



Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

CC4586

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 4339 - 8907 Railroad Ave, Oakland 94621

June 1, 1995

Mr. Jim Ornellas
Ford Wholesale Co
8907 Railroad Ave
Oakland, CA 94621

Dear Mr. Ornellas:

This letter confirms the completion of site investigation and remedial action for the two former underground storage tanks (1-1,000, and 1-550 gallon gasoline tank) removed from the above site in January 1990.

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: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Mike Harper, SWRCB (with attachment)
Ford Wholesale of San Jose, 825 Park Center, Suite 200
Santa Ana, CA 92705
files (fordwhls.2) *ee*

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QUALITY CONTROL BOARD

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: April 18, 1995

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy
 City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
 Responsible staff person: Eva Chu Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Ford Wholesale
 Site facility address: 8907 Railroad Ave, Oakland 94621
 RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4339
 URF filing date: 3/17/95 SWEEPS No: N/A

Responsible Parties: Addresses: Phone Numbers:

- | | | |
|----|---|---|
| 1. | Ford Wholesale Co
Attn. Jim Ornellas | 8907 Railroad Ave
Oakland, CA 94621 |
| 2. | Ford Wholesale of San
Jose | 825 Park Center, Ste 200
Santa Ana, CA 92705 |

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	550	Gasoline	Removed	1/24/90
2	1000	Gasoline	Removed	1/30/90

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
 Site characterization complete? YES
 Date approved by oversight agency: 3/7/95
 Monitoring Wells installed? Yes Number: 1
 Proper screened interval? Yes, 4 to 20' bgs
 Highest GW depth below ground surface: 4.26' Lowest depth: 5.29'
 Flow direction: West, assumed from IMO Delaval site on 85th Ave
 Most sensitive current use: Commercial
 Are drinking water wells affected? No Aquifer name: NA
 Is surface water affected? No Nearest affected SW name: NA
 Off-site beneficial use impacts (addresses/locations): None

Report(s) on file? YES Where is report(s) filed? Alameda County
 1131 Harbor Bay Pkwy
 Alameda, CA 94502

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Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> (include units)	<u>Action (Treatment</u> <u>or Disposal w/destination)</u>	<u>Date</u>
Tank	2 USTs , 1-500g	H & H, San Francisco	1/24, 30/90
Piping	1-1000g		
Free Product			
Soil	155 tons	Remco, Richmond	12/1-2/93
Groundwater	3400 gal rinsate	PRC Patterson,	11/10-11/93
	425 gal sludge	Patterson	1/24/90
Barrels			

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)	1,000	ND	9,400	ND
TPH (Diesel)				
Benzene	14	ND	40	ND
Toluene	95	ND	150	ND
Ethylbenzene	33	ND	550	ND
Xylenes	180	ND	2,500	ND
Oil & Grease				
Heavy metals				
Other Total Pb	210	30	11	ND

*Grab Groundwater sample from pit

Comments (Depth of Remediation, etc.):

See section VII. Additional Comments...

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: **None, pending site closure**
 Number Decommissioned: **0** Number Retained: **1**
 List enforcement actions taken: **NOV issued 10/15/92**

List enforcement actions rescinded: **Above NOV - in compliance**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature:  Date: 5/9/95

Reviewed by

Name: Barney Chan Title: Haz Mat Specialist

Signature:  Date: 5/9/95

Name: Juliet Shin Title: Sr. Haz Mat Specialist

Signature:  Date: 5/9/95

VI. RWQCB NOTIFICATION

Date Submitted to RB: 5/9/95 RB Response: 

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature:  Date: 5/24/95

VII. ADDITIONAL COMMENTS, DATA, ETC.

Two gasoline USTs (a 550 and 1,000 gallon) were removed in January 1990. Soil collected one foot beneath the dispenser exhibited up to 1,000 ppm TPH-G, 14, 95, 33, and 180 ppm BTEX, respectively. A grab groundwater sample detected 9,400 ppb TPH-G, 40, 150, 550, and 2,500 ppb BTEX, respectively.

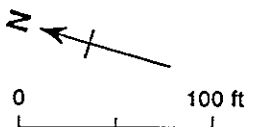
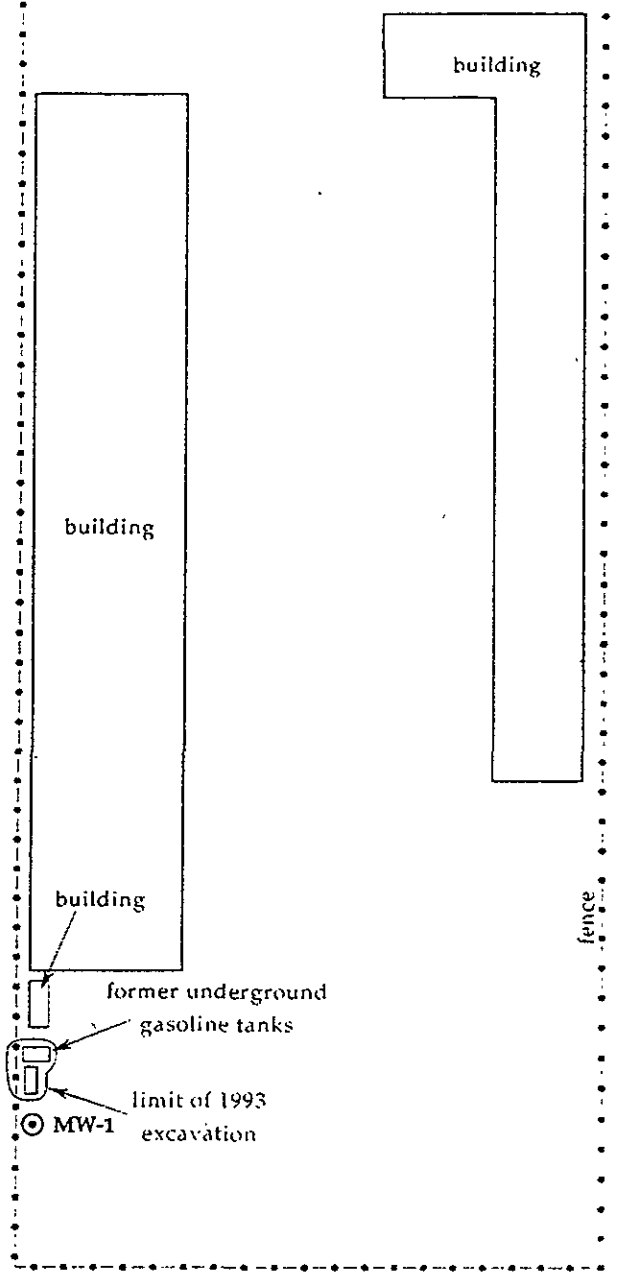
The pit and pump island area were overexcavated and sampled in July 1993. Soils did not contain elevated levels of TPH-G or BTEX. However, 210 ppm total Pb was detected in soil from a sand layer.

Overexcavation in August 1993 removed additional contaminated soil. Total lead concentrations in soil did not exceed 10X the STLC. But a composite sample of stockpiled soil detected 5 ppm soluble lead.

One monitoring well was installed within 10' and west of the former pit excavation. Groundwater flows to the west at Imo Delaval, on 85th Ave, immediately northwest of this site. The well has been sampled for four consecutive quarters, from March to December 1994, without detecting TPH-G or BTEX. Soluble lead was detected only in the initial sampling event at 11 ppb, which is below the DTSC's MCLs, and has been ND for three quarters.

Overexcavation was effective in removing most of the affected soil. Ground water quality does not appear to have been impacted by the fuel release at this site.

RAILROAD AVENUE




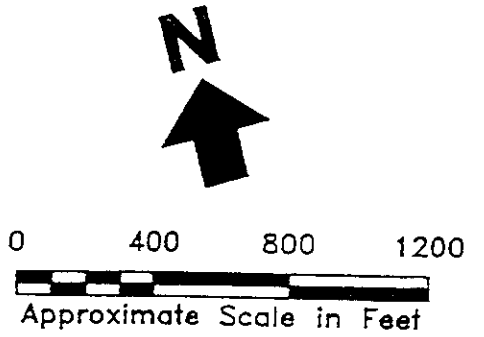
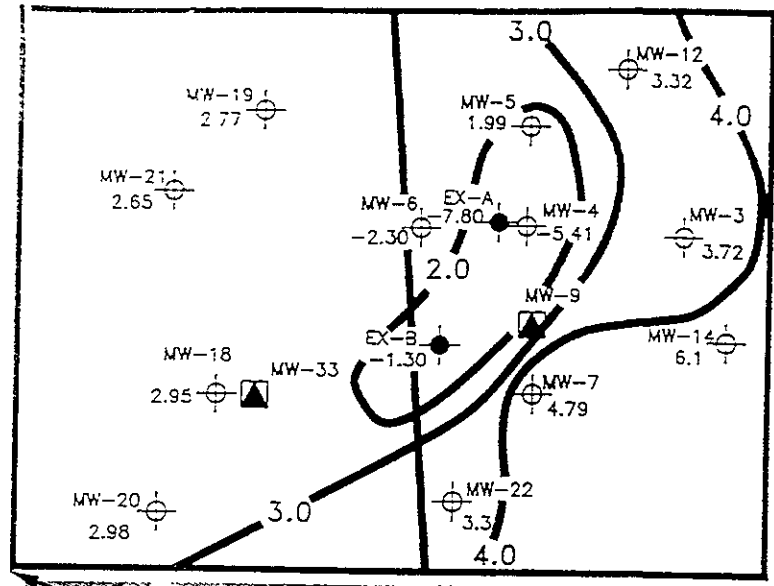
EXPLANATION	
	MW-1 Monitoring well

Figure 1. Monitoring Well Location - Ford Wholesale Company - 8907 Railroad Avenue, Oakland, California



LEGEND

- ▲ EXPLORATORY GROUNDWATER BORING
 - ⊕ SHALLOW ZONE MONITORING WELL
 - ▣ DEEP ZONE MONITORING WELL
 - ⊖ EXTRACTION WELL
- 6.38 GROUNDWATER ELEVATION (FT. M.S.L.) MEASURED 12 DECEMBER 1989
- 6—6 CONTOUR OF GROUNDWATER ELEVATIONS (FT. M.S.L.)

Notes:
 1. All monitoring well locations are approximate.

Erler & Kallnowski, Inc.
 Groundwater Elevations
 12 December 1989
 IMO Industries, Inc.
 Oakland, CA
 April 1990
 EKI 890029.00
Figure 17