ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577

STID 4432

April 30, 1996

GM Training Center
1444 Marina Blvd.,
San Leandro, CA 94577
Attn: Roger S. Teschner

REMEDIAL ACTION COMPLETION CERTIFICATION

RE: 1444 MARINA BOULEVARD, SAN LEANDRO, CA 94577

Dear Mr. Teschner,

This letter confirms the completion of site investigation and remedial action for one 1000-gallon diesel and one 250-gallon diesel underground storage tanks at the above described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including current land use, and with 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 the 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 Dale Klettke at (510) 567-6880 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director, Department of Environmental Health

enclosure

c: Gordon Coleman, Acting Chief, Environmental Protection Division--files
Kevin Graves, RWQCB
Lori Casias, SWRCB
Mike Harper, SWRCB, w/enclosure

4432racc.dkt

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION **Date: October 16, 1995**

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Pkwy**
City/State/Zip: **Alameda, CA 94502** Phone: **(510) 567-6700**
Responsible staff person: **D.Klettke** Title: **Hazardous Material Specialist**

II. CASE INFORMATION

Site facility name: **GM Training Center**
Site facility address: **1444 Marina Blvd., San Leandro, CA 94577**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **4432**
URF filing date: **10/25/89** SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Gary Zirwes, Training Centers Inc.,	485 W. Milwaukee Avenue, Detroit, MI 48202	(313)974-9067
Roger S. Teschner, GM Training Center,	1444 Marina Blvd., San Leandro, CA 94577	(510)357-7200

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	250	diesel	removed	10/05/1989
2	1000	diesel	removed	10/05/1989
3	25	diesel	removed	10/16/1989
4	25	diesel	removed	10/16/1989

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **suspected leak-tank corrosion along with small holes observed in bottom of tanks A & B.**
Site characterization complete? **YES**
Date approved by oversight agency: **December 12, 1989**
Monitoring Wells installed? **YES** Number: **three**
Proper screened interval? **YES**
Highest GW depth below ground surface: **approximately 15' bgs** Lowest depth: **approximately 21' bgs**
Flow direction: **Northwesterly to westerly**
Most sensitive current use: **undetermined**
Are drinking water wells affected? **NO** Aquifer name: **San Leandro Cone**
Is surface water affected? **NO** Nearest affected SW name: **N/A**
Off-site beneficial use impacts (addresses/locations): **N/A**

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:

Material	Amount (include units)	Action (Treatment or Disposal w/destination)	Date
Tank	1-1000gal	disposal/Erickson	10/18/89
Tank	1-250gal	disposal/Erickson	10/18/89
Tank	2-25gal	UNK	
Piping	UNK	UNK	
Free Product	150-gal	disposal/IT-Vine Hill	2/01/90
Soil	998601bs	disposal/GSX-Buttonwillow	11/15/89
Groundwater			
Barrels			

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	NA	NA	NA	NA
TPH (Diesel)	1940	32	<500	<500
Benzene	<0.02	<0.02	<0.7	<0.7
Toluene	<0.02	<0.02	<0.7	<0.7
Ethylbenzene	.13	<0.02	<0.7	<0.7
Xylenes	.56	<0.02	<0.7	<0.7
Oil & Grease	NA	NA	NA	NA
Heavy metals	NA	NA	NA	NA
Other - organic lead	NA	NA	NA	NA

Comments (Depth of Remediation, etc.):

There were two underground storage tanks (USTs) which were used to store diesel fuel. The tank volumes were 250-gallons (Tank B) and 1,000-gallons (Tank A). In addition, two small "day tanks" (east & west), approximately 25-gallons each, were located in concrete vaults with supply lines originating from Tank B.

In October 1989 the tanks and associated piping were evacuated by pumping approximately 45 gallons of product. Soil was excavated from the piping trenches and the piping was removed for inspection. Borings were drilled every 20 feet along the associated piping located under the building to allow for sampling. There were obvious signs of corrosion and decay in the piping materials. Soil was excavated from around the concrete vaults and the two 25-gallon "day tanks" were removed from their concrete vaults. The remaining two USTs were inerted and subsequently removed. There were obvious signs of corrosion and decay of the tanks. Many small holes were observed in both tanks A and B and soil excavated from around the concrete vault from the west "day tank" area was visibly stained.

Chemical analysis of the soil samples obtained from the excavation (A through N) revealed no detectable concentrations of TPHd and BTEX in all

but one sample. This sample(K) was taken approximately one foot into the soil from the center west wall of the area around the east "day tank". Sample K contained 1940-ppm of TPHd, 0.13-ppm ethyl benzene and 0.56-ppm of total xylenes. No benzene or toluene was detected in Sample K.

On October 31, 1989, the excavation associated with the 25-gallon east "day tank" was deepened by approximately three feet and an additional one foot of soil was removed from the north and south sides of the excavation. Two additional soil samples (P & R) were collected from the bottom and the walls of the excavation. These samples were analyzed as non detectable for TPHd and BTEX fractions.

On December 7, 1989, three borings were advanced and subsequently converted to monitoring wells in the vicinity of the east "day tank". No free product or sheen was found in any of the monitoring wells, and groundwater was first encountered at a depth of approximately 21 feet below ground surface (bgs). After the wells were installed groundwater levels in the wells stabilized at approximately 15' bgs. A groundwater gradient of approximately 0.010 ft/ft was measured, with groundwater flow in a westerly direction. Groundwater samples were collected and exhibited non-detectable concentrations of TPHd and BTEX.

Soil samples taken at five foot intervals were collected during the installation of the monitoring wells. Only one soil sample had detectable levels of petroleum hydrocarbons and was collected at the MW-2 location at a depth of 5' bgs. The TPHd level for this sample was 32.22 ug/g (ppm); no detectable levels of BTEX were present in this sample.

Quarterly monitoring events performed in June, September and December 1990, and March 1991, showed non detectable levels of benzene, total VOAs and TPHd. Based on these results, no further action is warranted for the two USTs and the two "day tanks".

In addition to the two USTs and the two "day tanks", this site contained eight classrooms, each of which contained hydraulic hoists used for automotive repairs.

In October 1990 soil samples were obtained from hoists located in classrooms 2, 4 and 7 in order to determine whether these hoists had been leaking. The hoists had been installed in 1980 and 1982 and had indicated no loss of hydraulic product on record. The samples tested from these three hoists were analyzed to contain less than 50 ppm of total petroleum hydrocarbons as oil and grease (TPHog). These three hoists were left in operation.

In November 1990, the in-ground hydraulic hoists in classroom 1, 3, 5, 6 and 8 were removed due to age (installed in 1953) and were to be replaced with above-ground hoists. GM Training center had indicated that they had recorded product loss associated with the hoists in classrooms 1, 3, 6 and 8.

These five hoists were excavated and transported for recycling to City Metals Recycling, Inc., San Jose, CA. During excavations of hoists from classrooms 1, 3, 5, 6, and 8 soil samples were taken from below each hoist. These samples were then analyzed for total petroleum hydrocarbons as oil and grease (5520 D & F). Soil samples taken from classroom 5 were found to contain less than 100 parts per million (ppm) of TPHog. Samples taken from classrooms 1, 3, 6 and 8 all contained TPHog in excess of 1000 parts per million. Over excavations of soil from classrooms 1, 3, 6, and 8 were performed in November and December 1991. 125 cubic yards (cy) of soil was excavated from classroom 1 and 78 cy of soil were excavated from classrooms 3,6 and 8. Confirmation soil samples were then taken from the bottom of each over-excavation, four from each side wall and two from each bottom. Over-excavation of contaminated soils continued until samples taken from these locations were analyzed as being non-detectable for TPHog.

The approximately 460 cy of contaminated soil was treated by bioremediation, and these treated soils will be used as top fill on an adjoining lot when final results from soil samples taken from the bioremediated soils are analyzed as containing less than 10 ppm of TPHog.

Four groundwater monitoring wells (MW91-1, MW91-2, MW91-3 and MW91-4) were installed in the "inferred" down gradient direction from the hoists which were previously located in classrooms 1, 3, 6 and 8. A groundwater gradient survey was performed utilizing the existing three wells on site installed during the east "day tank" groundwater assessment. Results of this survey measured groundwater flow was in a northwesterly direction. Analytical results reported for four consecutive quarterly groundwater sampling events are as follows:

Date	MW91-1	MW91-2	MW91-3	MW91-4
February 6, 1991	ND	ND	1.5	3.0
April 6, 1991	ND	0.6	ND	17
July 25, 1991	0.5	ND	0.8	7.5
October 28, 1991	ND	0.6	ND	1.0

Concentrations in mg/l (ppm)

Given the effectiveness of the soil excavations and the low levels of detectable product, any residual hydraulic oil will not pose a threat to the beneficial uses of the groundwater or to the health of the environment. Therefore, this site qualifies for site closure.

See Section VII, Additional Comments, etc...

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: **NO**
Number Decommissioned: **none** Number Retained: **seven**
List enforcement actions taken: **none**

List enforcement actions rescinded:

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Dale H. Klettke** Title: **Haz Mat Specialist**

Signature: Dale H. Klettke Date: 10/16/95

Reviewed by

Name: **Thomas Peacock** Title: **Supervising Haz Mat Spec.**

Signature: Thomas Peacock Date: 10-16-95

Name: **Barney Chan** Title: **Haz Mat Specialist**

Signature: Barney Chan Date: 10/16/95

VI. RWQCB NOTIFICATION

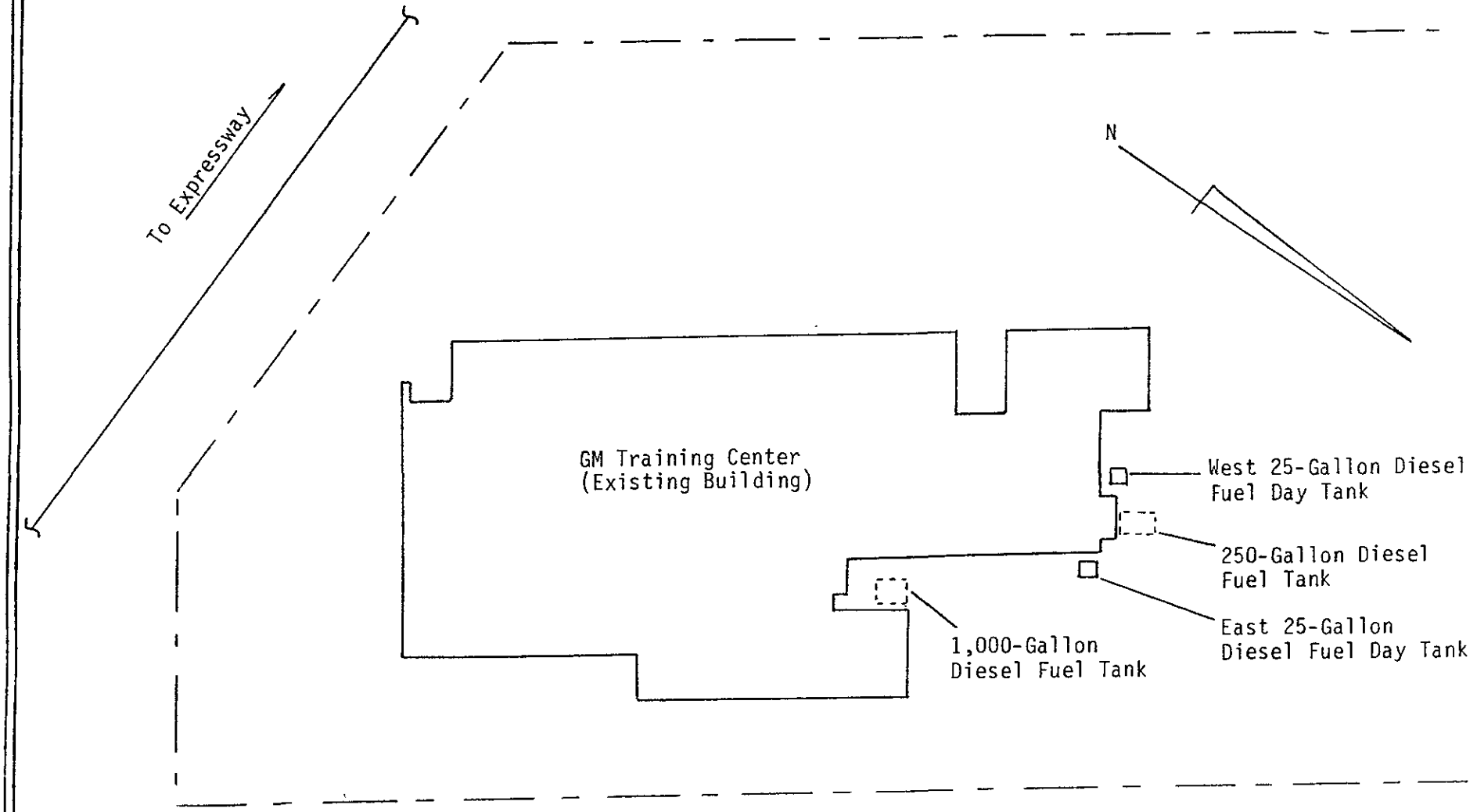
Date Submitted to RB: RB Response: Approved

RWQCB Staff Name: **Kevin Graves** Title: **AWRCE**

Signature: Date: 11/6/95

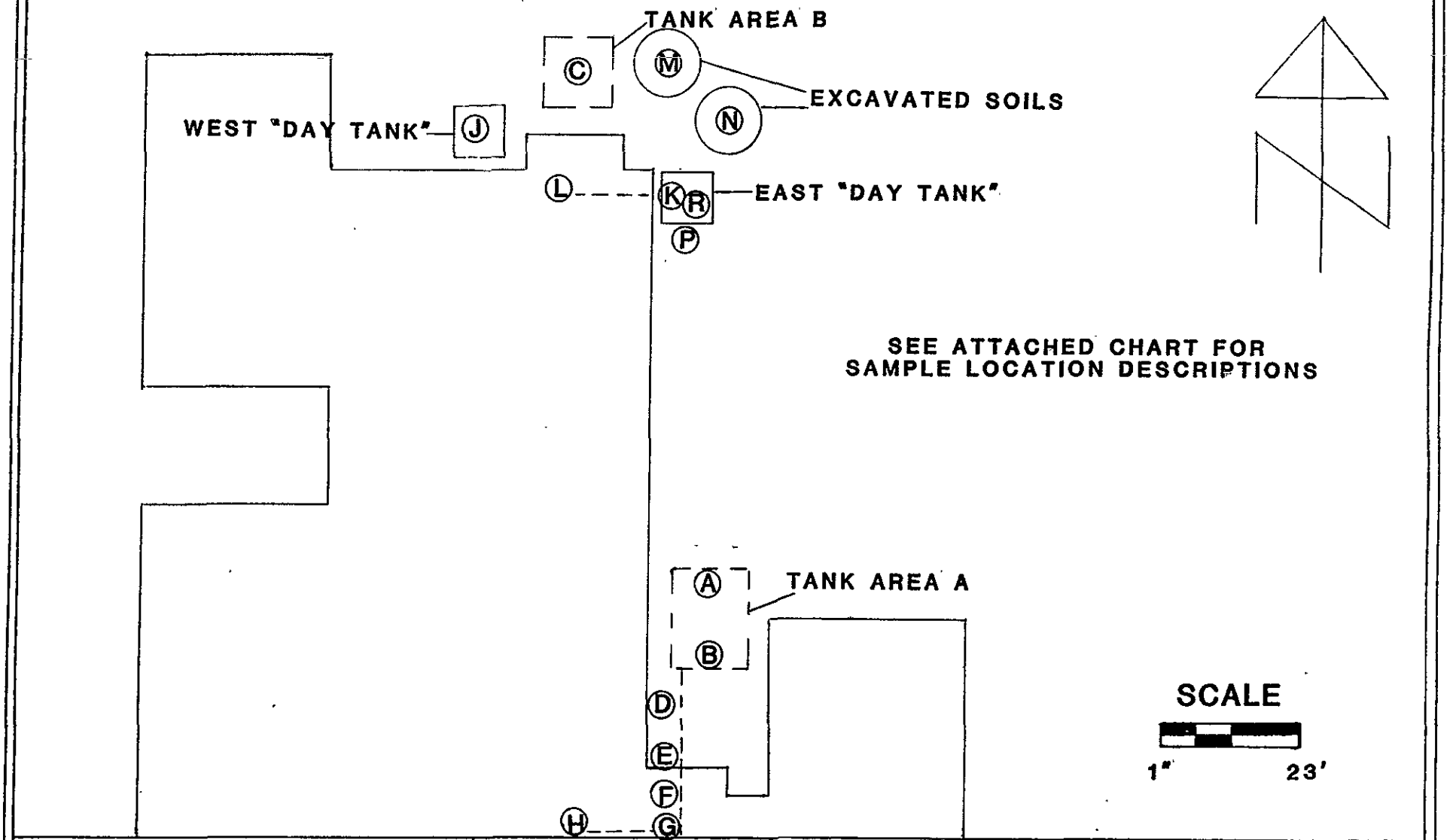
VII. ADDITIONAL COMMENTS, DATA, ETC.

Professional Service Industries



PROJECT NAME		PROJECT NO.
GM Training Center 1444 Marina Boulevard San Leandro, California	SITE DIAGRAM Not to Scale	378-96102 DATE January 16, 1990

Professional Service Industries



PROJECT NAME ARGONAUT AEC SAN FRANCISCO TRAINING CEN. 1444 MARINA BOULEVARD SAN LEANDRO, CALIFORNIA	SAMPLE LOCATIONS SAMPLE LOCATION - Ⓧ	PROJECT NO. 378-96092 DATE 10 NOVEMBER 1989

PLATE 2

1A-300-6

LOCATION DESCRIPTIONS

Sample A	Location Description
A	Center bottom of Tank Area A - north side, one foot into soil
B	Center bottom of Tank Area A - south side, one foot into soil
C	Center bottom of Tank Area B, one foot into soil
D	One foot into soil
E	One foot into soil
F	One foot into soil
G	One foot into soil under floor
H	One foot into soil under floor
J	Center bottom of west "day tank" area, one foot into soil
K	Center west wall of east "day tank" area, one foot into soil
L	One foot into soil under floor
M	Excavated soils pile, composite sample
N	Excavated soils pile, composite sample
P	North and south walls of west "day tank" area
R	Center bottom of west "day tank" area

Chemical Test Results

Chemical analysis of the soil samples obtained from the excavation yielded varying levels of hydrocarbon compounds. Sample K contained elevated levels of ethyl benzene, xylenes, and total petroleum hydrocarbons. All of the other soil samples analyzed revealed no detectable levels of petroleum hydrocarbons. A summary of the chemical analysis results is presented below. The complete laboratory report is included in the report Appendix.

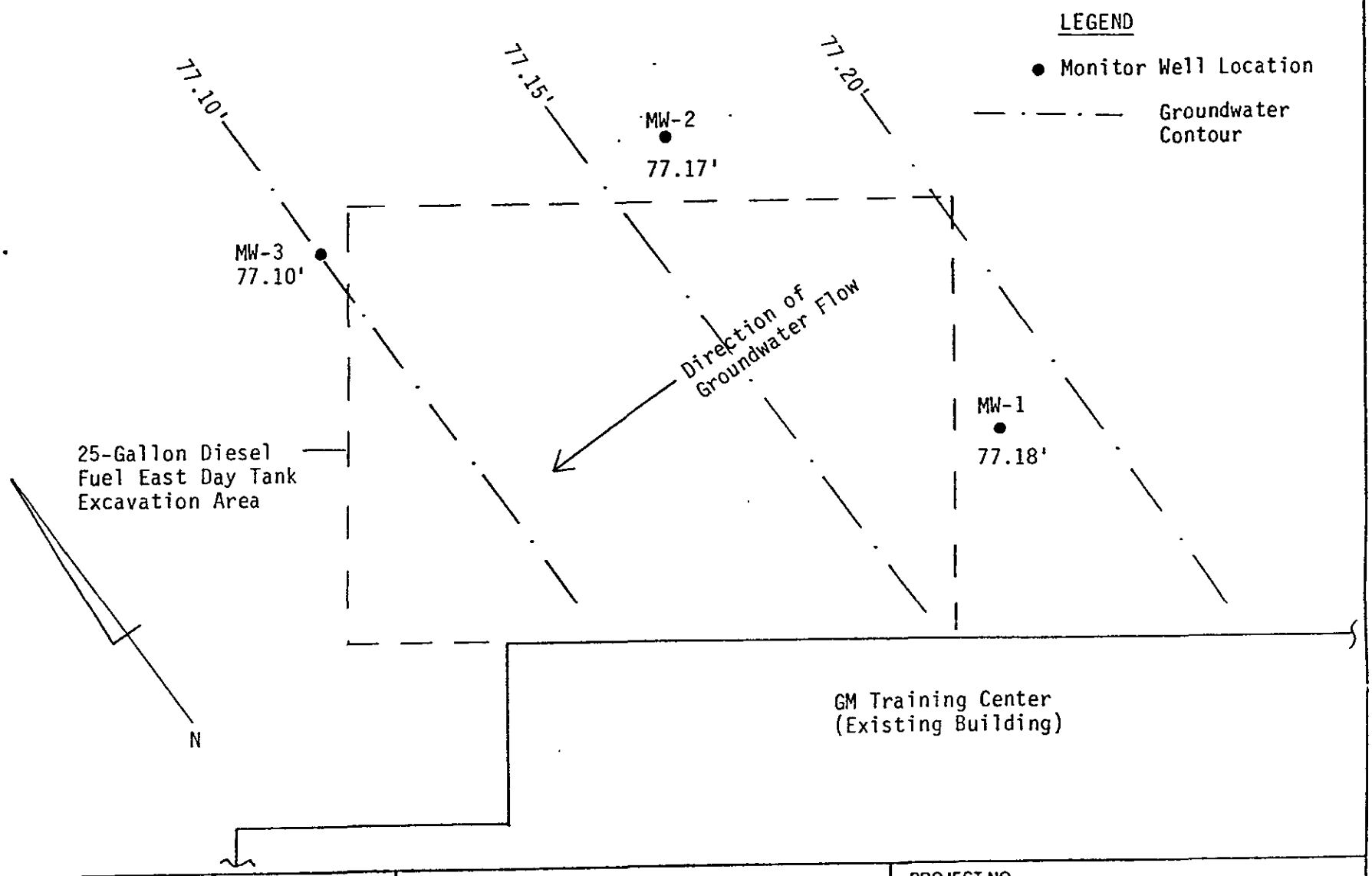
Sample	BTEX	TPH
A	ND	ND
B	ND	ND
C	ND	ND
D	ND	ND
E	ND	ND
F	ND	ND
G	ND	ND
H	ND	ND
J	ND	ND
K	0.69	1940
L	ND	ND
M	ND	ND
N	ND	ND
Method Detection Limit	0.02	10

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the laboratory analysis, and the visual inspection, soil contamination is present in the area of the 25 gallon "day tank" located to the east of Tank B. Total petroleum hydrocarbons of 1,940 ppm and BTEX of 0.69 ppm were found in a sample obtained from that excavation. However, analysis of soil samples collected after the removal of additional soil revealed no detectable levels of TPH or BTEX.

To evaluate whether the groundwater at the subject site has been impacted, we recommend initiating contamination assessment activities pursuant with the California Regional Water Board Staff Recommendations. These activities would include the installation of monitor wells, groundwater sampling and analysis, etc.

Professional Service Industries



PROJECT NAME		PROJECT NO.
GM Training Center 1444 Marina Boulevard San Leandro, California	MODIFIED SITE DIAGRAM	378-96102
		DATE January 16, 1990

		June 1990			September 1990			December 1990		
		MW-1	MW-2	MW-3	MW-1	MW-2	MW-3	MW-1	MW-2	MW-3
Benzene	ug/l	ND	ND	ND	ND	ND	ND	ND	ND	ND
Total VOA's	ug/l	ND	ND	ND	ND	ND	ND	ND	ND	ND
TPH	ug/l	ND	ND	ND	ND	ND	ND	ND	ND	ND

		March 1991		
		MW-1	MW-2	MW-3
Benzene	ug/l	ND	ND	ND
Total VOA's	ug/l	ND	ND	ND
TPH	ug/l	ND	ND	ND

ND = Not detected at, or above, MDL
ug/l = Micrograms per liter (parts per billion)

The results of the June 1990, September 1990, December 1990, and March 1991 sampling events revealed no detectable levels of benzene, total VOA's, or TPH in any of the groundwater samples analyzed. The complete laboratory report of the March 1991 sampling event is attached.

Due to the lack of detectable levels of hydrocarbon found during the above-referenced sampling events, PSI recommends that the quarterly sampling and analysis be terminated, and no further action is warranted with respect to the subject area. If you have any questions, please do not hesitate to contact us.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.

Mark W. Ellard
Staff Engineer

Tamara Tyrrell-Walker, P.G.
Division Manager, Environmental Services

MWE/TTW:tms

Copies submitted: (3)

Copy to: Alameda County Health Services Agency
Attention: Mr. Larry Seto

one liter amber jars designated for sampling of oil and grease in groundwater. Appendix A contains GTE's Groundwater Sampling Protocol. Below is a table containing the dates, depths to water, and concentrations of chemical constituents found in the groundwater samples.

FEBRUARY 6, 1991

Well ID Number	Depth to Groundwater	Amount Purged	Oil and Grease Parts Per Million
MW-1	12.51 ft.	5 volumes 10.2 gal.	ND
MW-2	12.83 ft.	5 volumes 10.4 gal.	ND
MW-3	12.25 ft.	5 volumes 10.8 gal.	1.5
MW-4	13.75 ft.	5 volumes 9.6 gal.	3.0

APRIL 26, 1991

Well ID Number	Depth to Groundwater	Amount Purged	Oil and Grease Parts Per Million
MW-1	13.70 ft.	5 volumes 9.22 gal.	ND
MW-2	13.12 ft.	5 volumes 9.71 gal.	0.6
MW-3	13.13 ft.	5 volumes 9.69 gal.	ND
MW-4	13.74 ft.	5 volumes 9.22 gal.	17.0*

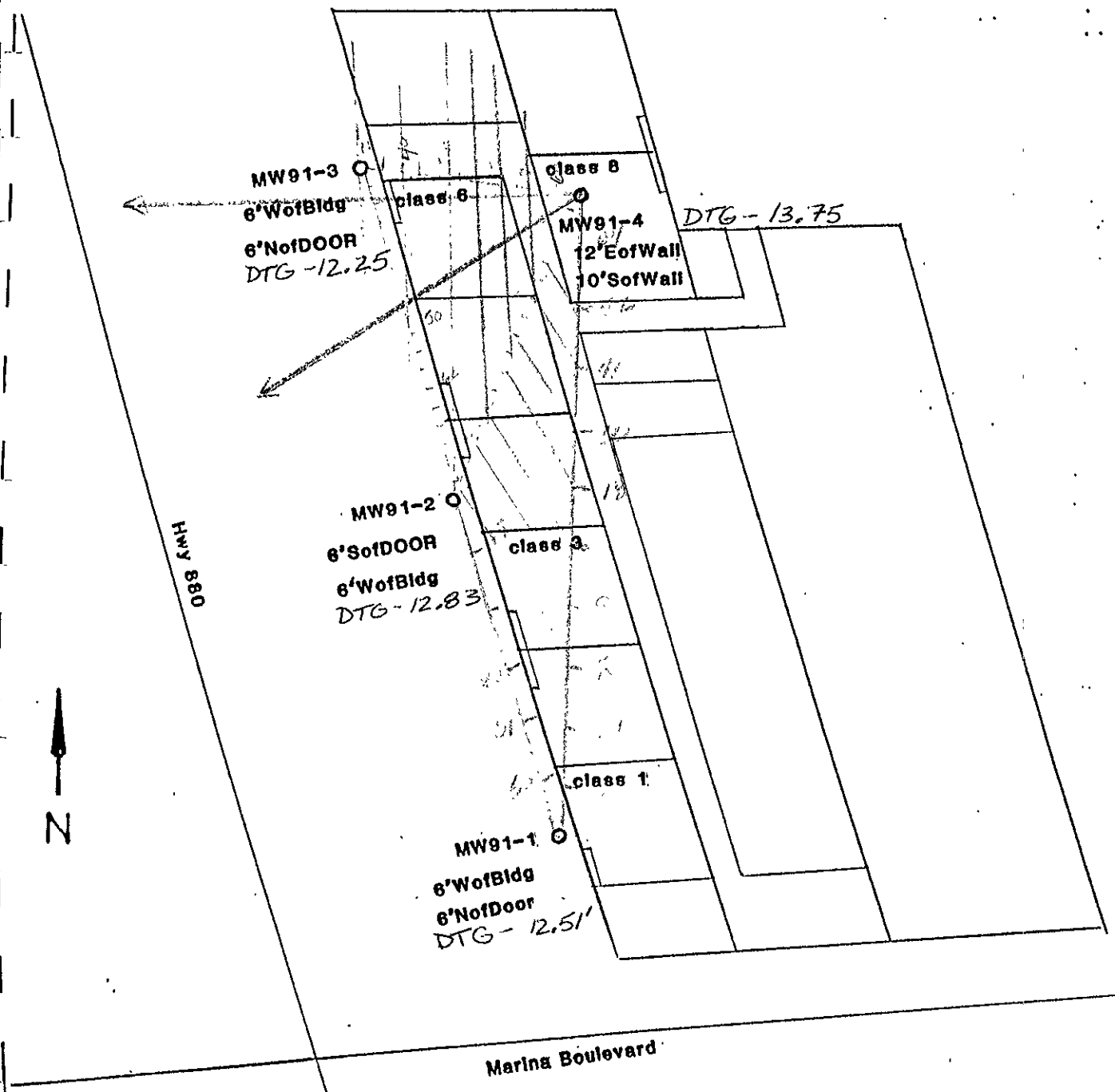
JULY 26, 1991

Well ID Number	Depth to Groundwater	Amount Purged	Oil and Grease Parts Per Million
MW-1	14.97 ft.	5.8 volumes 10 gal.	0.5
MW-2	14.75 ft.	8.6 volumes 15 gal.	ND
MW-3	14.92 ft.	5.8 volumes 10 gal.	0.8
MW-4	15.58 ft.	6.2 volumes 10 gal.	7.5

OCTOBER 25, 1991

Well ID Number	Depth to Groundwater	Amount Purged	Oil and Grease Parts Per Million
MW-1	15.80 ft.	4 volumes 6.24 gal.	ND
MW-2	15.62 ft.	4 volumes 6.36 gal.	0.6
MW-3	15.79 ft.	4 volumes 6.28 gal.	ND
MW-4	16.39 ft.	4 volumes 5.84 gal.	1.0

* Dots of sheen were noticed in water from Monitoring well #4. Appendix B contains the Chain of Custodies and the Laboratory Results.



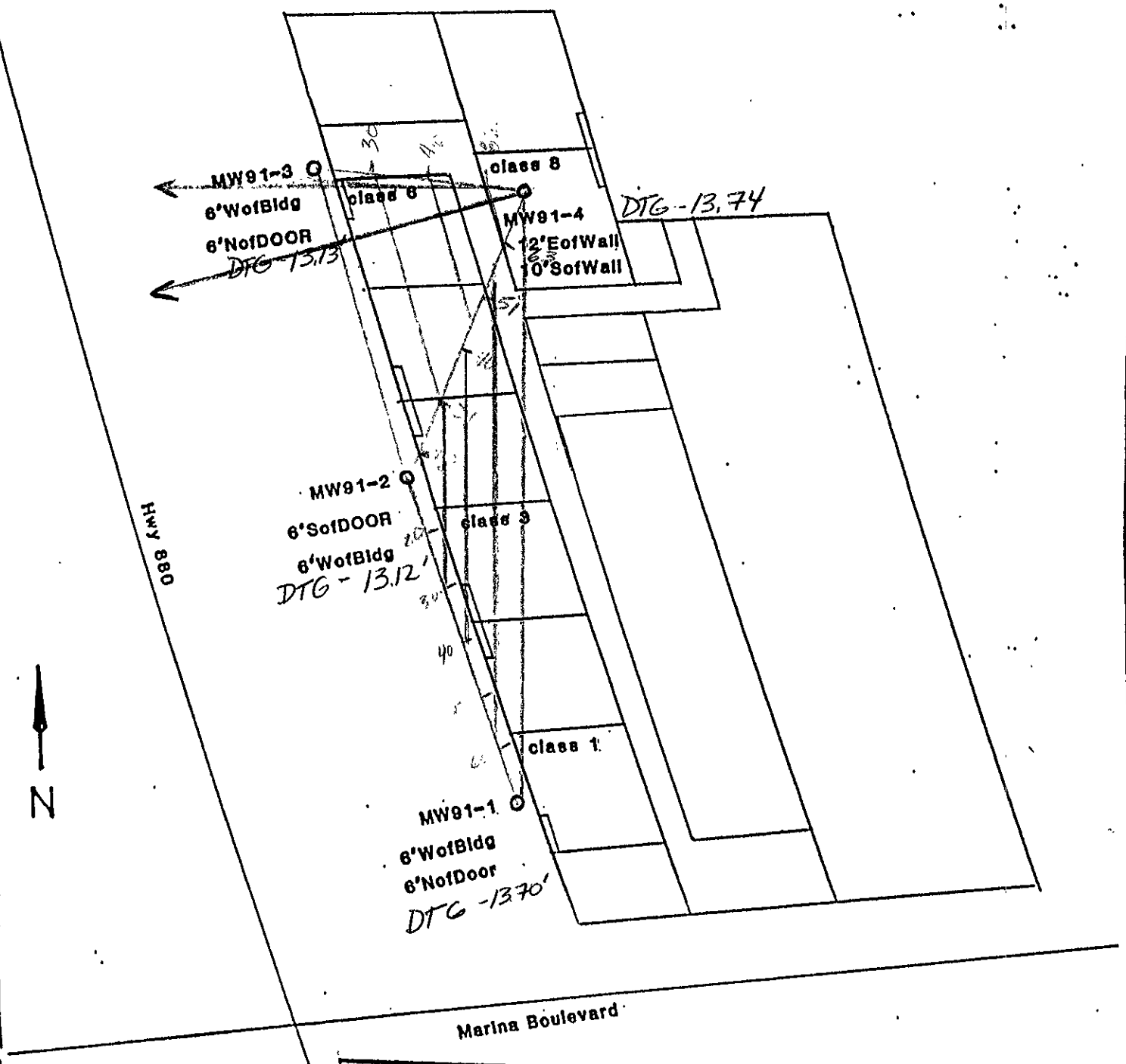
GEN-TECH ENVIRONMENTAL

SCALE:	APPROVED BY: 2/6/91 GROUNDWATER DATA	DRAWN BY DBG
DATE: 06-07-91		REVISED

GMC Training Center Monitoring Well Locations

1444 Marina Boulevard San Leandro California

DRAWING NUMBER
Figure 6



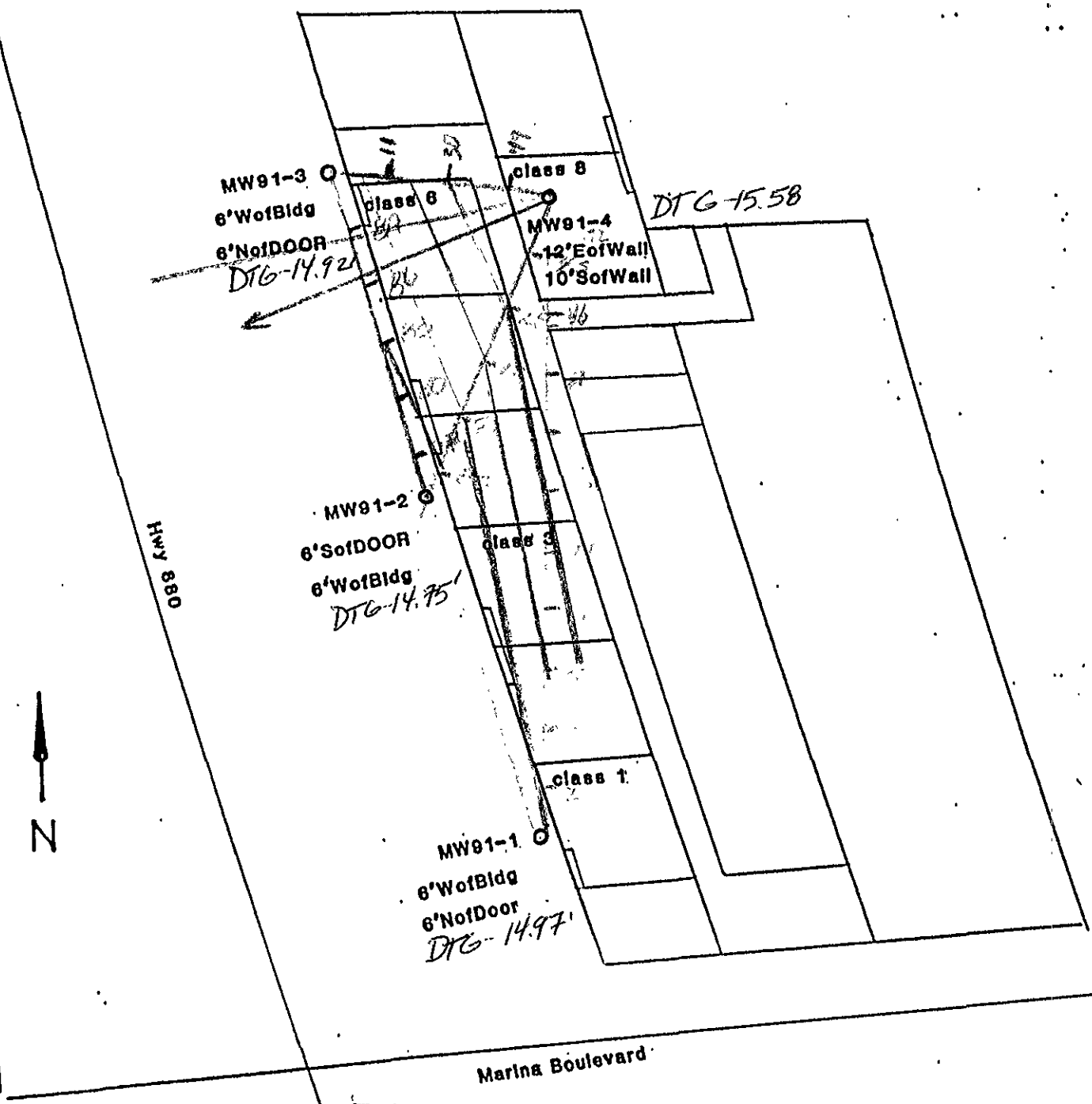
GEN-TECH ENVIRONMENTAL

SCALE:	APPROVED BY: 4/26/91 GROUNDWATER DATA	DRAWN BY DBG
DATE: 06-07-91		REVISED

GMC Training Center Monitoring Well Locations

1444 Marina Boulevard San Leandro California

DRAWING NUMBER Figure 1



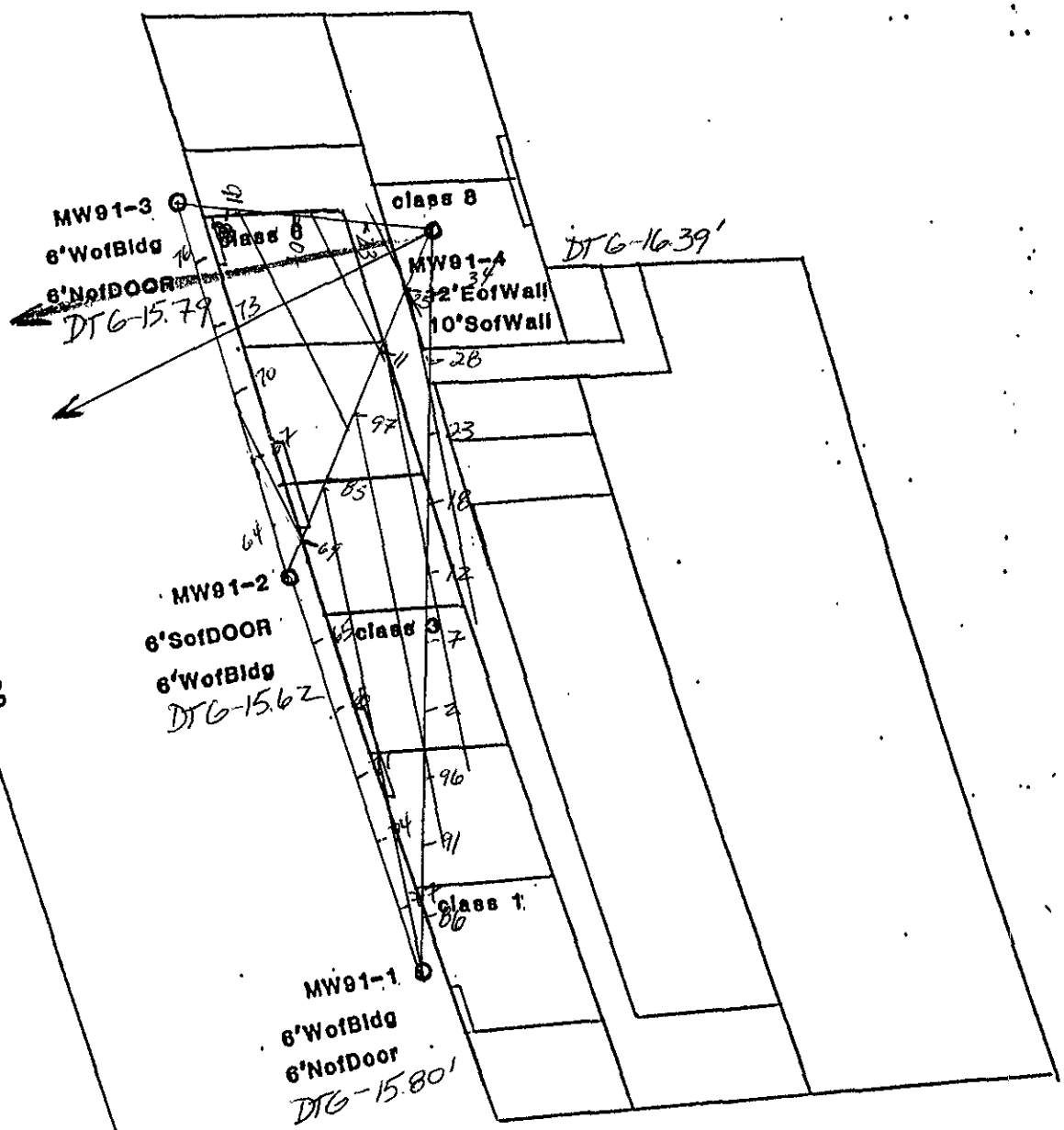
GEN-TECH ENVIRONMENTAL

SCALE:	APPROVED BY: 7/26/91 GROUNDWATER DATA	DRAWN BY DBG
DATE: 06-07-91		REVISED

GMC Training Center Monitoring Well Locations

1444 Marina Boulevard San Leandro California

DRAWING NUMBER
Figure 1



GEN-TECH ENVIRONMENTAL

SCALE:	APPROVED BY: 10/25/91 GROUNDWATER DATA	DRAWN BY DBG
DATE: 08-07-91		REVISED

GMC Training Center Monitoring Well Locations

1444 Marina Boulevard San Leandro California

DRAWING NUMBER
Figure 1