SITE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: March 27, 2014

Agency Name: San Francisco Bay RWQCB	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: (510) 622-2382
Responsible Staff Person: Ralph Lambert	Title: Engineering Geologist

II. SITE INFORMATION

Site Facility Name: Former Western Stucco Site		
Site Facility Address: 5115 East 8th Street, Oakland, CA		
Regional Board Case No: 01-2242	Local or LOP Case No:	Priority:
URF Filing Date:	SWEEPS No:	

Responsible Party: The Alvaro and Hilda Alvaro Avendano Trust, c/o Al Avendano
1235 East Williamson Road, Manteca, California 95337
Phone Number: 510-325-3606

Tank No.	Size in Gallons	Contents	Closed In-Place or Removed	Date
1	8000	Diesel	Removed	3/26/1991
2	8000	Unleaded Gasoline	Removed	3/26/1991

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Leaking gasoline USTs (Underground Storage Tanks)		
Site characterization complete? Yes	Date Approved By Oversight Agency: 3/6/14	
Monitoring wells installed? Yes	Number: 5	Proper screened interval? Yes
Highest GW Depth Below Ground Surface: 16.51 feet	Lowest Depth: 11.3 feet	Flow Direction: Variable
Most Sensitive Current Ground Water/land Use: The local shallow groundwater is not currently used. It is unlikely that shallow groundwater in this area will be utilized for drinking water.		
Most Sensitive Potential Ground Water Use: source of drinking water		
Are drinking water wells affected? No	Aquifer Name: East Bay Plain	
Is surface water affected? No	Nearest Surface Water Name: 54th Avenue Creek daylights about 500 feet southeast of Site.	
Off-Site Beneficial Use Impacts: None		
Report(s) on file? Yes	Where is report(s) filed? San Francisco Bay RWQCB	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount	Action (Treatment or Disposal w/Destination)	Date
Tanks	2	See page 1 above	1991
Groundwater	4,000 gallons	Removed from the tank excavation pit.	1991
Soil	130 cubic yards	Transported and disposed off-Site by Conti Material Services, Inc to Forward Inc. Landfill, Stockton, California	May 19, 1997
Soil	~300 cubic yards	Stockpiled at the Site (according to past site owner, no report of excavation)	August 2009
Soil	111.1 tons	Stockpiled soil disposed of at Altamont Landfill	February 2014

MAXIMUM DOCUMENTED SOIL CONCENTRATIONS-BEFORE AND AFTER CLEANUP

POLLUTANT	Soil (mg/kg)		POLLUTANT	Soil (mg/kg)	
	Before	After		Before	After
TPH (Gas)	2,300	24	Xylenes	14	ND
TPH (Diesel)	2,000	16	Lead	NA	*120
MTBE	ND	ND	Toluene	0.58	ND
Benzene	ND	ND	Ethylbenzene	5.5	ND

Notes: "Before" hydrocarbon concentrations are from the 1997 and 2001 investigation
"After" are from the most recent samples in 2003
NA = Not analyzed; ND = Not Detected;
* = Lead result from a composite sample collected from stockpile in 2013

MAXIMUM DOCUMENTED GROUNDWATER CONCENTRATIONS-BEFORE AND AFTER CLEANUP

POLLUTANT	Water (µg/L)		POLLUTANT	Water (µg/L)	
	Before	After		Before	After
TPH (Gas)	3,400	940	Ethylbenzene	0.87	ND
TPH (Diesel)	8,200	1,500	Xylenes	2.6	0.92
MTBE	ND	ND	Toluene	0.43	0.69
Benzene	1.8	0.59			

Notes: "Before" are the highest concentrations found during various investigations from 2001 through 2009
"After" are the most recent 2013 sample results.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Site Management Requirements: Take precautions if digging as residual contamination may be found.

Monitoring Wells Decommissioned: Yes	Number of wells Decommissioned: 5
List Enforcement Actions Taken: None	
List Enforcement Actions Rescinded: None	

V. TECHNICAL REPORTS, CORRESPONDENCE ETC. THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Title and Author	Date
Well Destruction Report, P&D	March 7, 2014
Case Closure Request Report by P&D Environmental, Inc. (P&D)	July 29, 2013
Data Report by P&D	May 13, 2013
Groundwater Monitoring Well Monitoring and Sampling Report by P&D.	Feb 15, 2013
Groundwater Sampling and Assessment of Regulatory Site Closure by Stellar Environmental Solutions, Inc.	May 8, 2009
Subsurface Investigation Report and Sensitive Receptor Survey by RGA Environmental, Inc.	June 16, 2003
Quarterly Monitoring Report by EBA Watetechnologies Engineers & Environmental Consultants (EBA)	March 18, 2002
Quarterly Monitoring Report by EBA	September 21, 2001
Additional Groundwater Investigation Report by EBA	March 12, 2001
Subsurface Investigation Report by EBA	November 21, 1997
Soil Sampling Report by Kaprealian Engineering, Inc.	May 7, 1991

VI. ADDITIONAL COMMENTS, DATA, ETC.

THE LEAK HAS STOPPED AND ONGOING SOURCES, INCLUDING FREE PRODUCT, HAVE BEEN REMOVED

The Site is located within the municipal water supply service area of the East Bay Municipal Utility District. The releases consist only of petroleum and have been stopped (USTs removed). Any free product or secondary source has been removed to the maximum extent practicable. The petroleum-impacted soil in the vicinity of the former UST pit was excavated.

THE SITE HAS BEEN ADEQUATELY CHARACTERIZED

There have been adequate sampling and characterization activities to address the nature, extent, and mobility of the release. Soil and groundwater have been tested for MTBE. A nuisance as defined by California Water Code section 13050 does not exist at the Site.

THE DISSOLVED HYDROCARBON PLUME IS NOT MIGRATING

Based on the distribution of hydrocarbons in groundwater at the Site, the hydrocarbons appear to be limited to the Site and the plume is stable or shrinking. The benzene plume is limited to the area immediately adjacent to the former USTs.

Review of graphs for historical water quality trends for Total Petroleum Hydrocarbon gasoline (TPH-G) and TPH-Diesel identified in P&D's May 13, 2013 shows contaminant concentrations are decreasing with time. There is little potential risk to human health from drinking water consumption or vapor intrusion based on the absence of MTBE, the nearly complete absence of BTEX, and the limited extent of impact to groundwater.

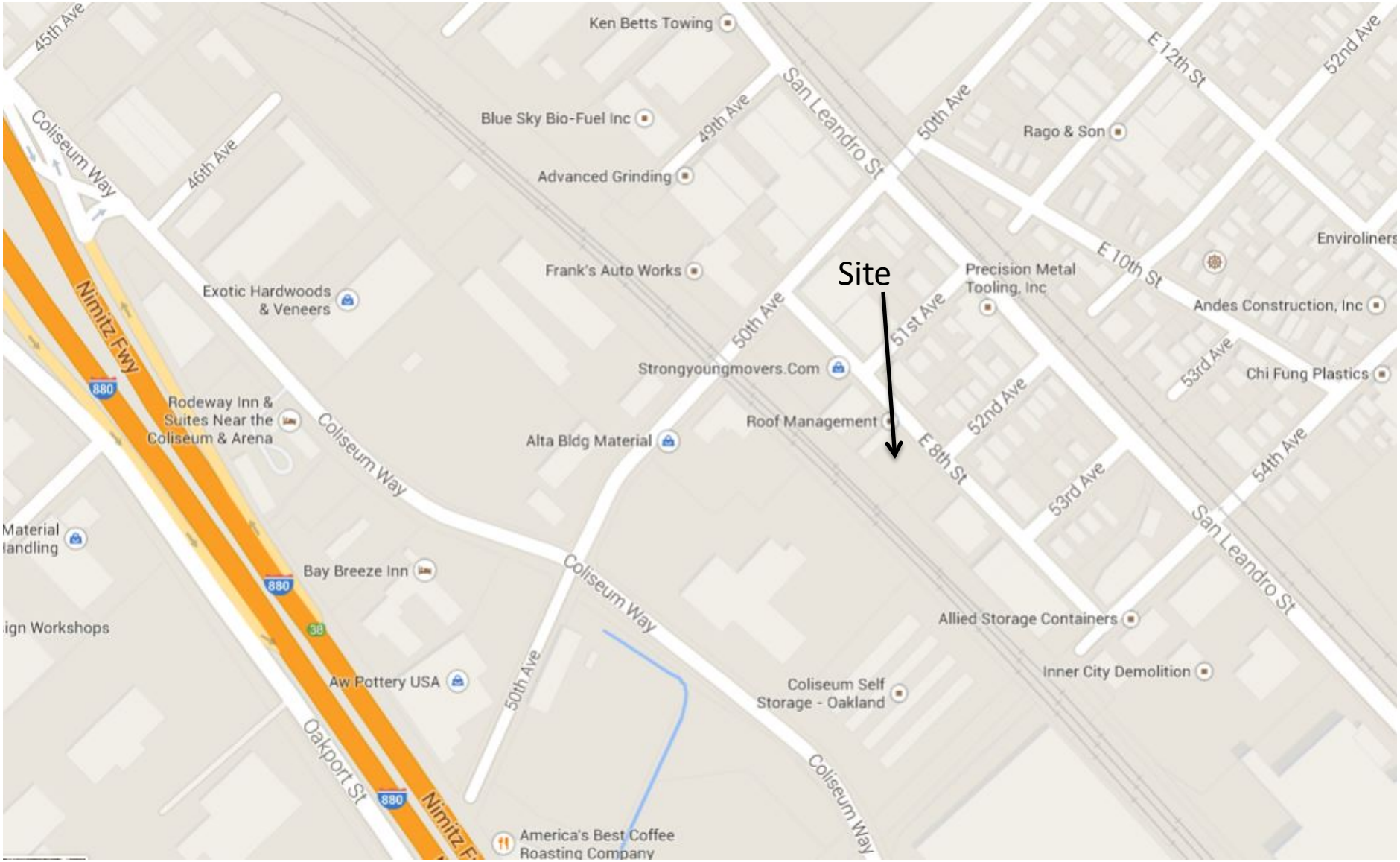
NO WATER WELLS, DEEPER DRINKING WATER AQUIFERS, SURFACE WATER, OR OTHER SENSITIVE RECEPTORS ARE LIKELY TO BE IMPACTED

The results of a 2,000-foot radius survey to identify drinking water wells and sensitive receptors in the vicinity of the Site is documented in RGA's June 16, 2003 Subsurface Investigation Report (B1-B6) and Sensitive Receptor Survey. The results of the sensitive receptor survey show that as many as 5 wells could be located within 2,000 feet of the Site. However, based on the available information, it is not possible to accurately locate these wells. Based on the concentrations of petroleum hydrocarbons in soil and water at the Site and the distances to nearby surface water bodies as described above, it does not appear that surface water bodies are impacted by groundwater contaminants at the Site.

THE SITE PRESENTS NO SIGNIFICANT RISK TO HUMAN HEALTH OR THE ENVIRONMENT

None of the detected contaminants exceed their respective 2012 Low-Threat Underground Storage Tank Case Closure Policy (LTCP) for soil or groundwater. The detected contaminants will not have a significant risk of adversely affecting human health. Based on compliance with the LTCP general criteria and media-specific criteria the case can be closed.

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official Site file.


Site
Ken Betts Towing
Blue Sky Bio-Fuel Inc
Advanced Grinding
Frank's Auto Works
Exotic Hardwoods & Veneers
Rodeway Inn & Suites Near the Coliseum & Arena
Strongyoungmovers.Com
Alta Bldg Material
Roof Management
Precision Metal Tooling, Inc
Rago & Son
Andes Construction, Inc
Chi Fung Plastics
Enviroliners
Bay Breeze Inn
Aw Pottery USA
Allied Storage Containers
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San Leandro St
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E 10th St
E 8th St
Nimitz Fwy
Oakport St
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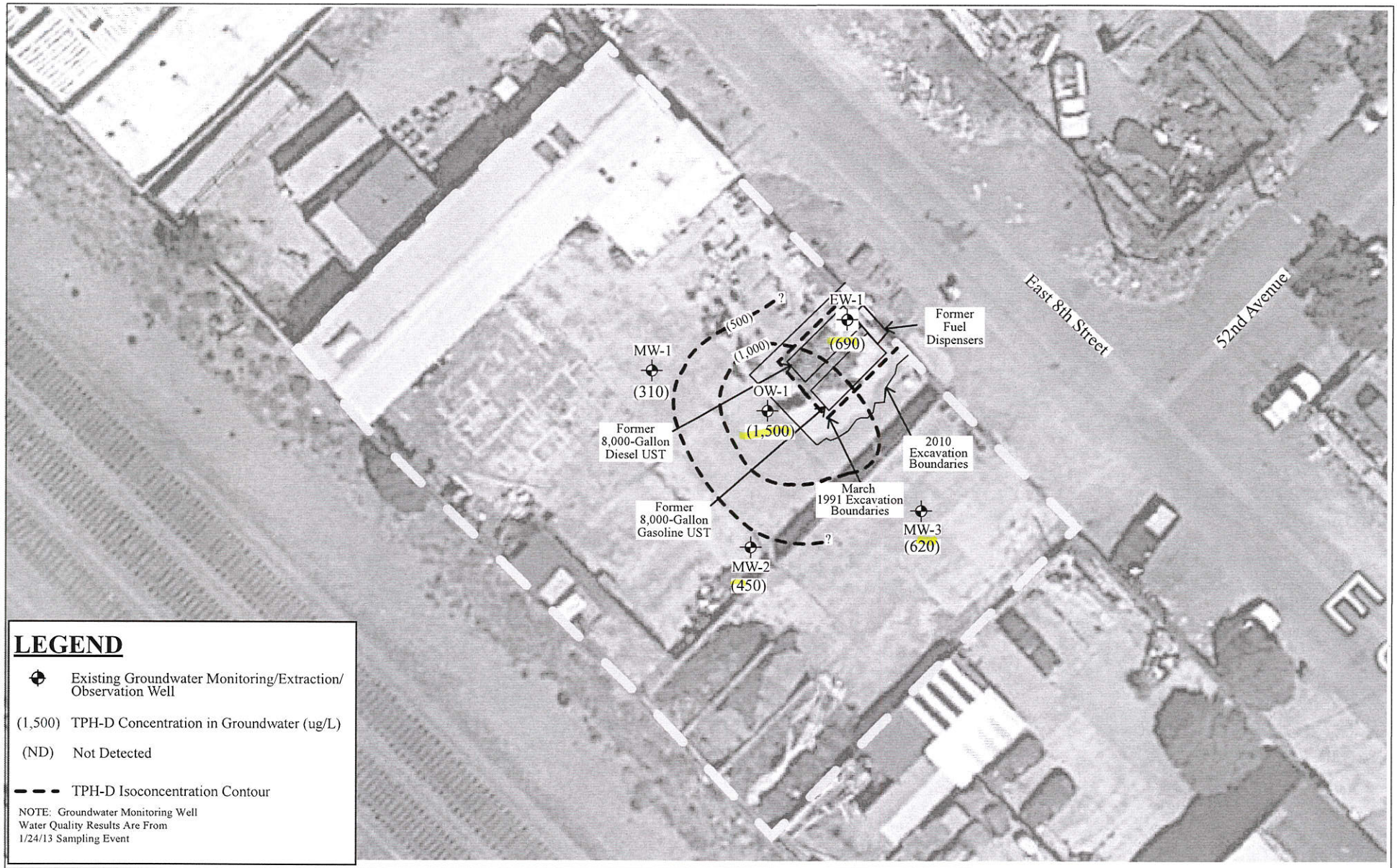

Figure 4A
Site Aerial Photograph Showing Groundwater Monitoring Well Locations and TPH-D Concentrations in Groundwater
Former Western Stucco
5115 East 8th Street
Oakland, California

Base Map from:

Kier & Wright Inc. Survey, January 2013;
and Google Earth, August 2012

P&D Environmental, Inc.
55 Santa Clara Ave., Suite 240
Oakland, CA 94610

0 15 30
Approximate Scale in Feet

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