

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01176

RAFAT A. SHAHID, Assistant Agency Director

November 4, 1994
STID 3761

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. John Goldstein
16450 Kent Ave.
San Lorenzo, CA 94580

Re: Plants Unlimited, 16450 Kent Ave., San Lorenzo, CA

Dear Mr. John Goldstein:

This letter confirms the completion of site investigation and remedial action for the former 1,500-gallon diesel and 280-gallon gasoline underground storage tanks at the above described location.

Based upon the available information 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 tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations.

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

Sincerely,

Rafat A. Shahid, Director

c: Edgar B. Howell, Chief, Hazardous Materials Division - files
Kevin Graves, RWQCB
Mike Harper, SWRCB

LOP\Completion

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ALCO
HAZMAT

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date:

Agency name: Alameda County-HazMat Address: 80 Swan Wy., Rm 2
City/State/Zip: Oakland Phone: (510) 271-4320
Responsible staff person: Juliet Shin Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Plants Unlimited
Site facility address: 16450 Kent Ave., San Lorenzo, CA
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3761
URF filing date: 9/1/94 SWEEPS No: N/A

Responsible Parties: Addresses: Phone Numbers:
John & Nancy Goldstein 16450 Kent Ave. (510) 276-2384
San Lorenzo, CA 94580

<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	diesel	removed	7/31/90
2	280	gasoline	removed	7/31/90

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: One hole was identified in the gasoline tank. So observed release could be due to a tank leak or to overspill.

Site characterization complete? YES

Date approved by oversight agency: 9/31/94

Monitoring Wells installed? YES Number: three

Proper screened interval? YES

Highest GW depth below ground surface: 10.44' Lowest depth: 16.08'

Flow direction: northwest

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
 80 Swan Wy., Rm 200
 Oakland CA 94621

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> (include units)	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
Tank Piping	Two tanks	H & H Ship Service Co. 220 China Basin Street San Francisco, CA 94107	7/31/90
Soil	6 cubic yards	Zanker Road Disposal and Recycling 705 Los Esteros Rd. San Jose, CA 95134	10/8/90

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)	2,300	ND	ND	ND
TPH (Diesel)	ND	ND		
Benzene	ND	ND	ND	ND
Toluene	ND	ND	ND	ND
Xylene	47	ND	ND	ND
Ethylbenzene	0.59	ND	ND	ND
Motor Oil	56 (in stockpile)			

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 Title: Hazardous Materials Specialist
 Signature: *Juliet Shin* Date: 10/4/94

Reviewed by
 Name: Eva Chu Title: Hazardous Materials Specialist
 Signature: *Eva Chu* Date: 10/4/94

Name: Madhulla Logan Title: Hazardous Materials Specialist
 Signature: *Madhulla Logan* Date: 10/4/94

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: *Approved*
 RWQCB Staff Name: *Rich Hiett* Title: San. Engineering Asso. Date: *11/1/94*
K. Graves

VII. ADDITIONAL COMMENTS, DATA, ETC.

Two underground storage tanks (USTs), one 1,500-gallon diesel and one 280-gallon gasoline UST, were removed from the site on July 31, 1990. One small hole was noted in the gasoline tank. Two soil samples were collected from each of the two tank pits, from approximately 8 to 10 feet below ground surface (bgs). One soil sample collected from the north end of the gasoline UST identified up to 2,300 parts per million (ppm) gasoline (TPHg) and traces of ethylbenzene and xylenes. One sample from the stockpiled soil identified 56 ppm Motor Oil. It appears that approximately 15 cubic yards of soil was initially excavated from these tank removals. Six cubic yards of the stockpiled soil with the 56 ppm Motor Oil was hauled off site for disposal. The remaining stockpiled soil was reused on site.

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Further excavation was conducted on the gasoline tank pit. It appears that approximately 2 to 3 feet of additional soil was removed from the bottom of the pit. Two additional soil samples were collected, one from the northwest corner and one from the southeast corner. These samples were analyzed for TPHg and BTEX. No contaminants were identified. No contaminants were identified in the stockpiled soil resulting from this round of excavation.

On November 11, 1992, three monitoring wells were installed at the site (MW1 through MW3). Apparently, the consultants forgot to collect soil samples from these wells during installation, so three additional borings were placed adjacent to these newly installed wells on January 20, 1993 and soil samples were collected from these locations from approximately 8 to 9.5 feet bgs. Samples were analyzed for TPHg and BTEX. No contaminants were identified in these soil samples.

Although none of the three wells were located directly downgradient of the tank pit, MW-2 is located within 10 feet of the former tank pit. Considering that the ground water gradient is relatively flat at the site, it would appear that MW-2 would have identified any ground water contaminants that may have been present.

Ground water samples were collected from these wells on 12/01/92, 12/30/93, 3/30/94, and 6/29/94 and analyzed for TPHg and BTEX. No contaminants have ever been identified above detection limits from these water samples.

Based on the above information, it appears that the observed soil contamination was very limited, and was removed during the overexcavation of the gasoline tank pit. The soil types at the site consist mostly of fairly impermeable clay. The ground water sample results indicate that any remaining contamination will not pose a future threat.