



DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

February 13, 1996

STID # 1792

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Ian Reed
Packaging Industries
P.O Box 1954
San Leandro, CA - 94577

Mr. Marc Althen
Route 10, Green Hills
Reading, PA - 19606

Ref: Packaging Industries, 2450 Alvarado St, San Leandro,
CA- 94577

Dear Mr. Reed & Mr. Althen:

This letter confirms the completion of site investigation and remedial action for seven underground storage tanks located at the above mentioned location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, 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. (If a change in land use is proposed, the owner must promptly notify this agency)

Please contact Madhulla Logan at (510) 271-4320 if you have any questions regarding this matter.

Very truly yours,

Jun Makishima
Acting Director

File

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 12/15/95

Agency name: **Alameda County-HazMat** Address: 1131 Harbor Bay
 Responsible staff: **Madhulla Logan** City/State/Zip: **Alameda,**
 Title: **Hazardous Materials Spec** California - 94502
 Phone: **(510) 567-6764**

II. CASE INFORMATION

Site facility name: **Packaging Industries**
 Site facility address: **2450 Alvarado St, San Leandro, CA - 94577**

RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.:**1792**
 URF filing date: **09/05/86** SWEEPS No: **N/A**

| <u>Responsible Parties:</u> | <u>Addresses:</u> | <u>Phone</u> |
|-----------------------------|--|--------------|
| Ian Reed | Packaging Industries P.O Box 1954 San Leandro, CA -94577 | |
| Marc Althen | Route 10, Green hills Reading, PA - 19606 | |

| <u>Tank No:</u> | <u>Size in gal.:</u> | <u>Contents:</u> | <u>Closed in-place or removed?:</u> | <u>Date:</u> |
|-----------------|----------------------|------------------|-------------------------------------|--------------|
| 1 | 10000 | diesel | removed | 11/16/88 |
| 2 | 6000 | gasoline | removed | 11/16/88 |
| 3 | 10000 | gasoline | removed | 11/16/88 |
| 4 | 550 | waste oil | removed | 11/16/88 |
| 5 | 10,000 | diesel | removed | 11/16-88 |
| 6 | 10,000 | diesel | removed | 11/16/88 |
| 7 | 10,000 | diesel | removed | 11/16/88 |

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **leak, gasoline, diesel, waste oil**

Site characterization complete? **YES**

Date approved by oversight agency: **12/10/95**

Monitoring wells installed? **Yes**

Proper screened interval? **Yes** MW-1 - 15 to 35
 MW-2 - 15 to 35
 MW-3 - 15 to 35

Highest GW depth below ground surface: **25ft, Lowest- 22ft**

Groundwater Flow Direction: **Westerly**

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Most sensitive current use: Not Drinking, other use not evaluated

Are drinking water wells affected? Not Known

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

Is surface water affected? N/A Nearest affected SW name:N/A

Off-site beneficial use impacts (addresses/locations): Not Known

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

Treatment and Disposal of Affected Material:

| Material | Amount (include units) | Action (Treatment of Disposal w/destination) | Date |
|-------------|---------------------------|---|----------|
| Tank | 7 tanks | H and H, San Francisco, CA | 11/16/88 |
| Tank Sludge | 75 gallons | H and H, San Francisco, CA | 11/16/88 |
| Soil | 54 cy | casmalia Disposal in Casmalia | 10/86 |

Maximum Documented Contaminant Concentrations - Before and After Cleanup

| Contaminant | Soil (ppm) | | Groundwater (ppb) | |
|--|------------|-------|-------------------|-------|
| | Before | After | Before | After |
| TPH (Gas) | 110 | 110 | ND | ND |
| TPH (Diesel) | 12 | 12 | ND | ND |
| Benzene | ND | ND | ND | ND |
| Toluene | ND | ND | ND | ND |
| Xylene | ND | ND | ND | ND |
| Ethylbenzene | ND | ND | ND | ND |
| Oil & Grease | 110 | 110 | *1300 | |
| Chloroform | | | 2.6 | 1.2 |
| Carbon tetrachloride | | | 1.6 | 1.2 |
| PCE | | | 3.6 | ND |
| For 3 solvent tanks removed in August 1986 | | | | |
| Acetone | 260 | NA | #NA | |
| Isopropyl Alcohol (IA) | 3900 | NA | #ND | |
| n-propyl Alcohol | 220 | | | |
| n-propyl acetate | 3.2 | | | |

Comments (Depth of Remediation, etc.):

All the samples results given above are from tank removal.*1300

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ppb of oil and grease was found in the groundwater sample collected from monitoring well, MW1, subsequent to well installation. The grab groundwater samples number(#) indicating non-detect for Isopropyl Alcohol as collected from one of the boring, B1 drilled in October 1990. The soil around the solvent UST's indicating the presence of Acetone and Isopropyl Alcohol were apparently removed and disposed. However, the report does not mention collection of confirmation samples from the excavation.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined (soils only case)

Does completed corrective action protect potential beneficial uses per the regional Board Basin Plan? Undetermined (soils only case)

Does corrective action protect public health for current land use? YES

Site management requirements: NA

Should corrective action be reviewed if land use changes? No

Monitoring wells Decommissioned: Not Applicable

Number Decommissioned: NA

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Madhulla Logan Title: Hazardous Materials Spec

Signature: *Madhulla Logan* Date: 1/3/96

Reviewed by

Name: Barney Chan Title: Hazardous Materials Spec

Signature: *Barney Chan* Date: 1/3/96

Name: Eva Chu Title: Hazardous Materials Spec

Signature: *Eva Chu* Date: 1/3/96

VI. RWQCB NOTIFICATION

Date Submitted to RB:

RWQCB Staff Name: Kevin Graves

Date: 1/31/96

RB Response: *Approved*
Title: San. Engineering Asso.

K. Graves

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VII. SUMMARY

Seven UST's (4 10,000 gal diesel, 1-10,000 gal gasoline, 1-6000 gallon gasoline, and 1-550 gal waste oil tank) were removed on November 15 and 16, 1988. The 4-10,000 gallon diesel tanks appeared to be in good condition but the gasoline and waste oil tanks detected staining and odor. Two soil samples were collected from the gasoline and diesel tanks and 1 soil sample was collected from the waste oil tank. The samples collected from the gasoline and diesel tanks were analyzed for gasoline and diesel respectively using the 8015 EPA method. The samples from the waste oil tank were analyzed for diesel, total oil and grease and volatile organics. Up to 110 ppm diesel and 145 ppm oil and grease were detected.

Between January and April 1989, 3 monitoring wells, MW-1 thru MW-3 were installed. The wells were sampled for 4 quarters between January 90 to December 90 and no gasoline, diesel or BTEX were detected in the downgradient wells. All 3 wells were also analyzed for and detected trace amounts of HVOC's. The source of HVOCs is not known, but may be from an offsite source. Its impact to groundwater quality is minimal, as chlorinated solvents were found in concentrations less than the Maximum Contaminant Levels (MCL's) in all the 3 monitoring wells.

Based on a report dated November 6, 1990, 3 other underground storage tanks were removed from the property in August 1986. Reports suggest that the tanks contained ethyl alcohol, normal propyl alcohol and isopropyl alcohol (IA). Soil samples collected following tank removal indicated that a significant release of IA, up to 3900 mg/kg had occurred. Also, the report mentions that the tank area was over excavated and that the contaminated soil was legally disposed of at Casmalia by IT corporation. Based on the investigation, no further work was required by Alameda County Health Department or the Regional Water Quality Control Board.

In October 8, 1990, 3 soil borings were drilled around the former UST's to determine whether any residual soil contamination was still present. The borings were drilled downgradient based on groundwater level data collected from a site located at 2366 Alvarado Street. Soil samples were collected at 5 foot intervals from each boring and a grab groundwater sample was collected from borehole B1. Soil samples collected from borings B2 and B3 contained no detectable Isopropyl Alcohol. Also, 260 ppm of Acetone and 1000 ppm of Isopropyl alcohol was found in boring B1 at 15 feet. However, the groundwater sample collected from boring B1 did not detect IA above the detection limit. Acetone maybe a breakdown product of IA, indicating the occurrence of biodegradation.

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Rationale for closing:

1. Minimal soil contamination
2. No TPH and BTEX in groundwater
3. Solvent found in groundwater were at concentrations less the MCL.
4. The soil contamination with IA is restricted to around the UST and also this contamination has not affected the groundwater.