

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

2101 WEBSTER STREET, Suite 500
OAKLAND, CA 94612
Tel: (510) 286-1255
FAX: (510) 286-1380



June 14, 1996
File: 01-0700/2198.17

Mr. Cary L. Dictor
891 Union Street
Alameda, California 94501

Subject: Remedial Action Completion Certification/Case Closure for the Home Heating Oil Tanks Removal Site at 891 Union Street, Alameda, California

Dear Mr. Dictor,

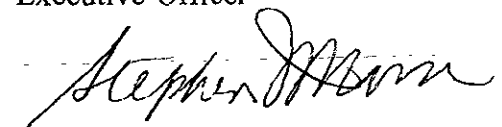
As a clarification of our Case Closure Letter of January 6, 1993 this letter confirms the completion of the site investigation and remedial action for the underground storage tanks formerly located at 891 Union Street, Alameda, California.

We also understand that the oil tank pipes were left in place and backwashed. Leaving this pipe in place is acceptable as long as they were cleaned so as not to affect or threaten the Waters of the State. Although some residuum as oil appears to be remaining in the pipe of the former Heating Oil Tank system within this home's boiler room, we do not consider this as affecting the closed status of this case. We suggest, however, that if the residuum is of concern, that the subject pipe be capped or filled with grout.

Based upon our follow-up review of the case, a review of the current land use as residential, and the information provided during the course of the investigation of the site, no further action related to the underground storage tank releases is required.

Please telephone John Kaiser at (510) 286 - 0803 should you have any questions regarding this letter.

Loretta K. Barsamian
Executive Officer


Stephen I. Morse
Chief,
Toxics Cleanup Division

cc: Dave Deaner - SWRCB, Underground Storage Tank Cleanup Fund
Juliet Shin, Alameda County Environmental Health Services
Dr. and Mrs. DeWitt Gifford, 3424 7th Avenue, Carmel, CA 93923

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93 JAN -7 PM 6:24

Ms. Mary Gifford
891 Union Street
Alameda, California 94501

January 6, 1993
File: 2198.17

RE: Case closure for Home Heating Oil Tanks Site,
891 Union Street, Alameda, Alameda County

Dear Ms. Gifford,

The Alameda County Department of Environmental Health (ACHD) has submitted a letter which recommends closure for your site involving the removal of one 1500 gallon fuel oil tank and one 600 gallon diesel heating oil tank. Regional Board staff have reviewed the ACHD file for your site and concurred with this recommendation. Therefore based on the available information for the above site, it appears that further investigation and cleanup of petroleum hydrocarbons are not necessary. Further work could be required if conditions change or a water quality threat is discovered at the site.

Please contact Richard Hiett from my staff at (510) 286-4359 if you have any questions regarding the contents of this letter.

Sincerely,

A handwritten signature in dark ink, appearing to read "S. Ritchie", is written over a horizontal line.

Steven R. Ritchie
Executive Officer

cc: ACHD, 80 Swan Way, Suite 200, Oakland, CA 94621
Attn: Ms. Juliet Shin

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

December 22, 1992

Richard Hiatt
RWQCB, S.F. Bay Region
2101 Webster St., Ste 500
Oakland, CA 94612

STID 4243

CALIF. REG. WATER
DEC 24 1992
QLTY. CONTROL BOARD

RE: Gifford Resident, 891 Union Street, Alameda, California

RECOMMENDATION FOR UST CASE CLOSURE

Dear Mr. Hiatt,

Per our conversation in October 1992, the above site has complied with all our requirements and has shown that it is ready for closure.

The site is occupied by a single family residential structure. On May 11, 1992, two underground storage tanks (USTs); one 1,500-gallon heating oil tank and one 600-gallon diesel heating oil tank, were removed from the site. The 1,500-gallon heating oil UST was installed in 1917, and the 600-gallon UST was installed in 1937. Multiple holes were noted in the 1,500-gallon UST and no holes were noted in the 600-gallon UST.

One soil sample was collected from beneath the 600-gallon UST and two capillary sidewall samples were collected from the 1,500-gallon tank pit. Additionally, one groundwater sample was collected from the 1,500-gallon UST tank pit without first pumping the tank pit and letting it recharge. Both soil and groundwater samples were analyzed for Total Extractable Hydrocarbons (TEPH) using EPA Method 3550/8015. Analysis of the soil samples collected from the tank pits did not identify any TEPH. Analysis of the ground water sample identified 940 ppb TEPH.

Excavated soil from the tank pits was stockpiled on visqueen. Two composite soil samples, each consisting of five different locations in the stockpile, were collected and analyzed for TEPH. One of the composite samples identified 100 ppm TEPH. According to Ms. Gifford, the stockpiled soil was disposed of offsite along with the Empty Storage Tank (Please refer to the attached Uniform Hazardous Waste Manifest). Per the conversation with Gary Ms.

Mary Gifford
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Zaccor, Zaccor Corporation, on December 22, 1992, the stockpiled soil was hauled off site by Dillard Trucking, to Vasco Landfill.

In response to the contamination observed in the ground water and stockpiled soil, three subsurface borings were advanced to a depth of 11 feet in the immediate area of the former USTs in September 1992. One of the borings was extended down to 19 feet below ground surface (bgs) and converted into a well. Soil samples were collected and analyzed from two of the borings at 5 and 10 feet bgs, and from the well boring at 10 feet bgs. The well was screened from 9 feet to 19 feet bgs. The depth to groundwater was observed to be approximately 10 feet bgs.

Both soil and ground water samples were analyzed for Total Petroleum Hydrocarbons as diesel (TPHd) by Method 5030/8015, Oil and Grease by Method 5520F, and Volatile Aromatics by EPA Methods 5030/8020. The analysis of the soil samples identified 57 ppm Oil and Grease at 10 feet bgs in two of the borings. No other contaminants were detected in the other soil samples, and no contaminants were detected in the groundwater sample.

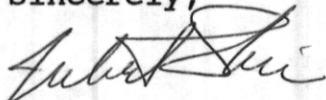
The well was placed within 10 feet of the tank pit in the historical downgradient direction. According to GeoPlexus's investigations into the groundwater gradient in the area of the site, "it is noted that the project site is situated along the historic margin of Alameda Island and that the portion of the property adjacent to Union Street could be in-part occupied by man-made fill soil materials (please refer to Figure 3 of the GeoPlexus's October 9, 1992 report). Based on historic topographic maps of Alameda Island and local ground water information, it is understood that historic surface and ground water flow was southwesterly along Union Street flowing towards the bay (current lagoon). Based on the historic data, augmented with local ground water data, it is understood that ground water continues to flow along the trend of a former drainage beneath Union Street. Based on these conditions, it was determined that one ground water monitoring well would be installed in the historic "down-gradient" direction of the former tanks and to be located between the location of the former tanks and the existing Alameda Lagoon to assess the potential impact to the underlying groundwater resources from the former tanks."

Per our conversation in October 1992, we agreed to consider closure for the site if a ground water sampling event in December 1992 still did not identify any contaminants in the ground water. A ground water sample was collected from the on-site well by GeoPlexus, Inc. on December 1, 1992. This sample was analyzed

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for all the same constituents, using the same methods, as in the September 1992 sampling effort. No contaminants were detected. Therefore, this office is recommending that this site be certified closed. Please review the information provided and contact the County after making a decision on whether RWQCB concurs with the County's recommendation.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Mary Gifford
891 Union Street
Alameda, CA 94501

Edgar Howell-File(JS)