

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

MS. Juliet Shi 237-9335 FAX

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577March 30, 1995
STID 28REMEDIAL ACTION COMPLETION CERTIFICATIONMs. Chae Sun Lee
6821 Foothill Blvd.
Oakland, CA 94605Re: Better Home Realty site, located at 6821 Foothill Blvd., Oakland,
California, 94605

Dear Ms. Chae Sun Lee:

This letter confirms the completion of site investigation and remedial action for the 500-gallon waste oil underground storage tank at the above described location.

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 Juliet Shin at (510) 567-6700 if you have any questions regarding this matter.

Sincerely,

Rafat A. Shahid, Director

c: Ariu Levi, Acting Chief, Hazardous Materials Division - files
Kevin Graves, RWQCB
Mike Harper, SWRCB
Juliet Shin, ACDEH

ENVIRONMENTAL
PROTECTION

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 3/8/95

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy
City/State/Zip: Alameda Phone: (510) 567-6700
Responsible staff person: Juliet Shin Title: Senior HMS

II. CASE INFORMATION

Site facility name: Better Home Realty
Site facility address: 6821 Foothill Blvd., Oakland, CA 94605
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 28
URF filing date: 1/13/95 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Ms. Chae Sun Lee	6821 Foothill Blvd. Oakland, CA 94605.	(510) 638-6664

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	500	waste oil	removed	1/10/90

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown

Site characterization complete? YES

Date approved by oversight agency: 12/19/1994

Monitoring Wells installed? No Number: NA

Proper screened interval? NA

Highest GW depth below ground surface: Ground water appears to be below 25 feet below ground surface.

Flow direction: NA

Most sensitive current use: Commercial

Are drinking water wells affected? NO Aquifer name: Unknown

Is surface water affected? NO Nearest affected SW name: None

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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

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>
Tank	500 gallons	According to the UST closure plan, it appears that the tank was hauled to H & H Ship Service, 220 China Basin, S.F.	1/10/90
Excavated Soil	Unknown	According to information faxed on Dec. 14, 1992, it appears that the stockpiled soils were taken to a Class III landfill.	

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)	0.78		NA	
TPH (Diesel)	ND		NA	
Benzene	ND		NA	
Toluene	ND		NA	
Xylene	ND		NA	
Ethylbenzene	ND		NA	
Oil & Grease	95		NA	
	430	(in stkpld soil)		

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**

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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**

Monitoring wells Decommissioned: **NA**

Number Decommissioned: **NA**

Number Retained: **NA**

List enforcement actions taken: **None**

List enforcement actions rescinded:

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Juliet Shin**

Signature: *Juliet Shin*

Title: **Senior HMS**

Date: *3/13/95*

Reviewed by

Name: **Eva Chu**

Signature: *Eva Chu*

Title: **Hazardous Materials Specialist**

Date: *3/14/95*

Name: **Amy Leech**

Signature: *Amy Leech*

Title: **Hazardous Materials Specialist**

Date: *3/14/95*

VI. RWQCB NOTIFICATION

Date Submitted to RB:

RWQCB Staff Name: **Kevin Graves**

RB Response: *John Graves Approved*

Title: **San. Engineering Asso.** Date:

3/22/95

VII. ADDITIONAL COMMENTS, DATA, ETC.

It appears that on January 10, 1990, one 500-gallon waste oil tank was removed from the site. Although detailed information is not available regarding this tank closure, it appears, from my conversations with former consultants and contractors, that two soil samples, Samples "A" and "B", were collected from beneath each end of the tank. Analysis of these soil samples identified 0.78 ppm TPHg and 95 ppm Oil & Grease. One soil sample, apparently collected from the stockpiled soil, was analyzed for TPHd, Oil & Grease, and 8240. Analysis of this sample identified 430 ppm Oil & Grease. According to a February 8, 1990 letter from Environmental Construction Co., it appears that this soil was hauled off to a Class III landfill.

Three exploratory borings (EB-1, 2, and 3) were advanced at the site. Two of these borings were placed adjacent to the former tank pit. According to Globe Soil Engineers' January 19, 1990 report, and my conversation with Mr. Zachary Aldine, Globe Soil Engineers, on December 4, 1992, it appears that ground water was not identified in borings EB-1, EB-2, and EB-3, which

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were drilled down to 25 feet below ground surface, where the auger met with refusal at the fractured sedimentary bedrock. These borings were apparently used for sieve analysis and to determine depth-to-bedrock and water depth. During drilling, no staining or odor was observed in soil. No soil samples were collected from the borings.

Based on the low levels of Oil & Grease identified beneath the tank and the fact that Oil & Grease does not migrate very readily, it appears that there is a low potential for future impact to ground water. Additionally, according to the boring investigations, it appears that ground water exists below 25 below ground surface. Lastly, the Non Detect concentrations for TPHd and 8240 constituents in the stockpiled soil sample results, and the relatively low levels of Oil & Grease in this sample, appear to confirm that the observed release was limited in extent and in concentration.