

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1075

StID 662

February 10, 1999

Mr. Clifton Sherwood
Adobe Properties
P.O. Box 2673
Castro Valley, CA 94546

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

**Re: Fuel Leak Site Case Closure for Adobe Plaza(formerly "Scrub-a-Luv" Car Wash)
at 3098 Castro Valley Blvd., Castro Valley, CA**

Dear Mr. Sherwood:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- up to 1300ppm TPH as gasoline and .051ppm benzene exists in soil beneath the site;
- up to <0.5ppb benzene exists in groundwater beneath the site; and,
- a site safety plan must be prepared for construction workers in the event of excavation/trenching is proposed in the vicinity of residual soil and groundwater contamination.

If you have any questions, please contact me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

enclosures: 1. Case Closure Letter 2. Case Closure Summary

c: files

C. T. W. Ph Site #
01-0034
OK TO close

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION
Agency name: Alameda County Haz-Mat
City/State/Zip: Alameda, CA 94502
Responsible Staff Person: Brian P. Oliva

Date: May 5, 1998
Address: 1131 Harbor Bay Pkwy
Phone: (510) 567-6700
Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Adobe Plaza (Formerly "Scrub-a-Luv" Car wash)
Site Address: 3098 Castro Valley Blvd, Castro Valley, CA 94546
RB LUSTIS Case No: N/A Local Case No: 662
URF filing date: 07/26/88

Responsible Parties:
Attn: Mr. Clifton Sherwood
Adobe Properties

Address:
PO Box 2673
Castro Valley, CA 94546

Phone Numbers:
(510) 582-3666

<u>Tank No:</u>	<u>Size in gal:</u>	<u>Contents:</u>	<u>Close in-place or removed</u>	<u>Date:</u>
1	10,000	gasoline	removed	7/26/88
2	10,000	gasoline	removed	7/26/88

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
Site characterization complete? Yes
Monitoring wells installed? Yes Number: 3
Proper Screen interval? Yes
Highest GW depth below ground surface: 5.50 ft Lowest: 11.16 ft
Flow Direction: Southeast
Most sensitive current use: Commercial
Are drinking water wells affected? No Nearest affected SW name: N/A
Off-site beneficial use impacts (address/locations): None
Reports on file? Yes Where is report filed?
Alameda County, 1131 Harbor Bay Pkwy, Alameda, CA 94546

CALIFORNIA REGIONAL WATER
QUALITY CONTROL BOARD
7/26/88

58 NOV 23 PM 3:44
ENVIRONMENTAL
PROTECTION

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> (include units)	<u>Action (Treatment or disposal with destination)</u>	<u>Date</u>
Tanks & Piping	2-10,000 gallon	H&H Service 220 China Basin St., SF, CA	7/26/88
Waste product	625 gallons	Waste Oil Recovery (to Petro Recycling)	7/26/88
Soil (from USTs)	140 cubic yards	Aerated on site, 45 days used as on-site back fill	7/26/98

Maximum Documented Contaminant Concentrations Before and After Cleanup

Contaminant	Soil(ppm)		Water(ppb)	
	<u>Before(1)</u>	<u>After(2)</u>	<u>Before(3)</u>	<u>After(4)</u>
TPH(gas)	630	1300	3800	<50
Benzene	ND	.051	270	<0.5
Toluene	ND	30	950	<0.5
Xylene	ND	110	320	<0.5
Ethlybenzene	ND	21	140	<0.5
MTBE	NS	NS	NS	NS

Foot notes

- (1) "Before" results were revealed in soil samples collected on 7/28/88, during the removal of the underground storage tanks and subsequent sampling.
- (2) "After" results were verified through the installation of monitoring wells on 8/22/89 at 8-10ft. bgs.
- (3) "Before" results were revealed in groundwater samples collected on 7/29/88 from boring "WS-2".
- (4) "After" samples were revealed on the final sampling of MWs 1,2, and 3, dated 9/8/92

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

Comments (Depth of Remediation, Etc.)

The site is currently a retail shopping center, constructed in 1989. Building "C" is located between the former USTs and Monitoring well (MW-1). This site was formerly used as a car wash, with the initial startup date not apparent from the fact supplied. In July, of 1988, the underground storage tanks were removed yielding contamination in the groundwater in the area of the removed tanks in grab samples.

Following the removal of the tanks, on 07/29/88, three borings^s were advanced further confirming the presence of petroleum hydrocarbons. As a result of the borings, three monitoring wells were installed for the purpose of obtaining the hydraulic gradient and obtaining the horizontal extent of contamination. These wells were installed on 08/22/89. Several rounds of sampling were undertaken with the final round, taken on September 8, 1992 yielding "ND" for all sampled constituents.

See Section VII, Additional comments, etc....

IV. Closure

Does the corrective action plan protect existing beneficial uses per the Regional Board Basin Plan? **Yes**

Does the complete 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? **No**

Monitoring wells Decommissioned: **Three (3)**

List enforcement actions taken: **None**

List enforcement actions rescinded: **None**

LOCAL AGENCY REPRESENTATIVE DATA

Name: **Brian P. Oliva, REHS, REA**

Title: **Hazardous Materials Specialist**


Signature: 

Date: *8/17/98*

Reviewed By:

Name: **Eva Chu**

Title: **Hazardous Materials Specialist**

Signature: 

Date: *8/17/98*

Name: **Thomas Peacock**

Title: **Supervising Hazardous Materials Specialist**

Signature: 

Date: *10-13-98*

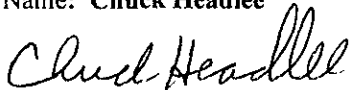
VI. RWQCB NOTIFICATION

Date Submitted to RB *10/27/98*

RB Response *11/6/98*

RWQCB Staff Name: **Chuck Headlee**

Title: **EG**

Signature: 

Date: *11/6/98*

VII. ADDITIONAL COMMENTS, DATA, ETC.,

Figures and Tables: .

1. Site maps showing locations of existing buildings former/current UST areas, subsurface utilities, and other pathways, groundwater flow direction.
2. Summary tables of all soil sampling results available, including any tank excavation pit samples and confirmation samples, with sample dates, location, etc.
3. Summary tables of all groundwater sampling results.
4. Figures showing all soil and groundwater sampling locations and monitoring well locations.

TABLE 2.

Soil Sampling Results

Sample Location	Date	Depth (feet)	TPH as Gasoline (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)
SS-1	07-27-88	11.5	ND	ND	ND	ND	ND
SS-2	07-27-88	11.5	ND	ND	ND	ND	ND
SS-3	07-27-88	11.5	ND	ND	ND	ND	ND
SS-4	07-27-88	11.5	ND	ND	ND	ND	ND
CS-1	07-27-88	surface	630	1.0	17	11	65
CS 1-8	08-19-88	surface	ND	ND	ND	ND	ND
CS-1A	09-18-88	surface	ND	ND	ND	ND	ND
Detection Limit			1.0	0.005	0.005	0.005	0.005

ND = Not Detected

TABLE 3.

Shallow Groundwater Sampling Results

Location	Date	Depth to Water (ft)	TPH as Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl-benzene (ug/L)	Xylenes (ug/L)
Tank Pit WS-1	07-27-88	11.50	2,000	32	120	52	320
Boring 1 WS-1	07-29-88	---	400	3.0	11	6.0	28
Boring 2 WS-2	07-29-88	---	3,800	270	950	140	750
Boring 3 WS-3	07-29-88	---	360	<0.5	3.0	1.0	3.0
MW-1	08-22-89	9.46	ND	0.5	1.2	ND	3.1
	05-24-90	8.50	ND	ND	ND	ND	ND
	08-29-90	9.40	ND	ND	ND	ND	ND
	11-28-90	9.49	ND	ND	ND	ND	ND
	03-08-91	9.56	ND	ND	ND	ND	ND
	10-10-91	11.16	ND	ND	ND	ND	ND
	03-09-92	8.60	ND	ND	ND	ND	ND
	09-08-92	10.04	ND	ND	ND	ND	ND
Detection Limit			50	0.5	0.5	0.5	0.5

TABLE 3 (continued).

Shallow Groundwater Sampling Results

Location	Date	Depth to Water (ft)	TPH as Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)
MW-2	08-22-89	7.55	110	5.3	ND	ND	ND
	09-06-89	7.08	ND	ND	ND	ND	ND
	05-24-90	6.93	ND	ND	ND	ND	ND
	08-29-90	7.22	110	ND	0.8	1.1	0.6
	11-28-90	7.21	ND	ND	ND	ND	ND
	03-08-91	6.88	ND	ND	ND	ND	ND
	10-10-91	7.20	160	13	3.2	2.0	18
	03-09-92	6.96	ND	ND	ND	ND	ND
	09-08-92	7.13	ND	ND	ND	ND	ND
	12-02-92	6.99	ND	ND	ND	ND	ND
Detection Limit			50	0.5	0.5	0.5	0.5

TABLE 3 (continued).

Shallow Groundwater Sampling Results

Location	Date	Depth to Water (ft)	TPH as Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl-benzene (ug/L)	Xylenes (ug/L)
MW-3	08-22-89	7.38	ND	ND	ND	ND	ND
	06-08-90	6.41	ND	ND	ND	ND	ND
	08-29-90	7.59	ND	ND	ND	ND	ND
	11-28-90	7.59	ND	ND	ND	ND	ND
	03-08-91	5.78	ND	ND	ND	ND	ND
	10-10-91	7.60	ND	ND	ND	ND	ND
	03-18-92	5.50	ND	ND	ND	ND	ND
	09-08-92	7.66	ND	ND	ND	ND	ND
Detection Limit			50	0.5	0.5	0.5	0.5

ND = Not Detected

TABLE 4: Well Survey for Abode Plaza, 3098 Castro Valley Boulevard, Castro Valley, California.

Location Number	DWR Well Number	Address	Owner	Depth (feet)	Well Use	Drilling Date
1	3S/2W-3N1	3098 Castro Valley Blvd., C.V.	Adobe Associates	30	Monitoring	08-89
1	3S/2W-3N2	3098 Castro Valley Blvd., C.V.	Adobe Associates	20	Monitoring	08-89
1	3S/2W-3N3	3098 Castro Valley Blvd., C.V.	Adobe Associates	25	Monitoring	08-89
2	3S/2W-3N4	3234 Castro Valley Blvd., C.V.	Mitzi Stockel	16	Monitoring	04-90
2	3S/2W-3N5	3234 Castro Valley Blvd., C.V.	Mitzi Stockel	16	Monitoring	04-90
2	3S/2W-3N6	3234 Castro Valley Blvd., C.V.	Mitzi Stockel	16	Monitoring	04-90
2	3S/2W-3N7	3234 Castro Valley Blvd., C.V.	Mitzi Stockel	23	Monitoring	05-90
2	3S/2W-3N8	3234 Castro Valley Blvd., C.V.	Mitzi Stockel	20	Monitoring	05-90
3	3S/2W-4R5	2896 Castro Valley Blvd., C.V.	Lakeshore Financial	20	Monitoring	09-90
3	3S/2W-4R6	2896 Castro Valley Blvd., C.V.	Lakeshore Financial	20	Monitoring	09-90
3	3S/2W-4R7	2896 Castro Valley Blvd., C.V.	Lakeshore Financial	20	Monitoring	09-90
4	3S/2W-8D1	2807 Castro Valley Blvd., C.V.	Jerome Blaka	38	Domestic	10-75
5	3S/2W-4R14	2920 Castro Valley Blvd., C.V.	Chevron USA #9-6991	21	Monitoring	09-91
5	3S/2W-4R15	2920 Castro Valley Blvd., C.V.	Chevron USA #9-6991	21	Monitoring	09-91
5	3S/2W-4R16	2920 Castro Valley Blvd., C.V.	Chevron USA #9-6991	20	Monitoring	09-91
5	3S/2W-4R25	2920 Castro Valley Blvd., C.V.	Chevron USA #9-6991	20	Monitoring	09-92
5	3S/2W-4R26	2920 Castro Valley Blvd., C.V.	Chevron USA #9-6991	20	Monitoring	09-92
5	3S/2W-4R27	2920 Castro Valley Blvd., C.V.	Chevron USA #9-6991	24	Monitoring	09-92
5	3S/2W-4R29	2920 Castro Valley Blvd., C.V.	Chevron USA #9-6991	20	Monitoring	08-95

C.V. = Castro Valley

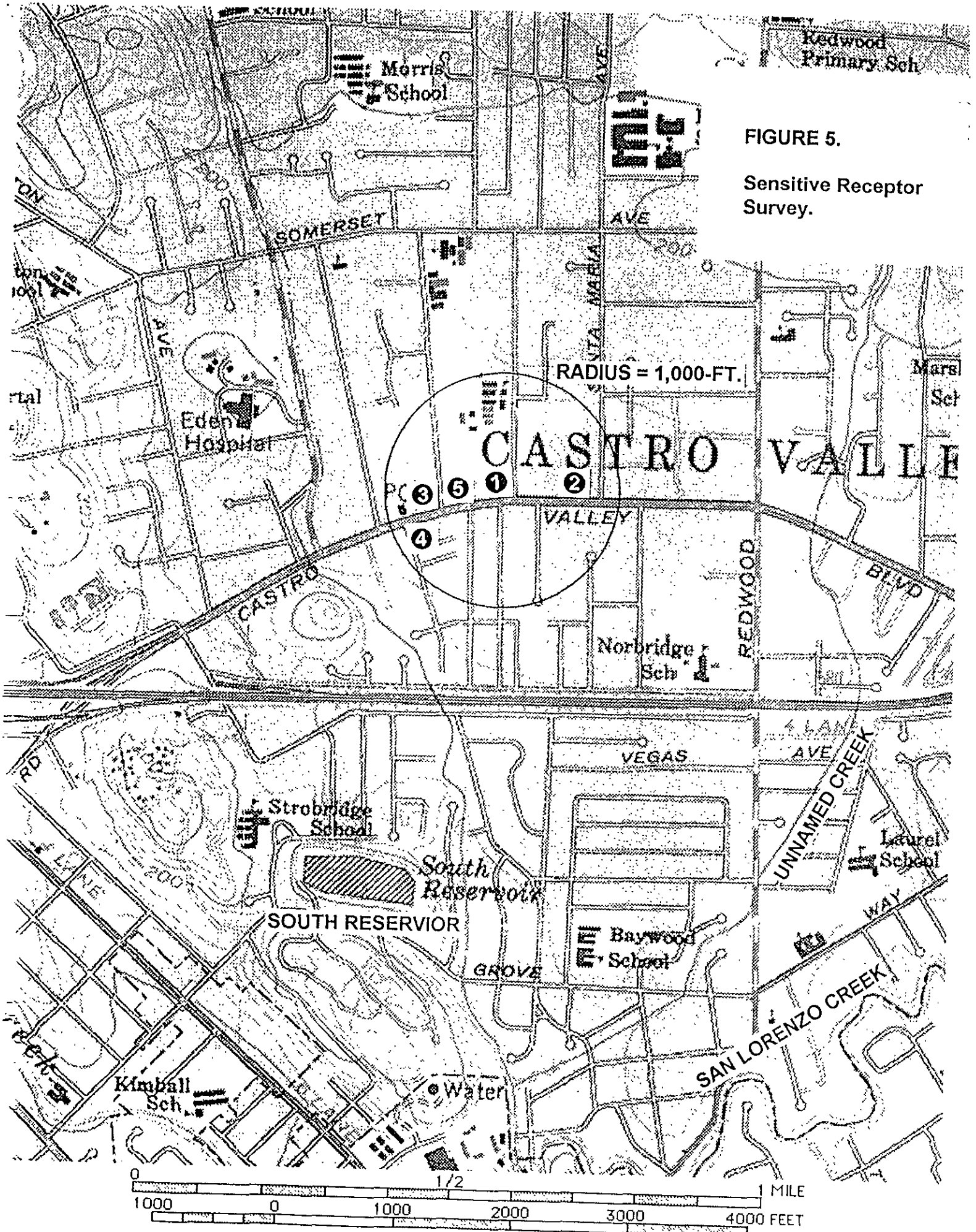
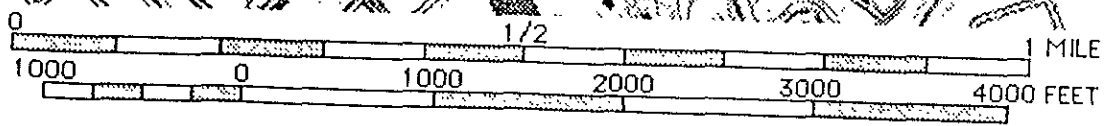
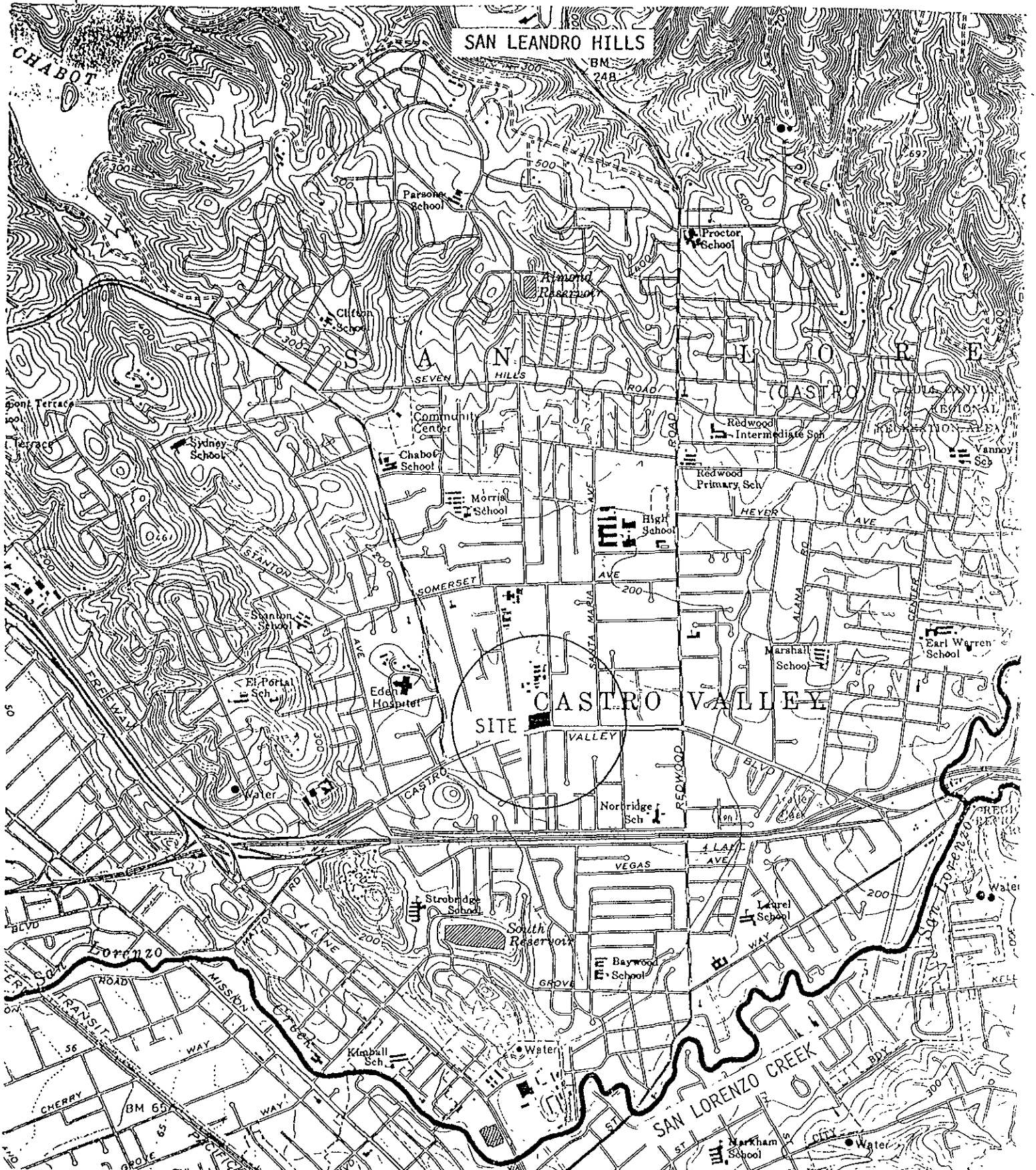
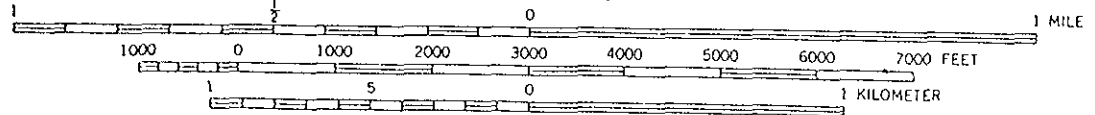


FIGURE 5.
Sensitive Receptor
Survey.





SCALE 1:24,000



CONTOUR INTERVAL 20 FEET

FIGURE 1 Site Location Map

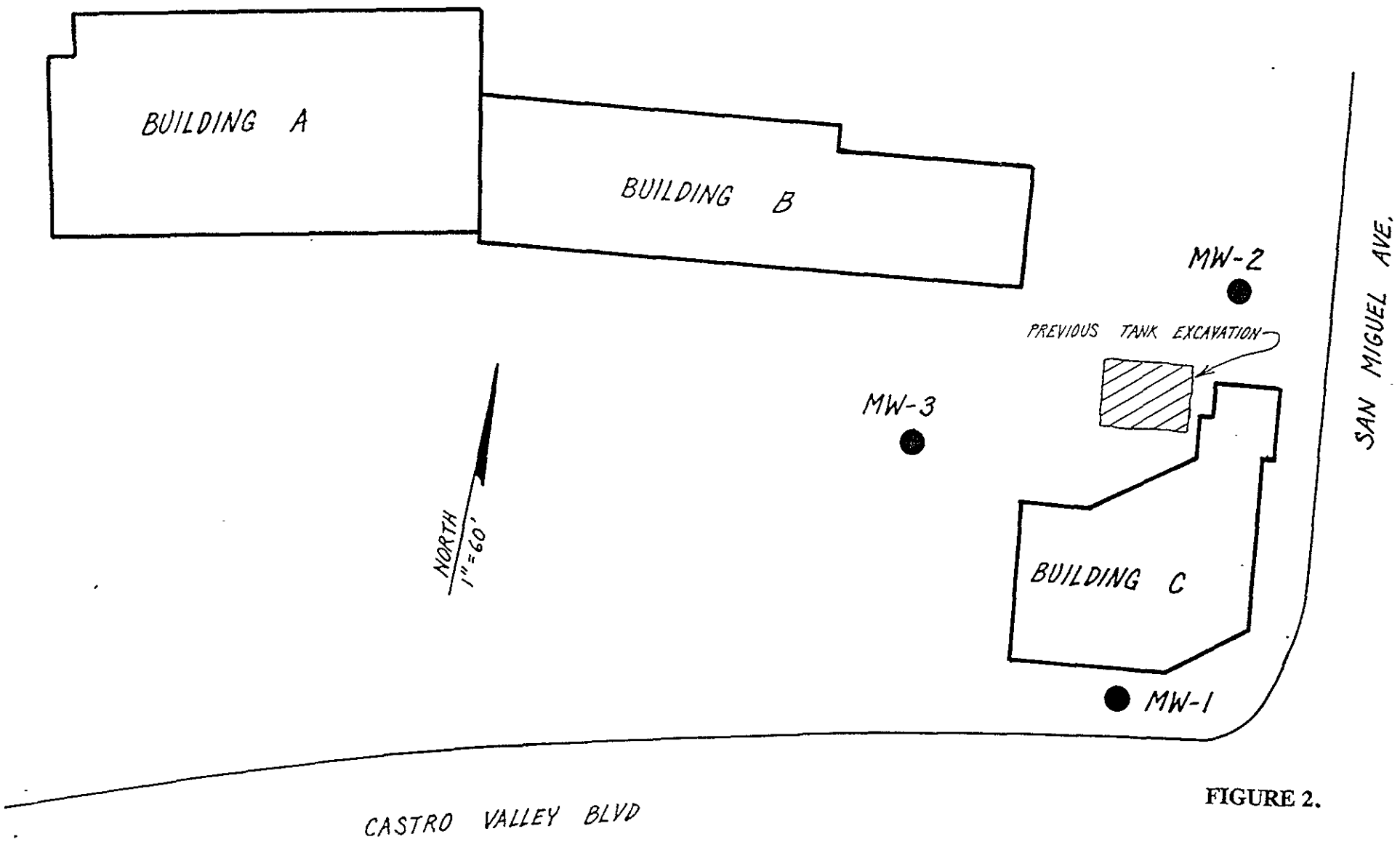


FIGURE 2.

Site Map.

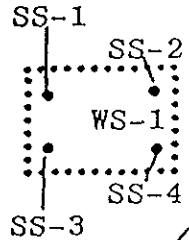
CASTRO VALLEY BOULEVARD



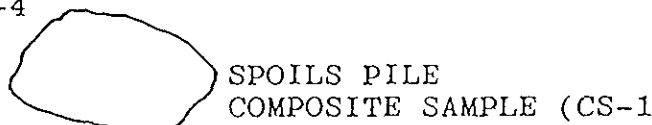
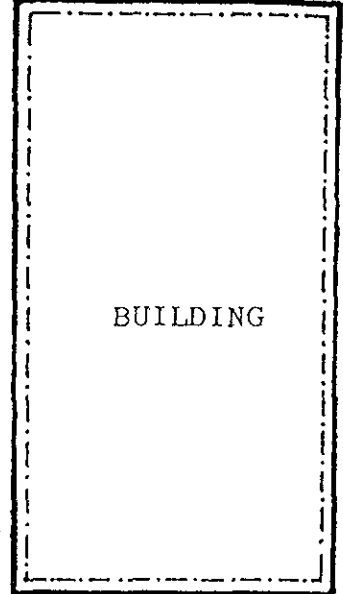
CURB
SIDEWALK

● BORING 2
WATER SAMPLE (WS-2)

SAN MIGUEL CANYON ROAD
SIDEWALK
CURB



● BORING 1
WATER SAMPLE (WS-1)



● BORING 3
WATER SAMPLE (WS-3)

FENCE

SAMPLE RESULTS

LEGEND

SAMPLE ID	TPH	B	T	X	EB
SS-1	nd	nd	nd	nd	nd
SS-2	nd	nd	nd	nd	nd
SS-3	nd	nd	nd	nd	nd
SS-4	nd	nd	nd	nd	nd
BORING WS-1	.40	.003	.011	.028	.006
BORING WS-2	3.8	.27	.95	.75	.14
BORING WS-3	.36	nd	.003	.003	.001
WS-1	2.0	.032	.12	.32	.052
CS-1	630	1.0	17.	65.	11.

- SOIL BORINGS & WATER SAMPLES
- SOIL SAMPLES
- ... TANK EXCAVATION BOUNDRY

SAMPLE DEPTH

SS-1	11.5'	SS-3	11.5'
SS-2	11.5'	SS-4	11.5'

CASTRO VALLEY CAR WASH
3098 CASTRO VALLEY BOULEVARD
CASTRO VALLEY, CALIF 94546

SCALE 1"=50'

DRAWING NUMBER

DATE 8-8-88

J 2020

ALL SAMPLES EXPRESSED IN mg/l OR ppm
SAMPLES ANALYZED FOR TOTAL PETROLEUM
HYDROCARBONS(TPH) & BENZENE (B),
TOLUENE (T), XYLENE (X), ETHYL BENZENE
(EB). AS GASOLINE.

FIGURE 4.

Soil and Groundwater Sampling Locations.

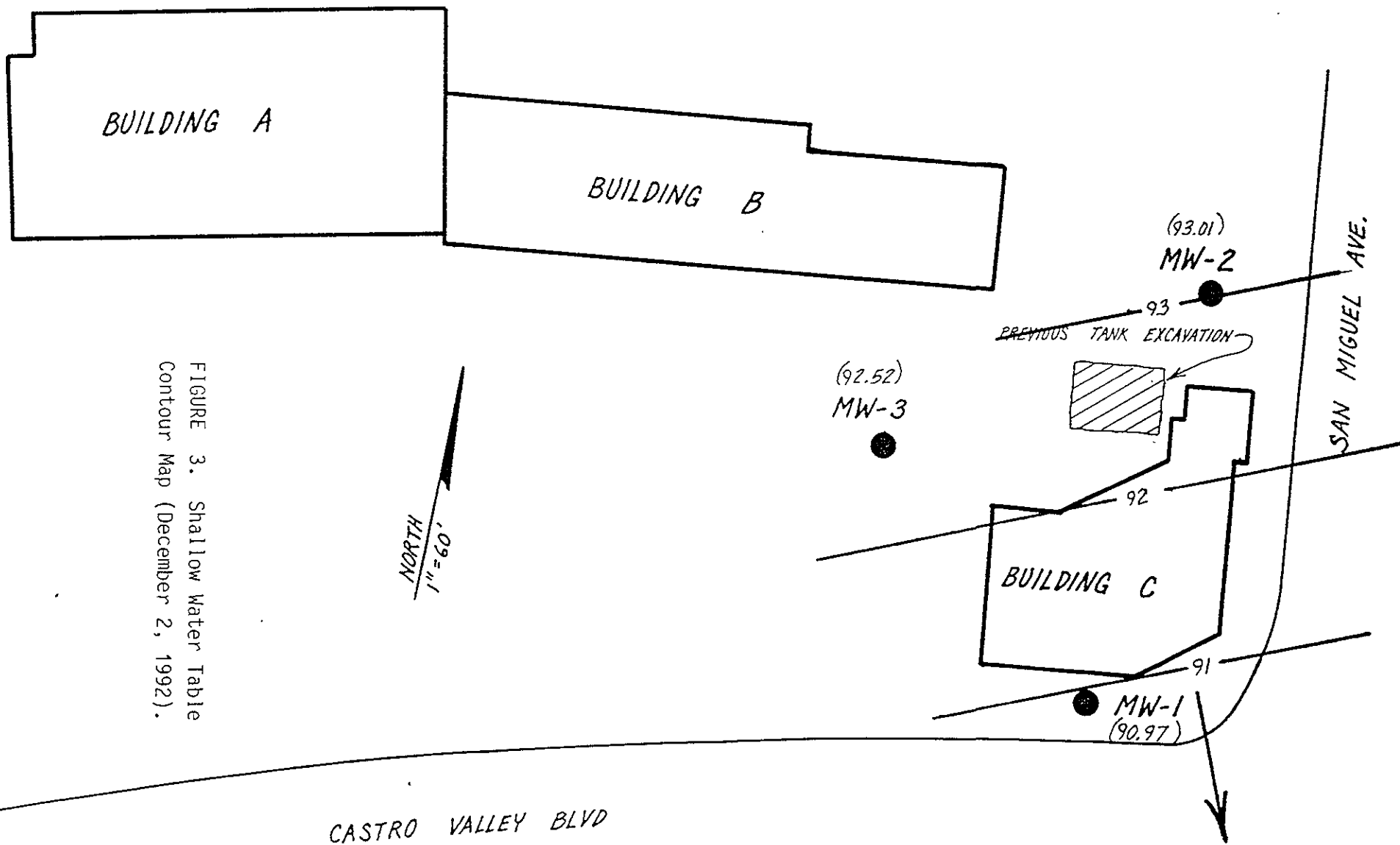


FIGURE 3. Shallow Water Table Contour Map (December 2, 1992).