

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

September 14, 1994
STID 3800

REMEDIAL ACTION COMPLETION CERTIFICATION

Ms. Gilda Gai
2430 Prospect Street #302
Berkeley, California 94704

RE: Piedmont Plaza - 175 41st Street, Piedmont CA 94611

Dear Ms. Gai:

This letter confirms the completion of site investigation and remedial action for the underground storage tanks (1 - 100 gallon waste oil, 2 - 500 gallon gasoline/waste oil and 1 - 1000 gasoline/waste oil) 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 Susan L. Hugo at (510) 567-6780 if you have any questions regarding this matter.

Sincerely,

Rafat A. Shahid, Director

cc: Edgar B. Howell, Chief, Hazardous Materials Division - files
Kevin Graves, RWQCB
Mike Harper, SWRCB
Frank Stern, Stern Property Company, 2030 Franklin Street,
Suite 200, Oakland, California 94612

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 5/16/94

Agency name: Alameda County-HazMat Address: 80 Swan Wy., Rm 200
 City/State/Zip: Oakland Phone: (510) 271-4320
 Responsible staff person: SUSAN L. HUGO Title: SR. Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: PIEDMONT PLAZA
 Site facility address: 175- 41st Street, Oakland, CA 94611
 RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3800
 URF filing date: 1/28/91 SWEEPS No: N/A

Responsible Parties: Addresses: Phone Numbers:
 Gilda Gai 2430 PROSPECT ST. #302 BERKELEY, CA 94704

<u>Tank No.</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	100 gal.	waste oil	removed	11-8-90
2	500	gasoline/waste oil	↓	"
3	500	gasoline/waste oil		"
4	1,000	gasoline/waste oil		"

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release:

Site characterization complete? YES NO

Date approved by oversight agency: 3/4/91

Monitoring Wells installed? YES NO

Number: 3

Proper screened interval? YES NO

Highest GW depth below ground surface: 11.02 ft bgs

Lowest depth: 20.92 ft bgs

Flow direction: north west

Most sensitive current use: UNKNOWN

Are drinking water wells affected? YES YES NO Aquifer name: unknown

Is surface water affected? YES YES NO Nearest affected SW name: NA

Off-site beneficial use impacts (addresses/locations): NA

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 (include units)</u>	<u>Action (Treatment of Disposal w/destination)</u>	<u>Date</u>
Tank	1-1000g, 2-500g, 1-100gal	H&H Ship Service	11/8/90
Piping	150 ft	"	
Free Product	NA		
Soil	approx 600 cu yds	Reclaimed Sanitary Land fill	10/2/91
Groundwater			
Barrels	1-55 gal (residue oil drum)	"	

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After
	TPH (Gas)	2,900 ppm G	13 ppm G	ND
TPH (Diesel)	420 ppm D	5.8 ppm D	ND	ND d
Benzene	14 ppm B	ND benzene	1.4 ppm B	ND B
Toluene	10 ppm T	0.3 ppm T	ND	ND E
Xylene	54 ppm X	0.2 ppm X	0.6 ppm X	ND X
Ethylbenzene	25 ppm E	0.99 ppm E	ND	ND T
Oil & Grease	17,000 ppm	57 ppm TOG	E: ND	ND TOG

Comments (Depth of Remediation, etc.):

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **YES** NO
 Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **YES** NO
 Does corrective action protect public health for current land use? **YES** NO
 Site management requirements: **NA**

Should corrective action be reviewed if land use changes? **YES** NO
 Monitoring wells Decommissioned: YES **NO**
 Number Decommissioned: **NA** Number Retained: **3**
 List enforcement actions taken: **NA**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: <i>Susan Kuyd</i>	Title:
Signature:	Date:
Reviewed by	Title: HAZARDOUS MATERIALS SPECIALIST
Name: BARNEY CHAN	Date:
Signature:	Title: SUPERVISING HAZARDOUS MATERIALS SPECIALIST
Name: TOM PERCOCK	Date:
Signature:	

VI. RWQCB NOTIFICATION

Date Submitted to RB:
 RWQCB Staff Name: *Rivon Grace* RB Response: Title: *Water Resource Control Engineer* Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

Hydraulic lift removed.

2-500 gallon gasoline/waste oil
1-1000 gallon " "
1-100 gal waste oil "

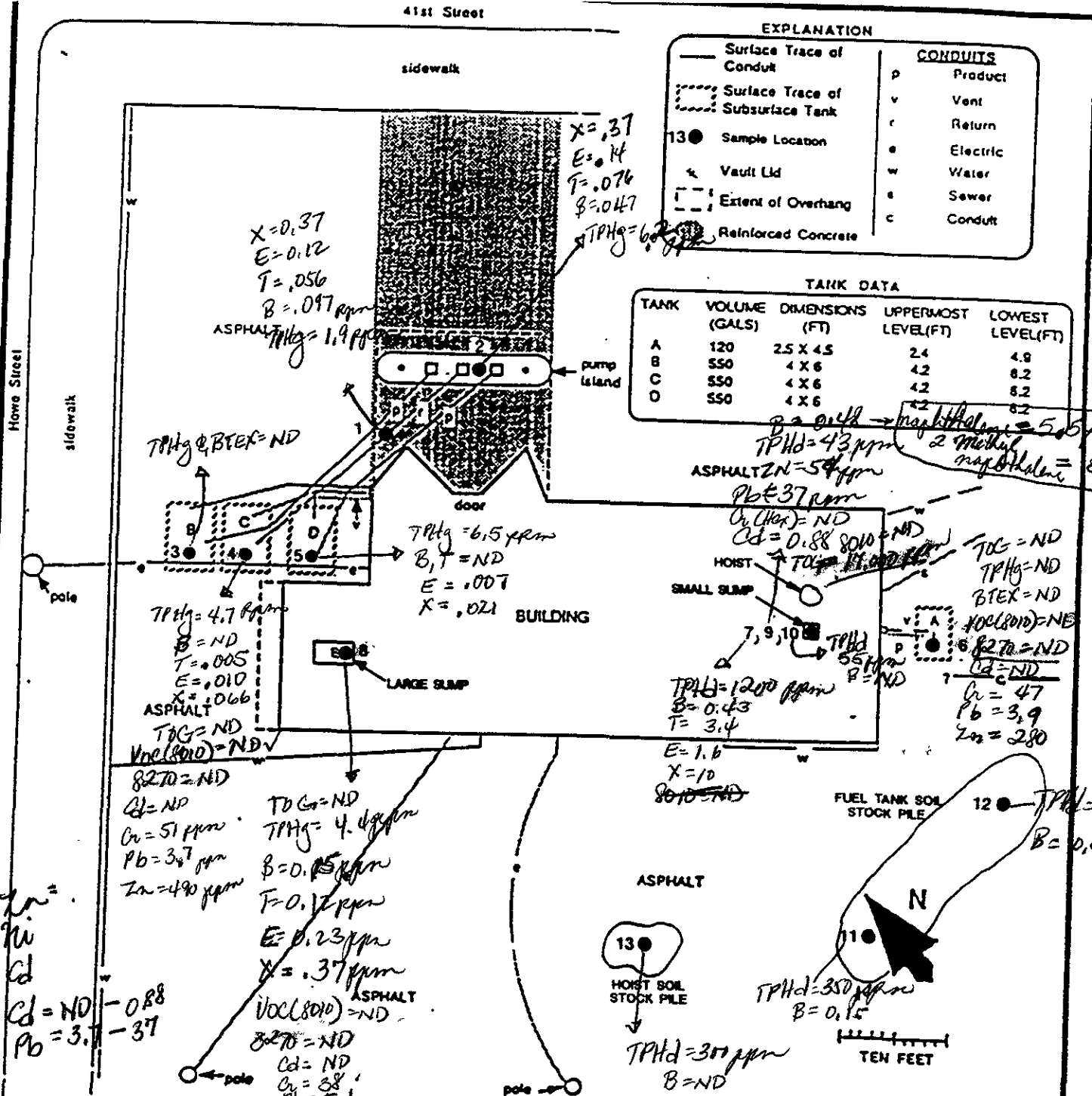
Four UGT'S were removed in November 8, 1990.
In addition, a hydraulic hoist was removed on 10/31/90.

EXPLANATION

—	Surface Trace of Conduit	CONDUITS	
- - -	Surface Trace of Subsurface Tank	p	Product
●	Sample Location	v	Vent
⋈	Vault Lid	r	Return
- - -	Extent of Overhang	e	Electric
▭	Reinforced Concrete	w	Water
		s	Sewer
		c	Conduit

TANK DATA

TANK	VOLUME (GALS)	DIMENSIONS (FT)	UPPERMOST LEVEL(FT)	LOWEST LEVEL(FT)
A	120	2.5 X 4.5	24	4.9
B	550	4 X 6	42	8.2
C	550	4 X 6	42	8.2
D	550	4 X 6	42	8.2



MAP ILLUSTRATING THE POSSIBLE LOCATION OF UNDERGROUND TANKS AND BELOW GROUND FACILITIES ON A PORTION OF A PREVIOUS GASOLINE STATION

*Not all below ground facilities may be represented on this map.

ORIGINAL PLATE BY:



SPECTRUM E.S.I.

ENVIRONMENTAL GEOTECHNICAL SURVEYS & UNDERGROUND LOCATION



SITE MAP

STERN PROPERTY COMPANY
 175 41st STREET
 OAKLAND, CALIFORNIA

REVIEWED BY: APPROVED BY:

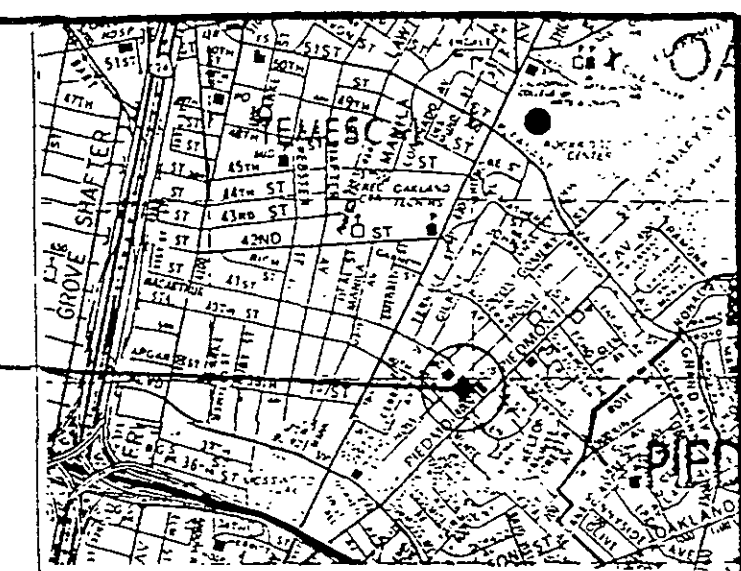
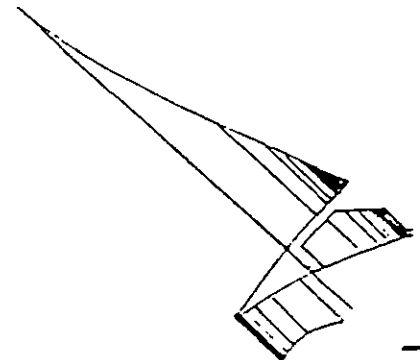
MD

JOB #: 310026-11

DRAWN BY: S.G.P.

DATE: 12/6/90

DRAWING #: FIG. 1



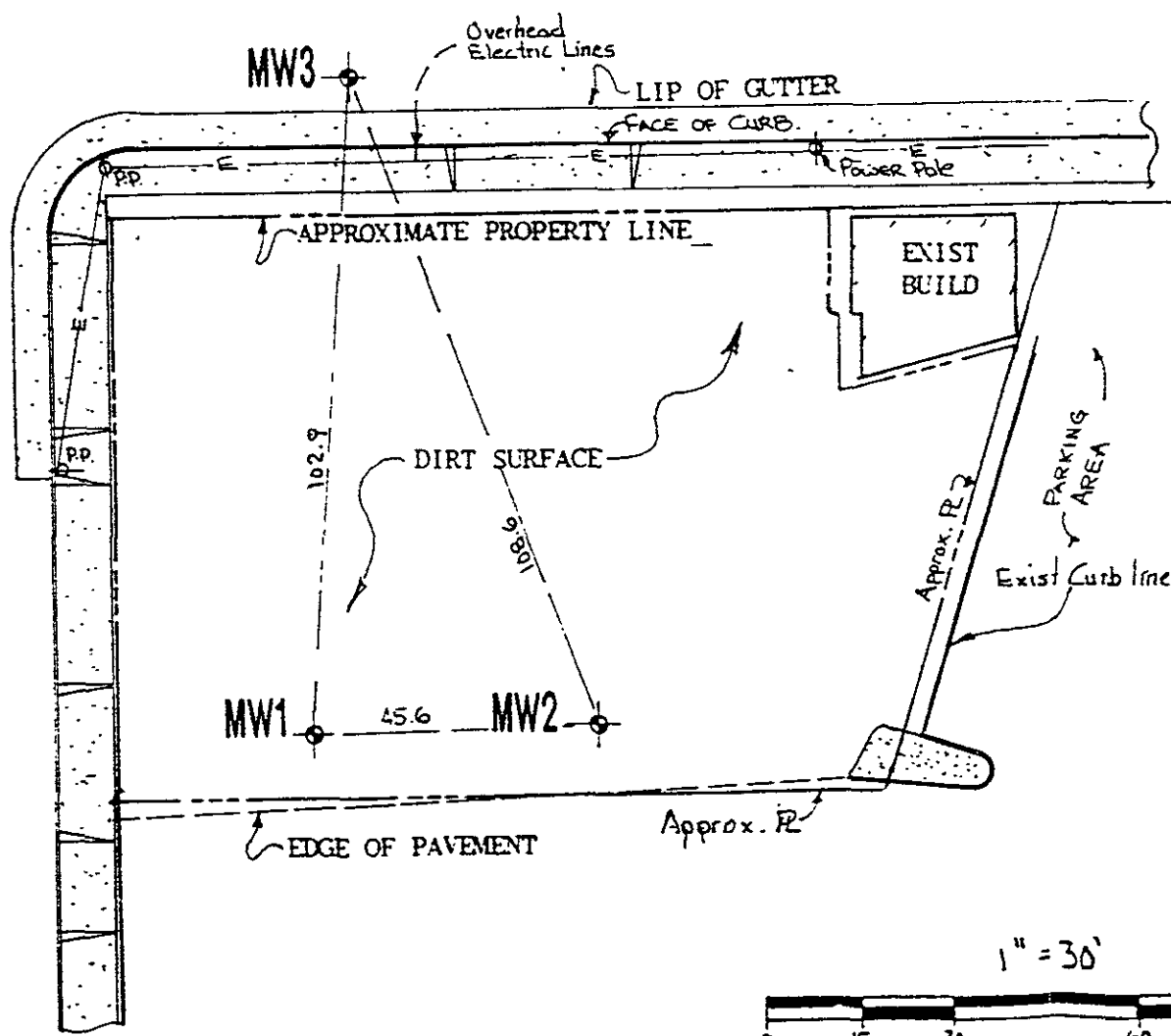
SITE

VICINITY MAP
N.T.S

41ST STREET

STREET

HOWE



MONITOR WELL DATA TABLE

WELL DESIGNATION	ELEV	DESCRIPTION
MW1	104.63	TOP OF PVC CASING
MW2	104.63	TOP OF PVC CASING
MW3	105.56	TOP OF PVC CASING
	105.83	TOP OF BOX

JANUARY 28, 1993

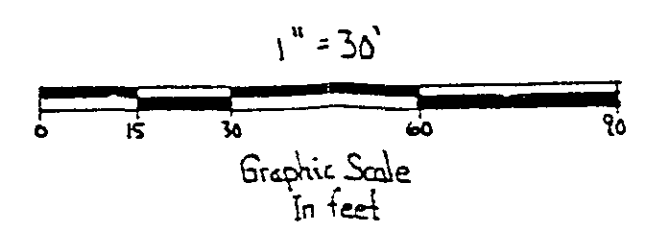
JOB NO. 1993

PLAT OF EXISTING MONITOR WELLS AT THE FUTURE LONGS DRUG FACILITY LOCATED AT 175 41ST STREET AT HOWE AVENUE, CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA.

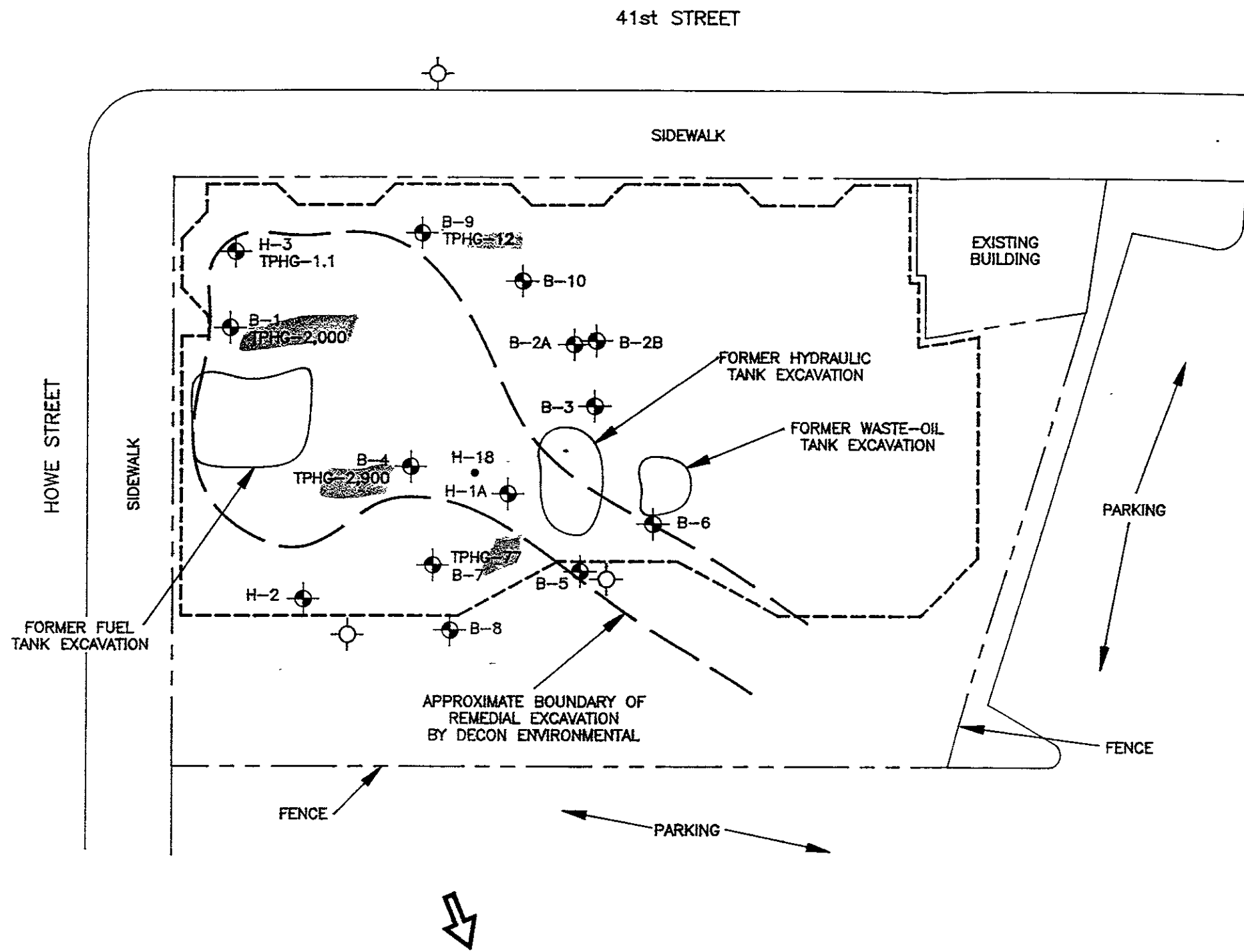
FOR: GARY LOWE - H20GEOL

BENCHMARK:

A FOUND CUT SQUARE IN TOP OF CURB AT SOUTH END OF RETURN AT THE SOUTHEAST CORNER OF INTERSECTION OF 41ST STREET AND PIEDMONT AVENUE. ELEVATION TAKEN AS 107.168 M.S.L.

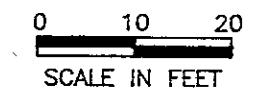


RON ARCHER
CIVIL ENGINEER INC.
CONSULTING - PLANNING - DESIGN - SURVEYING
4133 Meier Ave., Suite E
Pleasanton, Ca. 94568
Phone (510) 462-9372



LEGEND

- PROPOSED GROUNDWATER MONITORING WELL
- B-10 EXPLORATORY BORING
- H-18 HYDRO PUNCH SAMPLE
- SITE BOUNDARY
- OUTLINE OF PROPOSED BUILDING
- TOTAL PETROLEUM HYDROCARBONS AS GASOLINE DETECTED IN SOIL SAMPLE FROM BORING AT LISTED CONCENTRATION IN PARTS PER MILLION
- ASSUMED GROUNDWATER FLOW DIRECTION BASED UPON NEARBY SITE INVESTIGATIONS



REVIEWED BY:	SITE PLAN			
			STERN PROPERTY COMPANY SITE	
APPROVED BY:	175 41st STREET		JOB #:	DRAWN BY:
			OAKLAND, CALIFORNIA	
			DATE:	DRAWING #:
			2/13/92	FIG. 2

STERN PROPERTY COMPANY

2030 FRANKLIN STREET, SUITE 200
OAKLAND, CALIFORNIA 94612

TEL: (510) 832-0700
FAX: (510) 832-0727

FACSIMILE TRANSMITTAL

DATE: JUNE 22, 1994

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: MS. SUJAL L. HUGO

LOCATION: ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY

WE ARE TRANSMITTING A TOTAL OF 3 PAGES INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL BACK AS SOON AS POSSIBLE AT (510) 832-0700.

MESSAGE:

COMPLETED QUESTIONNAIRE - CASE CLOSURE
SUMMARY FORM.

FRANK S. STERN

Leaking Underground Fuel Storage Tank Program

Report(s) on file? **YES** Where is report(s) filed? Alameda County
 88 Bush Py., Rm 200
 Oakland CA 94611

Fragment and Disposal of Affected Materials:

Material	Amount (include units)	Action (Treatment or Disposal w/combination)	Date
Tank Piping Free Product Soil Groundwater Barrels	3 4 Tanks & related piping → ±6000 yds	disposed of as scrap metal at Schmitzer Steel Oakland CA West Contra Costa Sanitary Land fill (Richmond)	Nov 13, 1990 Oct 2, 1991 thru April 15, 1992

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

Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After
TPH (Gas)	RESNA 8-4-7	2,400	73	440
TPH (Disso)	Not analyzed	1,600	5.8	2-1
Benzene	RESNA 8-4-7	1400	ND	
Toluene	" 8-4-7	1400	0.7	440
Xylene	" 8-4-7	1400	0.2	440
Ethylbenzene	" 8-4-7	25	0.2	440
Oil & Grease	RESNA ND	Not analyzed	Not analyzed	Not analyzed
Heavy Metals	Not analyzed in place	Not analyzed in place	Not analyzed	Not analyzed
Other				
Comments (Depth of Remediation, etc.):	13.5 to 18.4 ft			

No groundwater remediation was found to be necessary.

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** **NO**

Monitoring wells Decommissioned: **YES** **NO** They should be

Number Decommissioned: _____ Number Retained: _____

RECEIVED

JUN 8 1994

AKANK - 577201

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date:

Agency name: Alameda County-Eastbay Address: 99 Swan Wy., Rm 200
City/State/Zip: Oakland Phone: (510) 271-4220
Responsible staff person: Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name:
Site facility address: 175-41st Street, Oakland CA
EIS LUSTIS Case No: N/A Local Case No./LOP Case No.:
USF filing date: SWESP No: N/A

Responsible Parties: Address(es): Phone Number(s):

<u>Tank No.</u>	<u>Size in Gall</u>	<u>Contents</u>	<u>Closed in-place or removed</u>	<u>Date</u>
1	100	Waste oil	All Tanks were removed	Nov 8, 1990
2	500	Gasolene/waste oil		
3	500	Gasolene/waste oil		
4	1,000	Gasolene/waste oil		

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release:

Site characterization complete? YES NO

Date approved by oversight agency:

Monitoring Wells installed? YES NO Number: 3

Proper screened interval? YES NO

Highest GW depth below ground surface: 20.92 Lowest depth: 11.02

Flow direction: 4/16/93 NE-NW; 5/14/93 N-SE; 8/24/93 N-SE; 11/2/93 N-SE

Most sensitive current use: None

Are drinking water wells affected? YES None known Aquifer name: None

Is surface water affected? YES Nearest affected SW name: None known

Off-site beneficial use impacts (addresses/locations): None known

STERN PROPERTY COMPANY

2030 FRANKLIN STREET, SUITE 200
OAKLAND, CALIFORNIA 94612

TEL: (510) 832-0700
FAX: (510) 832-0727

FACSIMILE TRANSMITTAL

DATE: JULY 8, 1994

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: MS. SUJAN HUGO.

LOCATION: A.C.H.-S.A.

WE ARE TRANSMITTING A TOTAL OF ONE PAGES INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL BACK AS SOON AS POSSIBLE AT (510) 832-0700.

MESSAGE:

PLEASE CALL ME TO DISCUSS
175- 41ST STREET, OAKLAND

PHONE: (510) 832-0700.

FRANK S. STERN

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

FACSIMILE TRANSMITTAL

TO:

(510) 832-0727 Floor/Room # _____
Fax Phone Number

Name: MR. FRANK STERN Title/Section _____

Agency: _____

Address: _____

Phone #: () _____

FROM:

(510) 569-4757 Floor/Room # _____
Fax Phone Number

Date: 6/1/94 Time Sent: _____

Sender: SUSAN L. HUGO Title/Section _____

Phone #: (510) 271-4530

Number of Pages Including Transmittal Sheet: 4

Special Instructions/Comments:

Please complete this form with Mr. Gary Lowe. This is the case closure summary form. You may send the completed form to fax # (510) 569-4757. I didn't get a chance to talk to Kevin Graves from the RWQCB.

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date:

Agency name: **Alameda County-HazMat** Address: **80 Swan Wy., Rm 200**
 City/State/Zip: **Oakland** Phone: **(510) 271-4320**
 Responsible staff person: Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name:
 Site facility address:
 RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.:
 URF filing date: SWEEPS No: **N/A**

Responsible Parties: Addresses: Phone Numbers:

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1				
2				
3				
4				

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release:
 Site characterization complete? YES NO
 Date approved by oversight agency:
 Monitoring Wells installed? YES NO Number:
 Proper screened interval? YES NO
 Highest GW depth below ground surface: Lowest depth:
 Flow direction:
 Most sensitive current use:
 Are drinking water wells affected? YES NO Aquifer name:
 Is surface water affected? YES NO Nearest affected SW name:
 Off-site beneficial use impacts (addresses/locations):

Leaking Underground Fuel Storage Tank Program

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> <u>(include units)</u>	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
Tank			
Piping			
Free Product			
Soil			
Groundwater			
Barrels			

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)				
TPH (Diesel)				
Benzene				
Toluene				
Xylene				
Ethylbenzene				
Oil & Grease				
Heavy metals				
Other				

Comments (Depth of Remediation, etc.):

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 NO

Monitoring wells Decommisioned: YES NO

Number Decommisioned:

Number Retained:

Leaking Underground Fuel Storage Tank Program

List enforcement actions taken:

List enforcement actions rescinded:

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Title:
Signature: Date:

Reviewed by

Name: Title:
Signature: Date:

Name: Title:
Signature: Date:

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: None
RWQCB Staff Name: Rich Hiett Title: San. Engineering Asso. Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: August 1, 1994

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Parkway**
 City/State/Zip: **Alameda** Phone: **(510) 567-6700**
 Responsible staff person: Title: **Sr. Haz. Materials Spec.**

II. CASE INFORMATION

Site facility name: **PIEDMONT PLAZA**
 Site facility address: **175 41st Street, Oakland, California 94611**
 RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **3800 (Red)**
 URF filing date: **1/28/91** SWEEPS No: **N/A**

Responsible Parties: Addresses: Phone Numbers:
 Gilda Gai 2430 Prospect St. # 302, Berkeley, CA 94704

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	100	waste oil	Removed	11-8-90
2	500	gasoline/waste oil	Removed	11-8-90
3	500	gasoline/waste oil	Removed	11-8-90
4	1000	gasoline/waste oil	Removed	11-8-90

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Tanks leaked (holes observed during removal)**
 Site characterization complete? **YES**
 Date approved by oversight agency:: **3/4/91**
 Monitoring Wells installed? **YES** Number: **Three (3)**
 Proper screened interval? **YES**
 Highest GW depth below ground surface: **11.02 ft.** Lowest depth: **20.92 ft.**
 Flow direction: **North west**
 Most sensitive current use: **Unknown**
 Are drinking water wells affected? **NO** Aquifer name: **Unknown**
 Is surface water affected? **NO** Nearest affected SW name: **NA**
 Off-site beneficial use impacts (addresses/locations): **NA**

Report(s) on file? **YES** Where is report(s) filed? **Alameda County**
1131 Harbor Bay Parkway, Alameda CA 94602-6577

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment of Disposal w/destination)</u>	<u>Date</u>
Tank	1-1000g, 2-500g, 1-100 g	H&H Ship Service	11/8/90
Piping	150 ft	" " "	11/8/90
Free Product	NA		
Soil	Aprox. 600 cu yds.	Richmond Sanitary Landfill	10/2/91
Groundwater	NA		
Barrels	1-55 gal (residue oil drum)	H&H Ship Service	11/8/90

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

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	2000	73	ND	ND
TPH (Diesel)	420	5.8	420	ND →
Benzene	14	ND	1.4	ND
Toluene	54	0.3	ND	ND
Xylene	10	0.79	0.6	ND
Ethylbenzene	25	0.2	ND	ND
Oil & Grease	17,000	57	ND	ND
Heavy metals - - ?	ND	—		
Other - Chlorinated He ?	ND	—		
Comments (Depth of Remediation, etc.)	TPH as hydrocarbon or was this run for TOG? 8270? Simi valables → Zinc, lead, vanthalane, Cd, Pb, Zn, ND, Si, 37, 490 4 Naphthalenes			

Four underground storage tanks (waste oil/gasoline) were removed in 1990. In addition, a hydraulic lift/ hoist were also removed (1990). There were three separate excavation pits (one common pit for the tanks, one for the former hydraulic lift, one for the waste oil). Overexcavation of contaminated soil was conducted and the three separate pits turned into one big excavation. Approximately 600 cubic yards of affected soil were removed. Verification soil samples were collected and low levels of petroleum hydrocarbon contaminated soil were left on site.

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: **NA**
 Should corrective action be reviewed if land use changes? **YES**
 Monitoring wells Decommissioned: **NO**
 Number Decommissioned: **NA** Number Retained: **3**
 List enforcement actions taken: **NA**
 List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Susan L. Hugo Title: Sr. Hazardous Materials Specialist
 Signature: Date: August 1, 1994

Reviewed by
 Name: Barney Chan Title: Hazardous Materials Specialist
 Signature: *Barney Chan* Date: *8/8/94*

Name: Thomas Peacock Title: Sup. Hazardous Materials Specialist
 Signature: *Thomas Peacock* Date: *8-22-94*

VI. RWQCB NOTIFICATION

Date Submitted to RB:	RB Response:
RWQCB Staff Name: Kevin Graves	Title: Water Resources Control Engineer
Signature:	Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

Four underground storage tanks (used for gasoline/waste oil) were removed in November 8, 1990. A hydraulic lift was also removed in 1990. Holes were observed in two of the former tanks. Contaminated soils were overexcavated in 1991.

In January, 1993, three monitoring wells were installed. The first sampling event (1/28/93) only TPH diesel was detected in all three wells (110 ppb - 140 ppb). TPH gas, BTEX and TOG were all non detect. Four sampling events have occurred at the site, the last three quarters showing non detect for all target compounds with the exception of TOG detected at 1.4 ppm in MW-2 during the 8/3/93 sampling. Aggressive source removal has occurred at this site. The potential beneficial uses of groundwater do not appear to be threatened to a significant extent from the release that occurred at the site associated with the former tanks.

KB

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: August 23, 1994

Agency name: **Alameda County-HazMat** Address: **1131 Harbour Bay Parkway**
City/State/Zip: **Alameda** Phone: **(510) 567-6700**
Responsible staff person: **Susan Hugo** Title: **Sr. Hazard Materials Spec.**

II. CASE INFORMATION

Site facility name: **PIEDMONT PLAZA**
Site facility address: **175 41st Street, Oakland, California 94611**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **8800**
URF filing date: **1/28/91** SWEEPS No: **N/A**

QUANTICO CALIFORNIA REGIONAL WATER
AUG 25 1994
QUANTICO SQUARE

Responsible Parties: Addresses: Phone Numbers:
Gilda Gai 2430 Prospect St. # 302, Berkeley, CA 94704

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
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3	500	gasoline/waste oil	Removed	11-8-90
4	1000	gasoline/waste oil	Removed	11-8-90

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Tanks leaked (holes observed during removal)**
Site characterization complete? **YES**
Date approved by oversight agency:: **3/4/91**
Monitoring Wells installed? **YES** Number: **Three (3)**
Proper screened interval? **YES**
Highest GW depth below ground surface: **11.02 ft.** Lowest depth: **20.92 ft.**
Flow direction: **North west**
Most sensitive current use: **Unknown**
Are drinking water wells affected? **NO** Aquifer name: **Unknown**
Is surface water affected? **NO** Nearest affected SW name: **NA**
Off-site beneficial use impacts (addresses/locations): **NA**

Report(s) on file? **YES** Where is report(s) filed? **Alameda County**
1131 Harbour Bay Parkway, Alameda CA 94602-6577

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment of Disposal w/destination)</u>	<u>Date</u>
Tank	1-1000g, 2-500g, 1-100 g	H&H Ship Service	11/8/90
Piping	150 ft	" " "	11/8/90
Free Product	NA		
Soil	Aprox. 600 cu yds.	Richmond Sanitary Landfill	10/2/91
Groundwater	NA		
Barrels	1-55 gal (residue oil drum)	H&H Ship Service	11/8/90

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Susan L. Hugo Title: Sr. Hazardous Materials Specialist
Signature: *Susan L. Hugo* Date: August 1, 1994

Reviewed by
Name: Barney Chan Title: Hazardous Materials Specialist
Signature: *Barney Chan* Date: August 18, 1994

Name: Thomas Peacock Title: Sup. Hazardous Materials Specialist
Signature: *Thomas Peacock* Date: August 22, 1994

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: *Approved*
RWQCB Staff Name: Kevin Graves Title: Water Resources Control Engineer
Signature: *Kevin Graves* Date: *9/7/94*

VII. ADDITIONAL COMMENTS, DATA, ETC.

Four underground storage tanks (used for gasoline/waste oil) were removed in November 8, 1990. A hydraulic lift was also removed in 1990. Holes were observed in two of the former tanks. Contaminated soils were overexcavated in 1991.

In January, 1993, three monitoring wells were installed. The first sampling event (1/28/93) only TPH diesel was detected in all three wells (110 ppb - 140 ppb). TPH gas, BTEX and TOG were all non detect. Four sampling events have occurred at the site, the last three quarters showing non detect for all target compounds with the exception of TOG detected at 1.4 ppm in MW-2 during the 8/3/93 sampling. Aggressive source removal has occurred at this site. The potential beneficial uses of groundwater do not appear to be threatened to a significant extent from the release that occurred at the site associated with the former tanks.