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

RAFAT A. SHAHID, Assistant Agency Director

February 9, 1995

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

STID 4434

REMEDIAL ACTION COMPLETION CERTIFICATE

Allan Fiens
Shurgard, Inc.
1120 Stewart Ct., Ste. H
Sunnyvale, CA 94086

Robert Strauch
Pacific Steel and Supply
P.O. Box 1548
San Leandro, CA 94577

Robert Moran
Grube Storage Investors #5
3255 W. March Lane, 4th Floor
Stockton, CA 95219

RE: PACIFIC STEEL AND SUPPLY, 2011 MARINA BLVD., SAN LEANDRO

Dear Messrs. Fiens, Strauch and Moran:

This letter confirms the completion of site investigation and remedial action associated with the two fuel underground storage tanks at the referenced location.

Based on 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 storage 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 Scott Seery at (510) 567-6783 if you have any questions regarding this matter.

Sincerely,

Rafat A. Shahid
Director of Environmental Services

cc: Edgar B. Howell, Chief, Environmental Protection Division
Kevin Graves, RWQCB
Mike Harper, SWRCB
Mike Bakaldin, San Leandro Fire Department

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 1/24/95

Agency name: **Alameda County-EPD** Address: **1131 Harbor Bay Pkwy #250**
City/State/Zip: **Alameda, CA 94502** Phone: **(510) 567-6700**
Responsible staff person: **Scott Seery** Title: **Sr. Haz. Materials Spec.**

II. CASE INFORMATION

Site facility name: Pacific Steel and Supply
Site facility address: 2011 Marina Blvd, San Leandro, CA 94577
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **4434**
URF filing date: 10-9-86 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Allan Fiens Shurgard, Inc.	1120 Stewart Ct, Ste. H Sunnyvale, CA 94086	408-736-7007
Robert Strauch Pacific Steel & Supply	P.O. Box 1548 San Leandro, CA 94577	510-357-0340
Robert Moran Grube Storage Investors #5	3255 W. March Ln, 4th Fl Stockton, CA 95219	209-473-6000

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	1000	gasoline	removed	10-6-86
2	700 (1000?)	gas (diesel?)	"	9-20-89

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: UNK

Site characterization complete? YES

Date approved by oversight agency: NA

Monitoring Wells installed? YES Number: 3 (+2)

Proper screened interval? YES

Highest GW depth below ground: 14.80' BG Lowest depth: 19.50' BG

Leaking Underground Fuel Storage Tank Program

Flow direction: west

Most sensitive current use: commercial/industrial

Are drinking water wells affected? NO Aquifer name: S.L. Cone

Is surface water affected? NO Nearest affected SW name: NA

Off-site beneficial use impacts (addresses/locations): UNK

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 of Disposal w/destination)	Date
Tank (#1)	1000 gallon	disposal (?)	UNK
" (#2)	700 (?) gallon	disposal - H&H Ship Service	9-20-89
Piping	UNK	1986: UNK	
"		1989: disposal - H&H Ship	9-20-89
Free Product	NA		
Soil	90 yds^3	disposal - Kettleman Hills	12-9-86
Groundwater	NA		
Barrels	UNK		

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)
Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) *		Water (ppb) *	
	Before	After	Before	After
TPH (Gas)	16K (?)	UNK	87K	ND
TPH (Diesel)	ND		10K	"
Benzene	0.0078	NA	30	"
Toluene	0.010	"	1100	"
Xylene	0.025	"	8200	"
Ethylbenzene	0.0091	"	5100	"
Oil & Grease	NA	"	ND	NA
Heavy metals:	14 (Pb)	"	NA	"

* Note: Values tabulated above reflect only those data associated with UST removals or subsequent UST-specific assessment work; other surface soil assessment and remediation activities unrelated to subject USTs also occurred at this site, but those data are not reflected here.

Comments (Depth of Remediation, etc.):

A significant collection of documentation in support of the 1986 removal of the **east UST** is absent for this case. In addition, what data are available seem to conflict. Further, except for conflicting data regarding the actual size of the second UST (500, 700, 1000 gallon?) and its contents (gas, diesel?), the 1989 closure of the **west UST** was most remarkable for the reported lack of any contamination. Hence, the following discussion pertains solely to the closure of the **east UST** and subsequent activity.

The San Leandro FD was provided an UST removal permit application on 9-22-86 from West Coast Tank Testing (WCTT). A subsequent Thermo Analytical Inc. (TMA) laboratory analysis report dated 9-30-86, addressed to WCTT, indicates samples PS 1 and PS 2 contained "gasoline" concentrations of 150 and 92 ppm, respectively. Specifically where and how these samples were collected (i.e., below the UST?, elsewhere?), and by whom (chain-of-custody missing), are <u>not</u> provided.

A "Subsurface Fuel Leak Reporting Form" addressed to the "Toxics" division of the RWQCB and dated 10-10-86 indicates a maximum concentration of 16,000 ppm gasoline. It is unclear who completed this form, and how and from where this information was derived, or whether the reported analytical data are correct. No other information accompanied this RWQCB form.

Six (6) Uniform Hazardous Waste Manifests dated 12-9-86 document the transport of approximately 90 yds^3 of soil to Kettleman Hills Disposal facility by Alviso Rock (transporter). This transported soil presumably was derived from a limited over-excavation of the former UST pit area. It is unclear, however, whether confirmatory samples were collected, as no results of such have been reported.

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

Monitoring wells Decommisioned: NO (pending site closure)

Number Decommisioned: 0 Number Retained: 3 (+2 ?)

Leaking Underground Fuel Storage Tank Program

List enforcement actions taken: none

List enforcement actions rescinded: none

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Scott Seery
Signature:

Title: Sr. Haz Mat Specialist
Date: 1/24/95

Reviewed by
Name: Barney Chan
Signature:

Title: Hazardous Materials Spec
Date: 1/24/95

Name: Eva Chu
Signature:

Title: Hazardous Materials Spec
Date: 1/24/95

VI. RWQCB NOTIFICATION

Date Submitted to RB:
RWQCB Staff Name: Kevin Graves

RB Response: Approved
Title: San. Engineering Assoc. Date: 2/6/95

VII. ADDITIONAL COMMENTS, DATA, ETC.

Two (2) USTs were removed from the site: one reportedly during September 1986 (east UST) and the second during September 1989 (west UST). Only the UST removed during 1986 appears to have had a release. The magnitude of the release, however, is unclear. The **east UST** is reported to have stored gasoline. Both the size and contents of the **west UST**, however, are in debate. [SEE: *Comments (Depth of remediation, etc.)* section, above]

After removal in 9/86 of the 1000 gallon **east UST**, the excavation and disposal of approximately 90 yds^3 of soil reportedly occurred. Soil was taken to Kettleman Hills under manifest. The closure of the **west UST** occurred in 9/89.

During September 1989, Uriah Inc. attempted to install and sample GW from a hand-driven "hydropunch" style probe with no success. Subsequently, Uriah reportedly installed two (2) monitoring wells designated PSB-1 and PSB-2. Well PSB-1 appears to have been located approximately 600 feet south of both UST locations, appearing to be strategically placed to potentially intercept any pollutants from the contiguous Owens-Corning facility to the east. Well PSB-2, later designated MW-1, was located directly adjacent of the **east UST** removed during 1986.

The Uriah report documenting this work seems to indicate that only soil from PSB-2 was analyzed for fuel constituents. Of the samples collected, only 10 ppb toluene was detected in soil sampled at 15' BG from PSB-2.

GW from PSB-1 was analyzed for TPH-D with none detected; GW from PSB-2 was analyzed for TPH-G and BTEX, only. GW from PSB-2 exhibited 2500 ppb TPH-G, 1.2 ppb benzene, 2.2 ppb toluene, 3.2 ppb ethylbenzene, and 4.3 ppb total xylene isomers.

During February 1990, ENSCO performed additional assessment work at the site in support of a planned property transfer. ENSCO sampled surface soils from 15 strategic locations and GW extracted from 6 hand-driven "probes" from various locations about the site. Soil sample locations were specifically related to drum storage and other areas with evident surface staining. Two of the six GW probe locations, TP-1 and TP-2, however, are clearly sited proximal to the former UST pits. (Note: Only those sample points clearly relative to the UST locations will be addressed in this discussion. The reader is directed to the March 20, 1990 ENSCO report for a more detailed account of the other assessment objectives and results at the site.)

Sample probes TP-1 and TP-2 were located proximal to the east and west USTs, respectively. GW sampled from TP-1 exhibited 57,000 ppb TPH-g, 87,000 ppb TPH-D, 10 ppb benzene, 1000 ppb toluene, 900 ppb ethylbenzene and 2200 ppb xylenes. GW from TP-2 exhibited 10,000 ppb TPH-D as the only detected constituent. The referenced ENSCO report recommends the installation of two (2) additional wells, and more shallow GW (probe) and soil sampling.

During April 1990, Exceltech (formerly ENSCO) advanced five shallow (< 16' BG) soil borings, drilled and constructed two (2) GW monitoring wells, and sampled 16 shallow GW "probes" at the site. Only monitoring well and select GW probe results will be presented herein. (Note: The reader is directed to the June 4, 1990 Exceltech report for a more detailed account of the soil boring and other assessment results for this phase of work at the site.)

Soil samples collected during the advancement of borings/wells MW-2 and -3 exhibited variable distributions and ppb levels of BTEX, all unremarkable. GW samples collected from each well, including MW-1, exhibited 7500 ppb TPH-G (MW-3) and 62 ppb TPH-D (MW-2), only. No other target compounds were detected in the wells. GW probe samples collected from the north end of the site, closer to the former USTs, exhibited a variability of target compound concentrations. TPH-G was detected in concentrations ranging from "ND" to 22 ppb (10), benzene from ND to 6.0 ppb (10), toluene from ND to 14 ppb (4), ethylbenzene from ND to 4.0 ppb (10), and xylenes from ND to 4 ppb (10). Probe locations 4 and 10 are located adjacent to MW-3, and most downgradient (100') of the **east UST**. (Note that GW data collected from probes 4 and 10 do not correlate well with those collected from MW-3.)

The referenced June 4, 1990 Exceltech report recommends continued GW monitoring of wells MW-1, -2, and -3, among other recommendations unassociated with the UST investigation at the site.

(Note: During August 1990, an undisclosed quantity of surficial soils [between 0.2 - 2' BG] were excavated from several areas at the site which were shown to be contaminated from surface spills in drum storage areas, among others. This material was reportedly transported to Gibson Oil for use in asphalt production. This work is briefly documented in an Exceltech report dated August 14, 1990. The reader is directed to that document for an account of these activities.)

(Note: During August 1990, Exceltech advanced three (3) soil borings and installed two (2) additional monitoring wells along the rail spur and near the eastern property boundary in the southern half of the site. The borings were emplaced to evaluate the potential for historic releases from rail cars. The wells were part of the on-going assessment at the Owens-Corning facility. The reader is directed to two Exceltech reports, both dated September 4, 1990, which provide a more detailed account of these activities.)

In correspondence dated 9/27/90, ACDEH requests quarterly monitoring of the five wells at the site. Wells MW-1, -2, and -3 were monitored following this schedule fairly closely from May 1990 through October 1992, at which point sampling of MW-2 was reduced to an annual schedule. Other well-specific sample analyte modifications were also implemented. The other two on-site wells, installed at the expense and direction of Owens-Corning, were not included in the PSS monitoring schedule.

Review of historic MW-1, -2, and -3 sampling data indicate an apparent, continued trend of attenuated concentrations of fuel compounds in GW during the course of the investigation. GW has been reliably calculated to flow towards the west (average gradient of approximately 0.009 $ftft^{-1}$), placing MW-3 directly downgradient of the **east UST**. GW sampled from this well has not exhibited detectable concentrations of fuel compounds since November 1990.

Well MW-1, located directly adjacent to the **east UST** was "damaged" or inaccessible during construction activities associated with the (then) recent property transfer during late 1990 through mid 1991. GW sampled from this well had consistently exhibited the highest GW concentrations, although relatively moderate in magnitude, but has been "ND" since October 1992.

The impact to underlying GW resources at this site from the documented release from the **east UST** has been shown through the course of this 4+ year investigation to be limited in extent and minor in magnitude.

TABLE 3
CUMULATIVE RESULTS OF QUARTERLY GROUNDWATER MONITORING
Terminal Commercial Company
2011 Marina Boulevard, San Leandro, California
(Page 1 of 2)

Sample Number	Sample Date	TPHd (ppb)	TPHg (ppb)	Benzene (ppb)	Toluene (ppb)	Ethyl-benzene (ppb)	Total Xylenes (ppb)	Well Elevation (ft above MSL)	Depth to Water (feet)	Groundwater Elevation (ft above MSL)
MW-1										
	07/02/90	NR	160	<0.50	8.2	5.9	14	25.54	17.92	
	08/10/90	<50	<50	<0.50	<0.50	<0.50	<0.50		18.20	
	09/07/90	<50	72	<0.50	0.6	1.7	9.8		18.50	
	11/27/90	120	320	2.1	2.6	3.5	31		18.60	
	03/08/91					Damaged				
	05/29/91					Damaged				
	07/29/91	<50	140	<0.50	2.0	5.0	4.0		17.77	
	01/14/92	<50	240	<0.50	<0.50	2.1	13	24.79*	17.15	7.64
	04/09/92	<100	<50	<0.50	<0.50	<0.50	<0.50		16.22	8.57
	08/05/92	<50	<50	<0.50	<0.50	<0.50	<0.50		17.27	7.52
	10/27/92	<50	160	<0.50	1.3	1.1	2.3		17.27	7.52
	02/11/93	<50	<50	<0.50	<0.50	<0.50	<0.50		15.20	9.59
	04/27/93	NR	<50	<0.50	<0.50	<0.50	<0.50		15.76	9.03
	07/28/93	NR	<50	<0.50	<0.50	<0.50	<0.50		16.76	8.03
	10/29/93	<50	<50	<0.50	<0.50	<0.50	<0.50		17.07	7.72
	01/25/94	<50	<50	<0.50	<0.50	<0.50	<0.50		16.54	8.25
MW-2										
	08/10/90	<50	<50	<0.50	<0.50	<0.50	<0.50	25.87	18.72	
	09/07/90	<50	<50	<0.50	<0.50	<0.50	<0.50		19.00	
	11/27/90	<50	<50	0.7	2.0	3.0	4.9		19.11	
	03/08/91	<50	<50	<0.50	<0.50	<0.50	<0.50		19.50	
	05/29/91	<50	<50	<0.50	<0.50	<0.50	<0.50		18.33	
	01/14/92	<50	<50	<0.50	<0.50	<0.50	<0.50	24.57	17.09	7.48
	04/09/92	<100	<50	<0.50	<0.50	<0.50	<0.50		16.11	8.46
	08/05/92	<50	<50	<0.50	<0.50	<0.50	<0.50		17.25	7.32

See notes on page 2 of 2.

TABLE 3
CUMULATIVE RESULTS OF QUARTERLY GROUNDWATER MONITORING
Terminal Commercial Company
2011 Marina Boulevard, San Leandro, California
(Page 2 of 2)

Sample Number	Sample Date	TPHd (ppb)	TPHg (ppb)	Benzene (ppb)	Toluene (ppb)	Ethyl-benzene (ppb)	Total Xylenes (ppb)	Well Elevation (ft above MSL)	Depth to Water (feet)	Groundwater Elevation (ft above MSL)
MW-2 cont.								24.57*		
	10/27/92	<50	<50	<0.50	<0.50	<0.50	<0.50		17.28	7.29
	02/11/93	NR	NR	NR	NR	NR	NR		14.80	9.77
	04/27/93	NR	NR	NR	NR	NR	NR		15.68	8.89
	07/28/93	NR	NR	NR	NR	NR	NR		16.77	7.80
	10/28/93	<50	<50	<0.50	<0.50	<0.50	<0.50		17.08	7.49
	01/25/94	NR	NR	NR	NR	NR	NR		16.62	7.95
MW-3								24.66		
	07/02/90	NR	<50	<0.50	<0.50	<0.50	<0.50		17.47	
	08/10/90	<50	<50	<0.50	<0.50	<0.50	<0.50		17.71	
	09/07/90	<50	<50	<0.50	<0.50	<0.50	<0.50		17.95	
	11/27/90	<50	110	4.4	11	2.7	16		18.50	
	03/08/91	<50	<50	<0.50	<0.50	<0.50	<0.50		17.50	
	05/29/91	<50	<50	<0.50	<0.50	<0.50	<0.50		17.55	
	01/14/92	<50	<50	<0.50	<0.50	<0.50	<0.50	25.35*	17.62	7.73
	04/09/92	<100	<50	<0.50	<0.50	<0.50	<0.50		17.52	7.83
	08/05/92	<50	<50	<0.50	<0.50	<0.50	<0.50		18.43	6.92
	10/27/92	<50	<50	<0.50	<0.50	<0.50	<0.50		18.43	6.92
	02/11/93	<50	<50	<0.50	<0.50	<0.50	<0.50		17.40	7.95
	04/27/93	NR	NR	NR	NR	NR	NR		17.03	8.32
	07/28/93	NR	<50	<0.50	<0.50	<0.50	<0.50		18.07	7.28
	10/29/93	<50	<50	<0.50	<0.50	<0.50	<0.50		18.03	7.32
	01/25/94	<50	<50	<0.50	<0.50	<0.50	<0.50		17.87	7.48

TPHd Total petroleum hydrocarbons as diesel
TPHg Total petroleum hydrocarbons as gasoline
ppb Parts per billion ($\mu g/L$)
< Not detected above listed laboratory detection limit for the method
ft Feet
MSL Mean Sea Level
* Well elevations resurveyed due to site grading
NR Analysis not requested

F3003.34/Cls