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

RAFAT A. SHAHID, DIRECTOR
DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

REMEDIAL ACTION COMPLETION CERTIFICATION

March 13, 1996

Attn: Francis Collins
Clement Avenue Property
2241 Clement Avenue
Alameda, CA

UNDERGROUND STORAGE TANK (UST) CASE
Clement Avenue Property
2241 Clement Avenue
Alameda, CA

SITE NO. 1325

Dear Mr. Collins:

This letter confirms the completion of site investigation and remedial action for the 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 call Madhulla Logan at (510) 567-6700 if you have any questions regarding this matter.

Sincerely,

Jun Makishima

Jun Makishima, Interim Director

ATTACHMENT

c: Chris Wabuza, Sequoia Environmental, 1111 Aladdin Avenue, Suite B, San Leandro, CA - 94577
Kevin Graves, RWQCB
Mike Harper, SWRCB w/attachment
Gordon Coleman, Acting Chief of Environmental Protection Division
Files(ALL)

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION **Date:**

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Pkwy**
City/State/Zip: **Alameda, CA** Phone: **(510)567-6764**
Responsible staff person: Madhulla Logan Title: **Hazardous MaterialsSpec.**

II. CASE INFORMATION

Site facility name: **Clement Avenue Property**
Site facility address: 2241 Clement Avenue, Alameda, CA
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: 1325
URF filing date: 5/10/89 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Francis Collins	6050 Hollis Street Emeryville, CA - 94608	

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	550 gallon	gasoline	removed	5/10/89

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown

Site characterization complete? YES

Date approved by oversight agency: 1/16/96

Monitoring Wells installed? YES Number: 1

Proper screened interval? Yes (5 to 20ft bgs)

Highest GW depth below ground surface: 5.15ft Lowest depth: 6.43 feet

Flow direction: northeast

Most sensitive current use: None

Are drinking water wells affected? probably not since it is in Alameda

Is surface water affected? NO Nearest affected SW name:

Off-site beneficial use impacts (addresses/locations): Not Known

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
Tank	550 gallon	H and H, San Francisco, CA	5/10/89
Liquid in tank	not mentioned	Erickson, Richmond, CA	5/16/89

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

Contaminant	Before Soil (ppm)	After Soil (ppm)	Before Water (ppb)	After Water (ppb)
Gasoline	6000	6000	ND	200
Diesel	NA	NA	NA	NA
Benzene	8.7	8.7	ND	ND
Toluene	77	77	ND	0.5
Xylene	270	270	ND	5
Ethyl Benzene	48	48	ND	5
Total Lead	15.6*			

Comments (Depth of Remediation, etc.): During the tank removal, soil samples were collected immediately above the shallow groundwater seen at 7.5 feet.
*Soil samples collected from boring B-1 to B-3 were analyzed for total lead in addition to gasoline and BTEX. Total lead was found up to 15.6 ppm.

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? YES

Monitoring wells Decommisioned: No

Number Decommisioned: NA Number Retained: 1

List enforcement actions taken:N/A

List enforcement actions rescinded:N/A

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Madhulla Logan
Signature: Madhulla Logan
Title: Hazardous Material Spec
Date: 2/13/96

Reviewed by
Name: Barney Chan
Signature: Barney Chan
Title: Hazardous Material Spec.
Date: 2/8/96

Name: Eva Chu
Signature: Eva Chu
Title: ~~Supervisor~~, Haz Mat Spec.
Date: 2/8/96

VI. RWQCB NOTIFICATION

Date Submitted to RB:
RWQCB Staff Name: Kevin Graves
RB Response: ~~None~~ Approved
Title: San. Engineering Asso. Date: 2/23/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

A 550 gallon gasoline underground storage tank was removed on May 10, 1989. Two inch thick residual gasoline was pumped from the tank. No holes were observed. Visibly contaminated soils were excavated and 5 soil samples were collected at approximately 7.5 feet (just above the groundwater) from the bottom and sidewalls of the excavation. The samples collected from the eastern and western excavation did not contain any compounds above detection limits. However, in the rest of the samples, gasoline and benzene was detected at concentrations up to 6000 ppm and 8.7 ppm benzene respectively. In spite of high concentrations, at the request of the Alameda Fire Department, the excavation was halted in the southern and northern walls of excavation due to the presence of a water main and a fire hydrant. The excavated soils, about 30 cubic yards, were aerated on site until July 14, 1989. Subsequently, 2 soil samples collected from the aerated pit did not contain any gasoline or BTXE in concentrations above the detection limit and were reused on site. (see Fig 1, Table 1)

On December 12, 1991, 3 soil borings B-1 through B-3 were drilled on site. Boring B-1 located about 4 feet downgradient from the former tank location was converted to monitoring well MW-1. Soil samples were collected at 5 foot intervals and selected soil samples (based on PID results) were analyzed for gasoline, BTEX and total lead. None of the soil samples contained gasoline or BTEX in concentrations above the detection limit. However, total lead was found in some of the soil samples up to 15.6 ppm. Laboratory analysis of groundwater samples collected from monitoring well MW-1 did not indicate concentrations of any of the analytes above the detection limit. The groundwater gradient determined using the 4 monitoring wells, from the neighboring property (2235 Clement Avenue) was assumed to be north east. (see Fig 2)

Groundwater monitoring of well MW-1, conducted for 4 consecutive

quarters starting from September 1994 detected concentrations of gasoline, toluene, ethyl benzene and xylene in concentrations up to 0.2 ppm, 0.5 ppb, 5 ppb and 5 ppb respectively. No benzene was detected in the groundwater. (See Table 2)

In December 1995, the groundwater gradient was again confirmed by using the monitoring well MW-1 in conjunction with the 4 wells located in the neighboring site.

The rationale for closure:

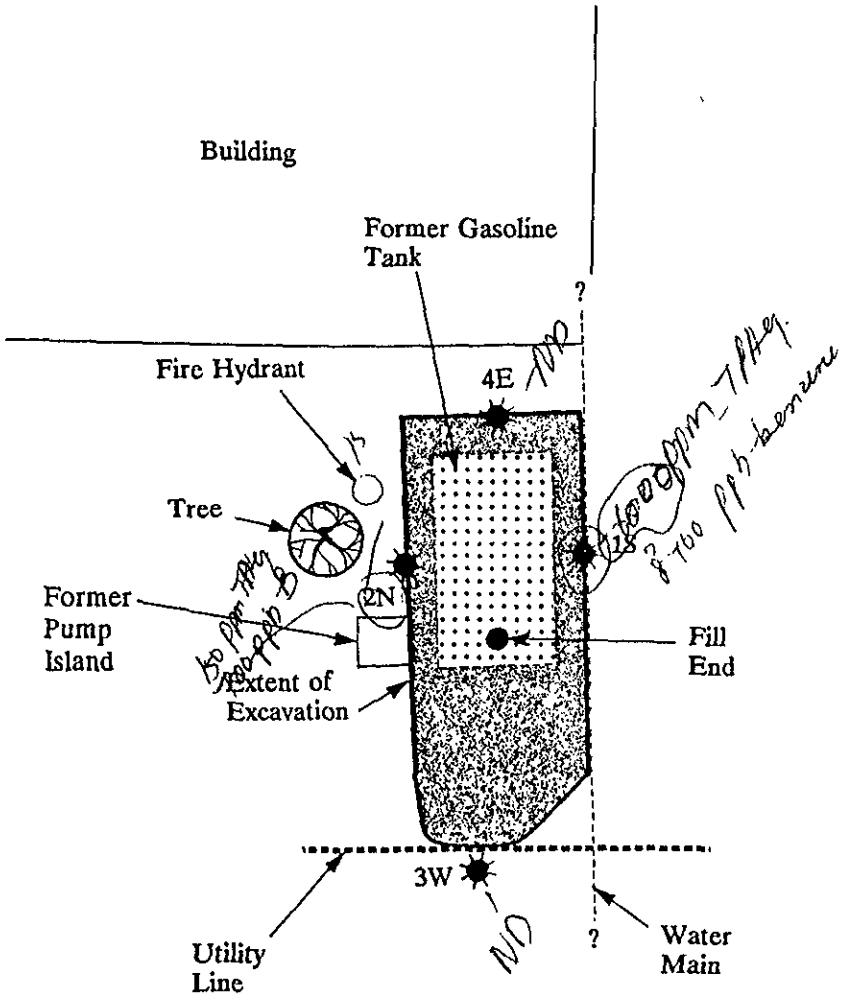
1. Based on the results of soil samples from borings B-1 through B-3, it appears that the soil contamination is localized around the UST.

2. Results of groundwater monitoring for well MW-1, indicate that the groundwater has not been impacted by the residual soil contamination left in place.

3. At present, the site is used for commercial purposes and there is no plans to change site use in the future.

TANK EXCAVATION DETAIL

Figure 8



Legend:

✸ Soil Sampling Locations
May 1989

2235 Clement Avenue
Alameda, California

Not to Scale

BASELINE

TABLE 1

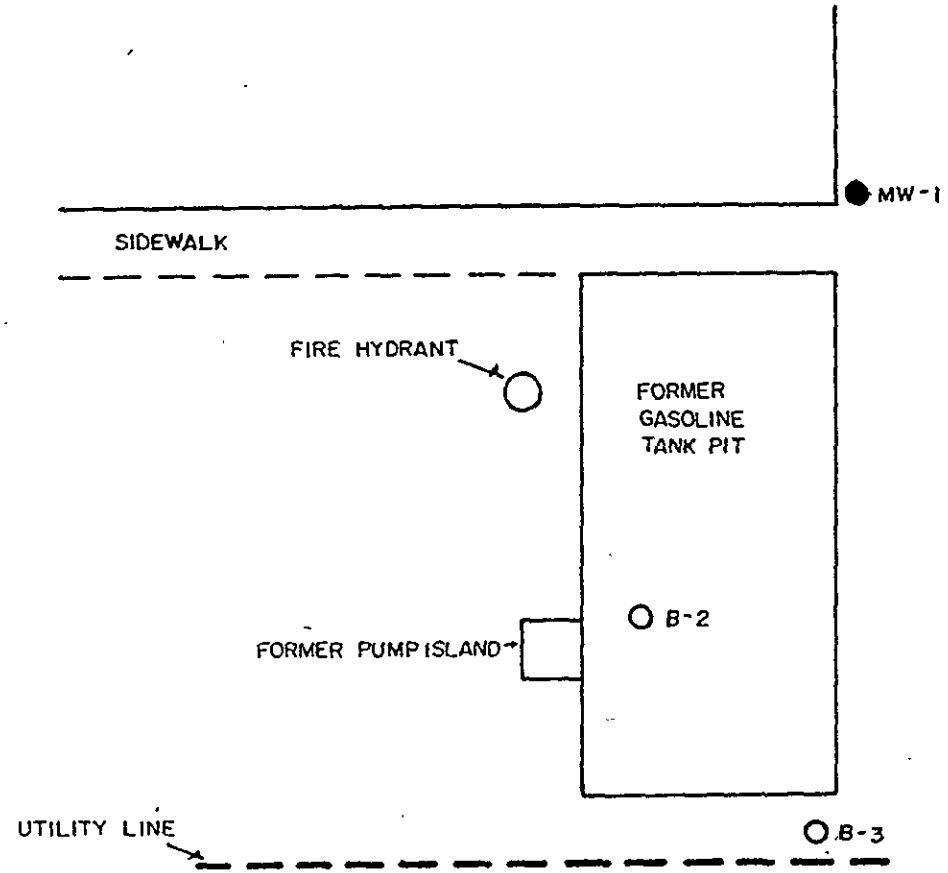
ANALYTICAL RESULTS
SOIL SAMPLING
2235 Clement Avenue
May, 1989
(mg/kg)

Sample ID	Date	Depth (feet)	TPHg[1]	Benzene[2]	Toluene[2]	Xylenes[2]	Ethyl-Benzene[2]	Organic Lead[3]
Fill End	5/10/89	7.5	<10	0.040	0.014	0.130	0.057	<2.0
1S	5/10/89	7.5	6,000	8.700	77.000	270.000	48.000	-
2N	5/10/89	7.0	150	0.700	1.900	6.500	1.200	-
3W	5/10/89	7.0	<10	<0.005	<0.005	<0.005	<0.005	-
4E	5/10/89	7.0	<10	<0.005	<0.005	<0.005	<0.005	-
BC-1[4]	7/14/89	NA	<10	<0.005	<0.005	<0.005	<0.005	-
BC-2[4]	7/14/89	NA	<10	<0.005	<0.005	<0.005	<0.005	-

[1] EPA Method 8015M
[2] EPA Method 8020
[3] DHS, May 1988 LUFT Manual Method
[4] Aeration Pile

Notes:

TPHg = Total Petroleum Hydrocarbons as gasoline
NA = Not Applicable
- = Not Analyzed For
See Figure 3 for sampling locations.
Laboratory Report is included in Appendices D and F.



RGA ENVIRONMENTAL INC.	JOB NUMBER. 100778, FIGURE 2	SITE PLAN: 2235 CLEMENT AVE. ALAMEDA, CA
EMERYVILLE, CA	SCALE: 1" = 08' - 00"	BORING LOCATIONS

TABLE # 2

Quarterly Monitoring Of
Groundwater Well (MW-1)
2235 Clement Avenue
Alameda, California
October 5, 1995

Date	Depth To Ground-water (ft)	TPH-G (ppm)	Benzene (ppb)	Toluene (ppb)	Ethyl Benzene (ppb)	Xylenes (ppb)
12-17-91	6.43	ND	ND	ND	ND	ND
9-7-94	6.14	0.1	ND	0.5	3	3
12-21-94	5.44	0.1	ND	ND	0.7	ND
4-21-95	5.15	0.2	ND	ND	5	5
10-5-95	6.05	ND	ND	ND	ND	ND

ND Non-Detect
ppb parts per billion
ppm parts per million