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

October 28, 1996

STID 3724

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

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Rahn Verhaeghe
Alameda Real Estate Investments
1150 Marina Village Parkway, Ste 100
Alameda, CA 94501

Re: Rigging International, 1020 Atlantic Avenue, Alameda, CA 94501

Dear Mr. Verhaeghe,

This letter confirms the completion of site investigation and remedial action for the two underground storage tanks (USTs) formerly located at the above described location (one 5,000-gallon diesel/gas UST and one 1,000-gallon diesel UST). Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, 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, California Code of Regulations, Division 3, Chapter 16, Section 2721(e). If a change in land use, structural configuration, or site activities are proposed such that more conservative exposure scenarios should be evaluated, the owner must promptly notify this agency.

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

Sincerely,

Mee Ling Tung
Director of Environmental Health Services

enclosure

c: Acting Chief, Hazardous Materials Division - files
Juliet Shin, ACDEH
Kevin Graves, RWQCB
Lori Casias, SWRCB

/ 01-0128

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION Date: 1/16/96

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy.
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Juliet Shin Title: Senior HMS

II. CASE INFORMATION

Site facility name: Rigging International
Site facility address: Formerly 2051 Sherman St., (Currently 1020 Atlantic Ave.), Alameda, CA 94501
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3724
URF filing date: 3/17/95 SWEEPS No: N/A

Responsible Parties:	Addresses:	Phone Numbers:
Marina Village	1150 Marina Village Pkwy. Alameda, CA 94501	(510)521-9555

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	5,000	diesel/gas	removed	3/2/88
2	1,000	diesel	removed	3/2/88

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown

Site characterization complete? YES

Date approved by oversight agency: 1/16/96

Monitoring Wells installed? Yes Number: Four

Proper screened interval? The sampled well, Well GMW-8, is screened from 4 to 18 feet below ground surface (bgs), however, the water level in this well has fluctuated between 2.61- and 3.83-feet bgs during the four consecutive quarterly sampling events.

Flow direction: Northeast to northwest

Most sensitive current use: Unknown

Are drinking water wells affected? NO Aquifer name: Unknown

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

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 94605

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tanks	One 5,000- and one 1,000-gallon UST	H & H Ship Service	3/2/88
Soil	300 cubic yards	Aerated on site and accidentally mixed and hauled away with approx. 1,500 cubic yards of other non-contaminated site rubble and dirt generated during development work (refer to attached Dec 27, 1988 letter).	

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

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before[1]	After
TPH (Gas)	220	ND	13,000	ND
TPH (Diesel)	3,200	ND	75,000	200
Benzene	3.2	ND	130	ND
Toluene	15	0.024	330	ND
Xylene	25	ND	720	ND
Ethylbenzene	NA	ND	ND	ND
Motor Oil	120	120	NA	NA

[1]- "grab" groundwater sample collected from excavation pit

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? **NO**

Monitoring wells Decommisioned: **One well, RC-1 was inadvertently paved over. The other wells have not yet been decommissioned.**

Number Decommisioned: Number Retained:

List enforcement actions taken: **None**

List enforcement actions rescinded:

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Juliet Shin** Title: **Senior HMS**
Signature: Juliet Shin Date: 10/1/96

Reviewed by
Name: **Eva Chu** Title: **Hazardous Materials Specialist**
Signature: Eva Chu Date: 10/1/96

Name: **Madhulla Logan** Title: **Hazardous Materials Specialist**
Signature: Madhulla Logan Date: 10/1/96

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved
RWQCB Staff Name: Kevin Graves Title: San. Engineering Asso. Date: 10-15-96

VII. ADDITIONAL COMMENTS, DATA, ETC.

Two underground storage tanks, one 1,000-gallon diesel UST and one 5,000-gallon diesel/gas UST, were removed from the above site on March 2, 1988. During the tank removals, significant residual fuel was observed in the excavation sidewalls. The bottom of the two tanks were at a depth of approximately 8 to 9 feet below ground surface (bgs) and the water table was noted to be approximately 5 feet bgs at the time.

The tank pits were subsequently overexcavated down to approximately 8 to 10 feet vertically, and approximately several feet laterally from the edges of the tank. Petroleum-affected soils beyond this area were contained in a layer of sand which was approximately 1-foot thick and located between the water table and the Bay Mud. According to Levine-Fricke's April 1988 report, these soils were removed until they appeared free of petroleum product, as determined by visual inspection and by volatile organic vapor meter. It appears that excavation was also conducted beneath the two associated dispensers and product lines. Approximately 300 cubic yards of soil was excavated. A total of 18 confirmatory soil samples were collected from the excavations (RCS-1 through RCS-18). Only two of the confirmatory soil samples identified constituents exceeding detection limits: Sample RCS-3 identified 120 ppm "motor oil" and 0.024 ppm toluene from the south sidewall of the tank pit at 5 feet bgs, and sample RCS-5 identified 69 ppm "motor oil" from the bottom of the tank pit at approximately 6 feet bgs.

Petroleum product had additionally accumulated in gravels underlying an adjacent storm drain at a depth of approximately 5 feet. The gravel layer was approximately one foot thick and was underlain by Bay Mud. The affected gravels, extending approximately 45 feet along the storm drain, were removed by hand-digging underneath the storm drain. One soil sample, RCS-2, was collected from the gravel immediately beneath the storm drain prior to overexcavation. This sample identified 96 ppm TPHg and 6.7 ppm xylenes. One soil sample, RCS-11, was collected from beneath the storm drain following overexcavation, and analyzed for TPHg, TPHd, and BTEX. No contaminants were identified.

Ground water was pumped out periodically from the tank excavation to facilitate soil removal. Floating petroleum product which accumulated on the water surface was removed using absorbent pads prior to pumping. Ground water removed from the excavation was temporarily stored in a tank and then re-incorporated into aerating soils. Approximately 2,000-gallons of ground water was pumped from the excavation pit.

A total of four "grab" ground water samples (RC1-W, RC2-W, RC3-W, and RCPIT2-W) were collected from different areas of the site. These samples were analyzed for TPHg, TPHd, and BTEX. RC1-W and RC2-W were collected from the tank pits prior to overexcavation. Sample RC3-W was collected from the water tank storing the purged water, and sample RCPIT2-W was collected from Test Pit 2, located 10 to 15 feet north and northeast of the excavation area adjacent to the storm drain. It appears that this Test Pit was created in order to collect a "grab" ground water sample that would be representative of ground water conditions downgradient of the tank pits. Up to 13,000 ppb TPHg, 75,000 ppb TPHd, 130 ppb benzene, 330 ppb toluene, and 720 ppb xylenes was identified in RC1-W. The groundwater sample collected from RC2-W identified 8,500ppb TPHd, RC3-W identified 600ppb TPHg,920ppb TPHd, and 73ppb toluene, and RCPIT2-W identified 73ppb TPHg.

Five soil samples were collected from the stockpiled soil. Analysis of these soil samples identified up to 3,900 ppm TPHd, 220 ppm TPHg, 3.2 ppm benzene, 15 ppm toluene, and 25 ppm xylenes. According to Levine-Fricke's April 1988 report, this excavated soil was aerated on an adjacent property also owned by Vintage Properties. The soils were apparently spread in a layer approximately 1-foot thick underlain by a paved surface. According to the attached September 27, 1988 attached letter, this soil was accidentally mixed and hauled away with about 1,500 cubic yards of other non-contaminated site rubble and dirt generated during development work.

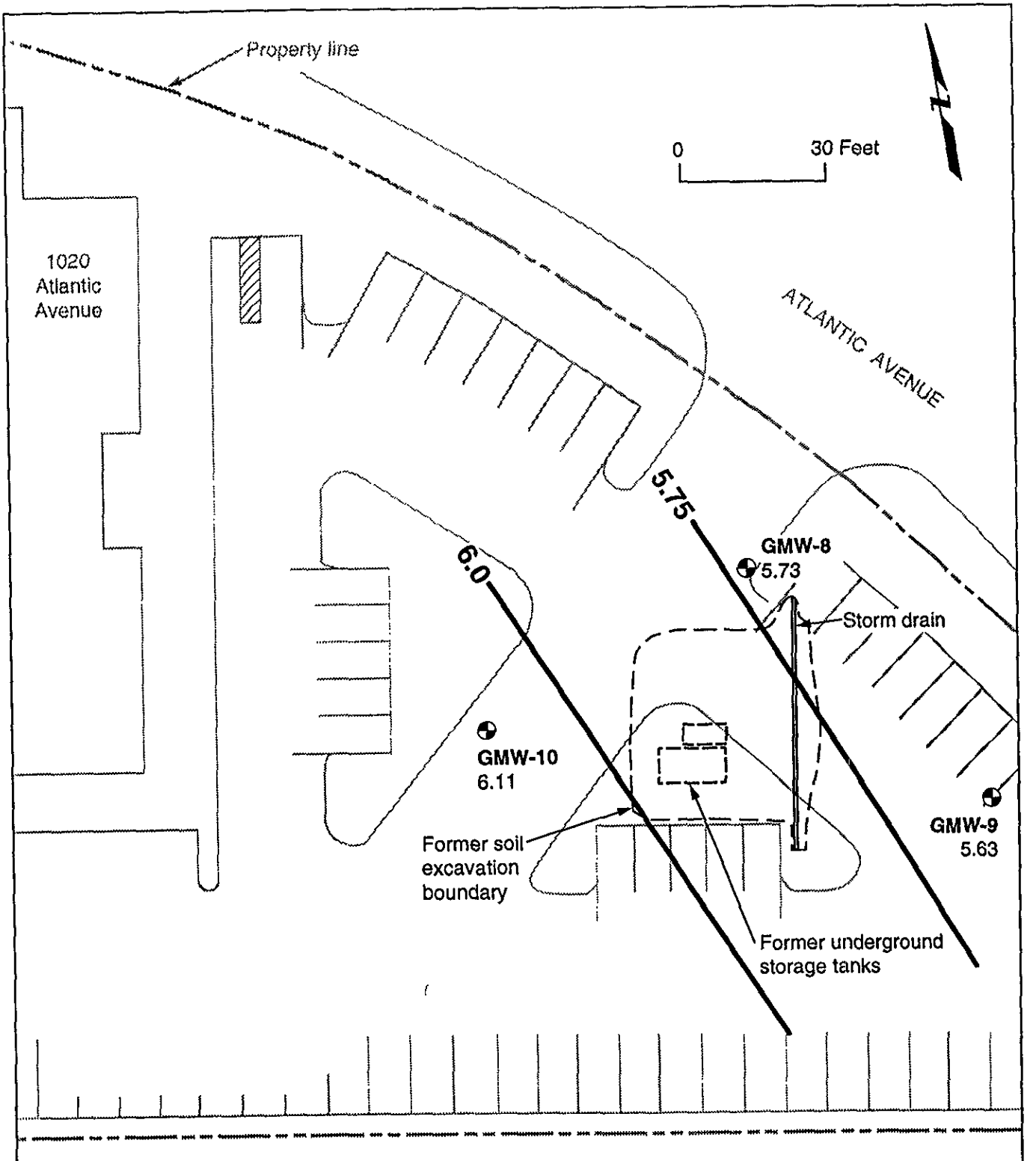
One shallow monitoring well, RC-1, was installed in the backfill of the excavation on March 23, 1988. This well was screened from approximately 5 to 15 feet below ground surface. One ground water sample was collected on March 28, 1988 and analyzed for TPHd, TPHg, and BTX. Analysis of the water sample identified 1,500 ppb TPHd.

Well RC-1 was sampled again in February 1989 as part of an environmental assessment for a nearby property. This sample was analyzed for TPHd, VOCs using Method 624, CAM-17 metals, and PCBs. Except for metals concentrations, which did not exceed threshold values, no contaminant constituents were identified in this sample.

Since 1989, the site has been extensively redeveloped, and in the process, Well RC-1 was paved over. Attempts have been made to locate and remove this well to no avail (refer to attached copy of September 27, 1996 letter).

In February 1993, three ground water monitoring wells (GMW-8, GMW-9, and GMW-10) were installed at the site. Well GMW-8 is screened from 4 to 18 feet bgs, Well GMW-9 is screened from 5 to 20 feet bgs, and Well GMW-10 is screened from 3 to 15 feet bgs. Water samples were collected from GMW-8 for four consecutive quarters and analyzed for TPHd, TPHg, and BTEX. The other two wells were used solely for gradient determinations. In the past four quarterly monitoring events, only low levels of TPHd were identified in the water samples (TPHd ranged from 100 to 300 ppb). No TPHg and BTEX were ever identified during the quarterly sampling events.

Based on the extensive amount of excavation conducted out at the site and the low contaminant levels in the ground water, it appears that this site is ready for closure.



EXPLANATION

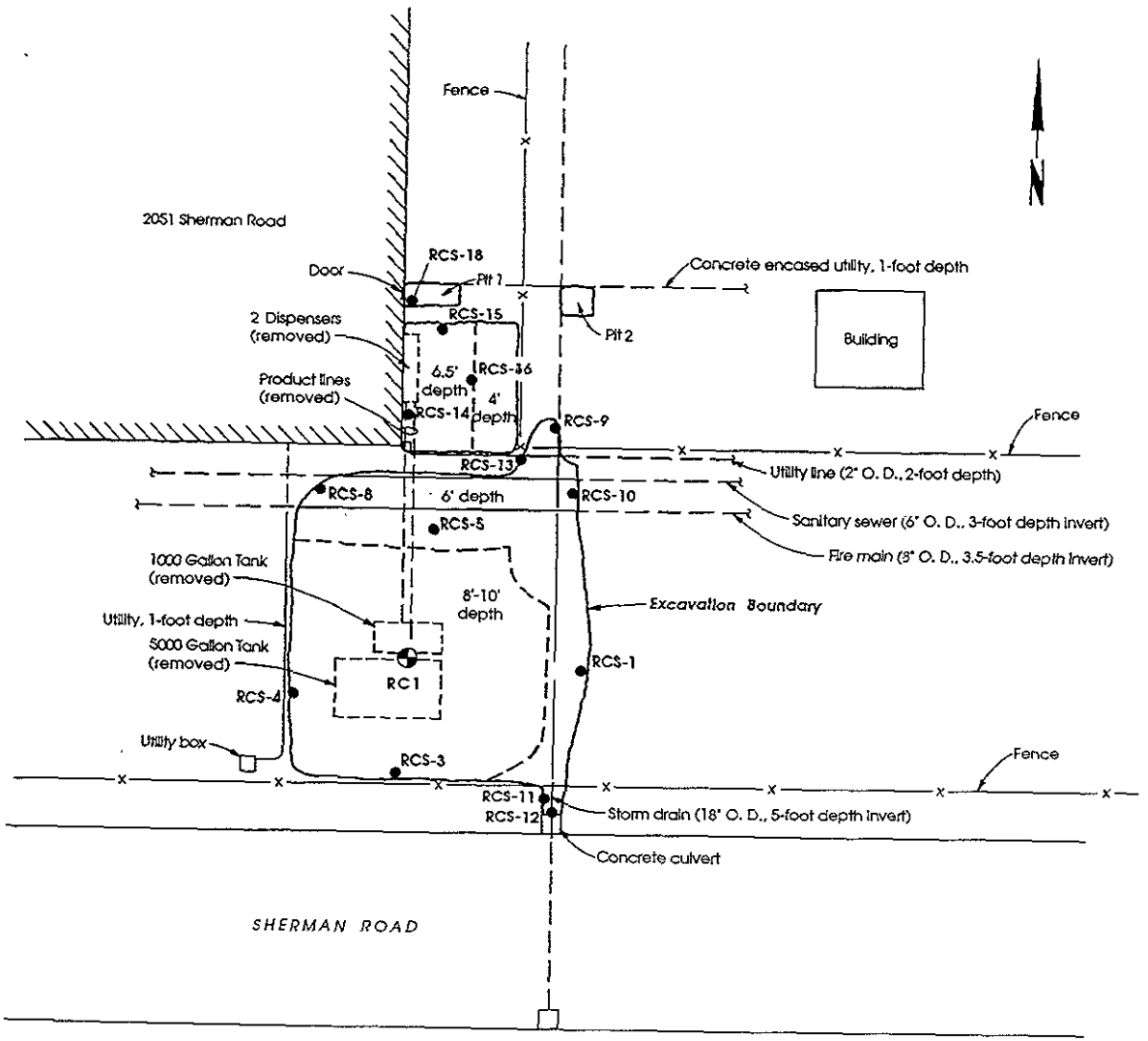
- Groundwater monitoring well (installed by Geomatrix on 2/93) showing water-level elevation, in feet (City of Alameda datum)
- Lines of equal water-level elevation; based on interpretation of available data and are not intended to imply certainty

GEOMATRIX

MONITORING WELLS AND WATER-LEVEL ELEVATIONS (OCTOBER 1993)
1020 Atlantic Avenue (Formerly 2051 Sherman Street, Rigging International Building)
Marina Village Development
Alameda, California

Figure 2

Project No. 1736.11



SAMPLE NO	DEPTH (feet)	TPH Gasoline	TPH Diesel	B	T	X	Comments
RCS-1	5.5	ND	ND	ND	ND	ND	
RCS-3	5	ND	ND	ND	0.024	ND	120 ppm motor oil
RCS-4	5	ND	ND	ND	ND	ND	
RCS-5	6	ND	ND	ND	ND	ND	69 ppm motor oil
RCS-8	5	ND	ND	ND	ND	ND	
RCS-9	5	ND	ND	ND	ND	ND	
RCS-10	5	ND	ND	ND	ND	ND	
RCS-11	5.5	ND	ND	ND	ND	ND	
RCS-12	5.5	ND	ND	ND	ND	ND	
RCS-13	5	ND	ND	ND	ND	ND	
RCS-14	5.5	ND	ND	ND	ND	ND	
RCS-15	4	ND	ND	ND	ND	ND	
RCS-16	5.5	ND	ND	ND	ND	ND	
RCS-18	5.5	ND	ND	ND	ND	ND	

All concentrations in parts per million (ppm)

EXPLANATION

RCS-8 ● Soil sampling location

RC1 ◔ Monitoring well location

0 15 30 feet

(Approximate)

Figure 2:

SITE PLAN, SOIL SAMPLING LOCATIONS, AND MONITORING WELL LOCATION

Project No 1245

LEVINE•FRICKE

CONSULTING ENGINEERS AND HYDROGEOLOGISTS