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 28, 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,

R.A. Shahid

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**

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

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
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:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
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 Decommisioned: **NO**
Number Decommisioned: 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: Thomas Peacock Date: 11/15/93

VI. RWQCB NOTIFICATION
Date Submitted to RB: 11/16/93 RB Response:
RWQCB Staff Name: Rich Hiett 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.

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.