

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

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 3815 - 16109 Ashland Ave, San Lorenzo 94580

December 28, 1994

Mr. Martin Petersen
Citation Homes Central
404 Saratoga Ave, Suite 100
Santa Clara, CA 95050

Dear Mr. Petersen:

This letter confirms the completion of site investigation and remedial action for the two former underground storage tanks (250 gallon gasoline, and 4,000 gallon fuel oil tanks) removed from the above site on January 26, 1989.

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 Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,

Rafat A. Shahid, Director

cc: Edgar B. Howell, Chief, Hazardous Materials Division
Kevin Graves, RWQCB
Mike Harper, SWRCB (with attachment)
files (okada2.1)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3815

August 3, 1993

Mr. Martin Petersen
Citation Homes Central
404 Saratoga Ave., Suite 100
Santa Clara, CA 95050

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

**Subject: Case Closure Request for the Former Okada Property,
16109 Ashland Ave., San Lorenzo, CA 94580**

Dear Mr. Petersen:

This office has completed review of Clark & Witham's Request for Case Closure Report, dated June 9, 1993, for the above referenced site. At this time case closure cannot be recommended for the following reason:

1. Groundwater contaminants have not been below acceptable levels for four consecutive quarters. In February 1990, water sample from monitoring well MW-3 exhibited up to 280 ppb TPH-G and 1,100 ppb TPH-D. Groundwater elevation was also higher in the spring than during the other quarters, suggesting soil contamination remains at 7-8 feet depth. This is also supported by the fact that soil sample from the well boring, collected from 5.5 feet depth, contained 30 ppm TPH-D.

Please continue with groundwater sampling, analyzing for TPH-G, TPH-D and BTEX. Be sure the state certified laboratory can analyze TPH with detection limits of 50 ppb or less. Sampling frequency can be decreased to semi-annually, to be performed in February or March, and August or September. We will re-evaluate the case for potential closure after two additional sampling episodes.

If you have any questions, please contact me at (510) 271-4530.

A handwritten signature in cursive script, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

cc: Rodger Witham, Clark & Witham, Inc., 3499 Edison Way,
Fremont, CA 94538
files

okada

DEC 08 1994

QUALITY CONTROL BOARD

94 DEC 20 11:11 AM
CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: December 6, 1994

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

II. CASE INFORMATION

Site facility name: Okada Bros. Inc.
 Site facility address: 16109 Ashland Av, San Lorenzo, 94580
 RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3815
 URF filing date: 3/27/89 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Citation Homes Central Attn. Martin Petersen	404 Saratoga Ave, Suite 100 Santa Clara, CA 95050	

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	250	Gasoline	Removed	1/26/89
2	4,000	Fuel Oil	Removed	1/26/89

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Leaking oil tank
 Site characterization complete? YES
 Date approved by oversight agency: 5/20/94
 Monitoring Wells installed? YES Number: 3
 Proper screened interval? YES, (6-13' and 6-16')
 Highest GW depth below ground surface: 6.05 Lowest depth: 9.23
 Flow direction: West
 Most sensitive current use: Irrigation wells
 Are drinking water wells affected? NO Aquifer name:
 Is surface water affected? NO Nearest affected SW name:
 Off-site beneficial use impacts (addresses/locations):

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>or Disposal w/destination)</u>	<u>Date</u>
Tank Piping Free Product	2 USTs	Disposed by Erickson, Richmond	1/26/89
Soil Groundwater Barrels	100 cy	Vasco Rd L.F., Livermore	8/30-31/93

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)*</u>	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
TPH (Gas)	28	ND	51	ND
TPH (Diesel)	4,100**	4.8	1,100	ND
Benzene	ND	.0036	.4	ND
Toluene	ND	.28	1.8	ND
Ethylbenzene	.1	.024	0.4	ND
Xylenes	.4	.21	1.8	ND
Oil & Grease	2,000	ND		
Heavy metals Lead	59		ND	
Other				

* from monitoring wells

** did not match diesel standard used

Comments (Depth of Remediation, etc.):

See Section VII - Additional Comments, Data...

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: **None**

Should corrective action be reviewed if land use changes? **YES**
 Monitoring wells Decommissioned: **Yes, one destroyed when development of site began in 1992.**

Number Decommissioned: **1** Number Retained: **2**
 List enforcement actions taken: **None**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature: *Eva Chu* Date: 12/6/94

Reviewed by

Name: Madhullah Logan Title: Haz Mat Specialist

Signature: *Madhullah Logan* Date: 12/6/94

Name: Juliet Shin Title: Haz Mat Specialist

Signature: *Juliet Shin* Date: 12/6/94

VI. RWQCB NOTIFICATION

Date Submitted to RB: 12/2/94 RB Response: *Approved*

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature: *Kevin Graves* Date: 12/2/94

VII. ADDITIONAL COMMENTS, DATA, ETC.

Two USTs (one 250 gallon gasoline, one 3,000 gallon fuel oil) were removed from the site in January 1989. Soil samples collected from beneath the fuel oil UST exhibited up to 28 ppm TPH-G and 2,000 ppm TOG, .1 ppm ethylbenzene and 0.4 ppm xylenes. No petroleum hydrocarbons were detected in soil collected from beneath the gasoline UST. Groundwater in the gasoline pit was pumped and water allowed to recharge. The grab water sample did not detect target compounds sought. A grab water sample collected from the fuel oil pit (water was not pumped out and allowed to recharge) exhibited up to 60,000 ppb TPH-D and 44,000 ppb TOG.

Approximately 40 cy soil were overexcavated from the bottom (to 7.5' depth) and eastern wall (another 8') of the fuel oil pit. Six confirmatory sidewall samples collected from the capillary fringe showed no detectable levels of petroleum hydrocarbons.

Three groundwater monitoring wells were installed in March - August 1989. Groundwater flows to the west. Quarterly monitoring of wells in 3/89, 11/89, 2/90, and 7/90 did not detect but trace levels of BTEX in well MW-1, downgradient from the fuel oil pit. And only once was 280 ppb TPH-G and 1,100 ppb TPH-D (no BTEX detected) was detected in well MW-3, downgradient from the gasoline pit.

Well MW-1 was destroyed in 1992. The remaining two wells were also sampled in 9/92 and 3/94. Well MW-3 has not detected BTEX compounds and occasionally, low levels of TPH-G. Sediments beneath the site are predominately clays with silts and sand. First encountered groundwater is in a 2-3' thick silty sand layer. With low permeable soil and a low

yielding aquifer, and with natural/passive biodegradation of petroleum hydrocarbons, the potential impact of residual levels of contaminants on beneficial uses of the shallow groundwater is localized and minimal.

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