

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 3, 1993
STID 3656

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Robert Buchman
3650 Mt. Diablo Blvd., Ste 130
Lafayette, CA 94549

SUBJECT: **Case Closure**
Buchman Property
2833 Park Blvd., Oakland, CA 94610

Dear Mr. Buchman,

This letter confirms the completion of site investigation and remedial action for the three former underground storage tanks (1-1000 gallon, 1-500 gallon diesel/gasoline and 1-250 gallon hydraulic oil) at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, this office has determined that no further action is required at this time.

Based on the information submitted and current requirements, the RWQCB has also accepted the determination of this agency that no further action is required at this time. Further work could be required if conditions change or a water quality threat is discovered at the site.

If you have any questions regarding this letter, please give Barney Chan a call at (510) 271-4530.

Very truly yours,

Rafat A. Shahid
Assistant Agency Director

cc: Edgar B. Howell, Chief, Hazardous Materials Division/files
Rich Hiett, RWQCB
Mike Harper, SWRCB
J. P. Cummings, P.O. Box 2847, Fremont, CA 94536

LOP\Completion, RACCert

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 11/1/93

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

II. CASE INFORMATION

Site facility name: Buchman Property
 Site facility address: 2833 Park Blvd., Oakland CA 94610
 RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3656
 URF filing date: 7/17/90 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Mr. Robert Buchman	3650 Mt. Diablo Blvd., Ste 130 Lafayette, CA 94549	510-283-1563

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	1000	gasoline or diesel	closed in place	1973
2	500	gasoline or diesel	closed in place	1973
3	250	hydraulic oil tank	removed	1991

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown
 Site characterization complete? YES
 Date approved by oversight agency: N/A
 Monitoring Wells installed? YES Number: 3
 Proper screened interval? YES
 Highest GW depth below ground surface: 12' Lowest depth: 17'
 Flow direction: easterly, 0.037 ft/ft
 Most sensitive current use: unknown
 Are drinking water wells affected? NO Aquifer name: Merritt Sand
 Is surface water affected? NO Nearest affected SW name: N/A
 Off-site beneficial use impacts (addresses/locations): none

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	250 gallon	Disposed at Erickson	4/22/91
Piping	none		
Free Product	none		
Soil	2 cy	unknown	
Groundwater	none		
Barrels	none		

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)	ND	ND	ND	ND
TPH (Diesel)	270	270	0.14	ND
Benzene	ND	ND	ND	ND
Toluene	ND	ND	ND	ND
Xylene	ND	ND	ND	ND
Ethylbenzene	ND	ND	ND	ND
Oil & Grease	4010	122	ND	ND
Heavy metals				
Other				

Comments (Depth of Remediation, etc.):

See site summary

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: deed notice should indicate the presence of two underground tanks, 1-500 gallon and 1-1000 gallon closed in place.

Should corrective action be reviewed if land use changes? **YES**

Monitoring wells Decommissioned: **NO**

Number Decommissioned: 0

Number Retained: 3

List enforcement actions taken: none

List enforcement actions rescinded: N/A

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney Chan

Title: Haz Mat Specialist

Signature: *Barney Chan*

Date: 11/15/93

Reviewed by

Name: Susan Hugo

Title: Sr. Haz Mat Specialist

Signature: *Susan L. Hugo*

Date: 11/15/93

Name: Tom Peacock

Title: Sup. Haz Mat Specialist

Signature: *Tom Peacock*

Date: 11/15/93

VI. RWQCB NOTIFICATION

Date Submitted to RB: 11/16/93

RB Response:

RWQCB Staff Name: Rich Hiatt

Title: San. Eng. Associate Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

See site summary

Site Summary for 2833 Park Blvd., Oakland CA 94610
StID # 3656, Robert Buchman Property

This property is a former Mohawk service station which was closed in the 1960's. The lot is located on the corner of Park Blvd. and McKinley Ave. in Oakland.

Two underground tanks, 1-1000 gallon and 1-500 gallon, containing gasoline and diesel fuel were closed in place in 1973 by filling them with cement slurry. This was done under permit from the Oakland Fire Department.

On 3/13/90 two slant soil borings were advanced, one near the former pump island and one near the ends of the two tanks. These were identified as borings B-1 and B-2. The soil samples were analyzed for TPHg,d, BTEX and TOG as petroleum. Results for all parameters were ND with the exception of detecting 270 ppm TPHd in B2.

On 4/22/91 a 250 gallon hydraulic oil tank and lift was removed from the site along with the demolishing of the former office building and the pump islands. Noticeable holes were observed in this tank and soil samples beneath the tank detected up to 4010 ppm TOG. Further overexcavation removed all appreciable amounts of TOG with the exception of the northern side of the tank where 122 ppm petroleum TOG was left in place due to physical constraints of a retaining wall.

On 8/20/91 three additional borings, B-3 through B5 were advanced at both ends of the two tanks to further define the limits of any soil contamination. These samples were ND for TPHg and d and had low petroleum TOG (59 ppm).

On 11/6/91 three monitoring wells were installed in the assumed downgradient direction relative to the closed USTs and the removed hydraulic tank and in the "upgradient" direction. The gradient was assumed to follow the general terrain elevation, which slopes gently as one goes westerly on Park Blvd. The soils encountered were generally sandy clay from surface to 10 feet and then a clay layer from 10 to 25 feet where groundwater was encountered in a sandy clay layer. Stabilized water was found from 13 to 17 feet indicating a confined or semi-confined aquifer. The wells were screened from approximately 20-35 feet using the field data. The gradient was suprisingly easterly and has been consistently throughout the monitoring events. MW1, located near the closed tanks and MW2, located near the former hydraulic oil tank detected elevated TOG in their shallow boring samples (6ft) but no other parameters were detected. Beneath the shallow borings, non-detectable TOG as petroleum hydrocarbon was found.

Site Summary, 2833 Park Blvd., Oakland 94610
StID # 3656
November 1, 1993
Page 2.

Groundwater monitoring has been performed for five events and with the exception of the fourth monitoring event no TPHg and TPHd, BTEX and TOG was found. On the fourth event TPHd was found in concentrations of 140 ppb and 88 ppb in wells MW1 and MW3 respectively. The next monitoring event again found ND concentrations for all parameters. Even though the wells are not downgradient, they are within 10 feet of the areas of known contamination and the downgradient well, MW3, has only detected hydrocarbon contamination in one of the five monitoring events.

Conclusion and Recommendation:

Two underground tanks, formerly containing gasoline and diesel, were closed in place and a hydraulic tank removed from this site. Soil borings around the tanks indicated as high as 270 ppm TPHd in one of the borings but four other borings indicated no contamination. The hydraulic oil tank experienced a release, however, overexcavation was successful in removing all contamination with the exception of 122 ppm TOG in the north wall of the former pit. Groundwater monitoring wells were installed in the assumed downgradient direction however gradient direction actually been shown to move easterly not westerly as expected. The unexpected gradient is theorized to be from off-site pumping of a neighboring home which has sump pumps connected to its basement. Because soil contamination is limited and groundwater contamination is not impacted, our office would recommend no further work for this site.

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	1000	gas or diesel	Closed in place	1973
②	500	" " "		
3				
4				

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: *unknown* *eg. mwd 20-35, 13-17"*
encountered at 25'

Site characterization complete? YES NO

Date approved by oversight agency:

Monitoring Wells installed? YES NO Number: **4**

Proper screened interval? YES NO

Highest GW depth below ground surface: **12'** Lowest depth: **17.5'**

Flow direction: *Easterly*

Most sensitive current use:

Are drinking water wells affected? YES (NO) Aquifer name: *Meritt Sand?*

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> (include units)	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
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✓ Tank			
✓ Piping			
✓ Free Product			
✓ Soil	~ 2 cyds		
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:

SECOND PAGE OF SAMPLE APPLICATION FORM

TENANT APPLICATION OR TENANT APPLICATION WORKSHEET

Tenant Name :
Contr/Unit# :

----- RENT CALCULATIONS -----

1. Total Household Income -----
2. Total Household Assets -----
3. 5.5% Of Assets (If Assets Exceed \$5000) -----
4. Income From Assets -----
5. Income from Assets Used (Higher of 3 or 4) -----
6. Gross Annual Family Income -----

7. Total Medical Expenses -----
8. Non-Deductable Medical Expenses (3% of Item 6) -----

9. Medical Expenses Deduction Allowed -----
10. Number of Minors/Dependents in Household -----
11. Allowance for Minors/Dependents (10. X \$480) -----
12. Allowance for the Elderly (\$400) -----
13. Special Allowances for the Handicapped -----
14. Child Care Allowance (Not To Exceed Item 6) -----

15. Total Adjustments to Income (9 + 11 + 12 + 13 + 14) -----

16. Adjusted Annual Income (6 - 15) -----

17. 10% of Gross Annual Income (6) / Month -----

18. 30% of Adjusted Annual Income (16) / Month -----

19. Total Tenant Payment (TTP) (Higher of 17 or 18) -----

20. Utility Allowance -----

21. Net Tenant Payment (NTP) (19 - 20) -----

22. Current Contract Rent -----

23. Housing Assistance Payment Amount (HAP) (22 -21) -----

I hereby certify under penalty of perjury that all of the information contained herein is true and accurate to the best of my knowledge.

(Tenant Signature) (Date) (Housing Agency Personnel) (Date)

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:
RWQCB Staff Name: Rich Hiett Title: San. Engineering Asso. Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

APPLICATION LOG REPORT

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*****
*                                     *
*                               Application Log Report                               *
*                                     *
* Key in the Information Requested and Press the Appropriate PF Key                 *
*                                     *
* Program      : ***                                                            *
*                                     *
* Start Date   : ** ** **                                                       *
* End Date     : ** ** **                                                       *
*                                     *
* Enter - Print the Report                                                         *
* PF 16 - Exit                                                                      *
*                                     *
*                               Scr.41                                           *
*****
(PF Key 6 from Scr.02 - All)
```

Scr.41 is to be used to generate a listing of all clients who have been through the interview/application process. The report becomes available by keying in a Program Code and beginning/ending dates for the desired data then pressing the ENTER Key. The report contains client information on those who have been transferred from a waiting list but not purged from this system. It will show the Applicant ID, Name, the last date of processing, and who did the processing.

The status is included so that you can identify where the family is in the application process. The Status column is interpreted as follows:

- On File - The applicant has been moved from the waiting list into Interview Processing but a formal application has not been completed.
- Eligible - An application, including TTP calculation has been completed and the client has been determined to be eligible for assistance.
- Ineligible - An application may have been taken including TTP calculation and the client has been found to be ineligible for assistance due to income.
- Housed - The client has been found to be eligible for assistance and has been moved into the appropriate program to begin receiving that assistance.
- Termed - Assistance for the client has been terminated.

The date the status was determined is shown to its left.

Use the log to estimate the amount of time a family will have to wait for assistance due to application processing, to review who on the staff has been doing what type of processing, or to determine how many clients are being rejected per month.

This report can be printed on regular greenbar paper or 8 1/2" X 11" continuous plain paper.