samples could not be collected due to the sloughing, which would have led to an unrepresentative soil sample. Analysis of the stockpiled soil sample only identified 24 ppm TPHd and no BTEX.

Stockpiled soil was hauled off site to BFI Vasco Road landfill in Livermore.

On May 20, 1994, one ground water monitoring well, MW-1, and two borings (BH-E and BH-S) were installed at the site. The well was installed within 10 feet north of the tank pit. Based on ground water gradient information for two other sites at 2244 Santa Clara Ave. and 2501 Santa Clara Ave., the ground water at the site was estimated to be flowing towards the north. MW-1 was screened appropriately from 4 to 19 feet bgs.

Borings BH-E and BH-S were placed to delineate the extent of soil contamination observed during the tank removal. Soil samples were collected from the two borings and MW-1 at 6 feet bgs. These soil samples were analyzed for TPHd and BTEX. No contaminants were identified above detection limits. Therefore, it appears that the soil contamination identified during the tank removal was very limited in extent.

Ground water samples were collected from MW-1 for four consecutive quarters. No TPHd or benzene, ethylbenzene, or total xylenes were ever identified during these quarterly sampling events. Toluene was only identified once at 1 parts per billion (ppb) which is below drinking water standards.

The following are the primary points supporting case closure for the site:

- o Although 1,900 ppm TPHd was identified in a tank pit soil sample, no benzene was ever identified in any of the tank pit or stockpiled soil samples.
- o The extent of soil contamination observed in the tank pit appears to be very limited based on the analysis results for soil samples collected from borings BH-E and BH-S.
- o Although a limited amount of soil contamination remains in place, it doesn't appear to have impacted ground water beneath the site based on the Non Detect results from the last four quarters of monitoring.