

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

February 10, 1995

STID # 26

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

REMEDIAL ACTION COMPLETION CERTIFICATION

Kathleen Scheutzow
Bridgestoen/firestone Inc.
1200 Firestone Pkwy,
Akron, Oh 44317

Bob Gerber, Real Est
J.C. Penney
p.o. Box 4015
Buena Park, Ca - 90624

Ref: J.C. Penney Store, 1 Eastmont Mall, Oakland, CA

Dear Mr. Scheutzow and Mr. Gerber:

This letter confirms the completion of site investigation and remedial action for the five underground storage tanks at the above mentioned 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 Madhulla Logan at (510) 271-4320 if you have any questions regarding this matter.

Very truly yours,

Rafat A. Shahid
Assistant Agency Director

cc: Edgar B. Howell, Chief, Hazardous Materials Division
Kevin Graves, RWQCB
Mike Harper, SWRCB (with attachment)
files

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Agency name: Alameda County-HazMat	Date: 11/1/94
City/State/Zip: Alameda, CA - 94502	Address: 1131 Harbor Bay Pkwy
Responsible staff person: Thomas peacock	Phone: (510) 271-4320
	Title: Supervising HMS

II. CASE INFORMATION

Site facility name: J.C. Penney Store, No. 836
 Site facility address: 1 Eastmont Mall, Oakland, CA
 RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 26
 URF filing date: 12/20/89 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Bob Gerber, Real Est	P.O. Box 4015	
J.C. Penney	Buena Park, CA - 90624	
Kathleen Scheutzow	1200 Firestone Pkwy	
Firestone Inc	Akron, Oh-44317	
Jim Given	#1 Eastmont Mall,	
Argonaut Financial Services	Oakland, CA - 94605	

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	* 550	waste oil	removed	1987 (no date)
2	10000	gasoline/diesel	removed	1985 (no date)
3	10000	gasoline/diesel	removed	1985 (no date)
4	10000	gasoline/diesel	removed	1985 (no date)
5	550	waste oil	removed	Dec 1991

* Previous closure was for waste oil tank only (dated March 30, 1991)

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Overfilling-TPH as gasoline, BTEX

Site characterization complete? YES

Date approved by oversight agency: December 1992

Monitoring wells installed? YES Number: 3 (MW-4, DW-1, DW-2). I have not considered wells MW-2 and MW-3, since they were not part of J.C. Penney site.

Proper screened interval? YES MW-4 - 8 to 25 feet (gw at 17 ft)
 DM-1 - 13 to 28 ft
 DM-2 - 10 to 25 ft

Leaking Underground Fuel Storage Tank Program

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? No

Monitoring wells Decommisioned: No, pending site closure

Number Decommisioned: Number Retained: 3 (MW-4, DM-2, and DM-1)

List enforcement actions taken: N/A

List enforcement actions rescinded: N/A

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Thomas Peacock

Signature: *Thomas Peacock*

Title: Supervisor, LOP Spec

Date: 1/27/95

Reviewed by

Name: Madhulla Logan

Signature: *Madhulla Logan*

Title: Hazardous Materials Spec

Date: 1/26/95

Name: Eva Chu

Signature: *Eva Chu*

Title: Hazardous Materials Spec

Date: 1/27/95

VI. RWQCB NOTIFICATION

Date Submitted to RB: *1/27/95*

RWQCB Staff Name: Kevin Graves

RB Response: *Approved*

Title: San. Engineering Asso. Date: *2/7/95*

VII. ADDITIONAL COMENTS

In December 1989, a phase II Environmental audit was performed for the Eastmont Mall. One boring B-1 and 3 monitoring wells MW-2, MW-3, and MW-4 was installed on-site. Monitoring wells MW-2, and MW-3 were drilled near the dry cleaners store, and the BP service station, respectively. Monitoring well MW-4 was installed near the Firestone site which was leased by J.C. Penney Stores. MW-4 was installed downgradient to the former waste oil tank. The soil and groundwater samples collected from MW-4, near the Firestone site indicated significant amounts of TPH expressed as gasoline or diesel and BTEX. The TPHg&d concentrations in soil was 2000 ppm, and the BTEX concentrations in soil were 1.4 ppm, 4.3 ppm, 23 ppm, and 150 ppm respectively. The groundwater samples had 2.2 ppm TPH, .028 ppm Benzene, 0.021 ppm Toluene, 0.050 ppm Xylene, and 0.29 ppm Ethylbenzene. No constituents were detected in any of the other soil and groundwater samples, except for 8 ppb 1,2 DCE and 210 ppb PCE was detected in MW-2 near

the dry cleaner store. There are two other projects, one of them is the BP oil site that are being handled separately from this project.

Based on previous records, three 10000 gallon underground storage tanks were excavated and removed from the Eastmont Mall by Firestone in 1985. These tanks used to supply gasoline to the pump island formerly located at the south end of the facility. According to reports, J.C. Penney has no records of tank excavation at the site and no information was found in any of the local agencies about this tank removal. Also, the contractor who completed the removal operation, "Dor-Am Builders, Inc" is no longer in business and does not have a forwarding phone message. The original waste oil tank, that was formerly located at the northeast corner of the site was removed by Firestone and replaced in 1987. One soil sample was collected at the bottom of the pit and the laboratory analysis of the sample did not indicate the presence of hydrocarbons. A new waste oil tank was installed in the same location and was later removed in December 1990. The sample collected from the bottom of the pit did not contain any hydrocarbons but samples collected from the stockpiled soil detected 40 ppm TPH-d and 820 ppm TOG. Based on these results, the excavated soils were removed and the excavation was filled with cleaned soil.

On September 25, 1990, monitoring well MW-4 (the well concerned with the tanks in J.C. Penney) was re-sampled for BTEX only and all constituents were non-detectable.

In July 1991, 6 soil borings B1 to B4, DM1, and DM2, were drilled on site out of which 2 borings DM-1 and DM-2 were converted into monitoring wells. Monitoring well DM-1 was located north and upgradient of the former underground storage tanks, while boring DM-2 was located 90 feet south and downgradient to the UST's. Only one soil sample collected from boring B-1 at 15 feet bgs contained TPHg at 7.7 ppm, toluene at 0.070 ppm, total xylenes at 0.030 ppm. None of the ground water samples collected from the 3 monitoring wells showed any detectable levels of TPH or BTEX. Since this groundwater monitoring event was conducted 16 months apart from the previous sampling conducted in 1989, the reports attribute retardation, dispersion, natural biodegradation, etc., as primary reasons for the non-detectable levels of BTEX in monitoring well MW-4 in the current sampling event. Two more rounds of groundwater monitoring was conducted in February 1992 and June 1992. Benzene and ethylbenzene was present at 0.0019 and 0.0025 ppm respectively in MW-4 during the February 1992 sampling event and ethylbenzene was present at 0.0008 ppm during the June 1992 sampling event. No other constituents were detected.

The reports also mention a groundwater discontinuity across the site. Out of the 6 borings installed in July 1991, boring B-4 was drilled to a depth of 50 feet without encountering groundwater while in monitoring well MW-4 which about 30 feet away from B-4, groundwater was encountered at 17 feet. There appears to be a groundwater discontinuity between monitoring well MW-4 and Boring B-4. The report suggests that the near surface groundwater is perched in a localized discontinuous unconfined aquifer above the regional confined aquifer which is encountered at greater depths.

Reasons for site closure:

1. The presence of a localized perched aquifer due to groundwater discontinuity.
2. Soil samples from boring B-1 drilled downgradient to MW-4 did not contain significant concentrations of TPHg or BTEX.
3. Also borings drilled downgradient to B-1 and MW-4 did not detect any hydrocarbons in the soil samples. Based on this data it appears that the residual hydrocarbon contamination is localized in the vicinity of former UST.
4. The last 2 rounds of groundwater sampling did not detect significant concentrations of hydrocarbons.