

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RECEIVED

11:26 am, Feb 29, 2008

Alameda County
Environmental Health

StID 4865

August 25, 1997

Mr. Nissian Sadian
5733 Medallion Court
Castro Valley, CA 94552

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 525 98th Ave, Oakland, CA
94603**

Dear Mr. Sadian:

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:

- o residual soil contamination may still exist in the immediate vicinity of the former fuel tanks; and
- o up to 1.3ppb benzene in groundwater.

If you have any questions, please contact me at (510) 567-6762.

eva chu
Hazardous Materials Specialist

enclosure:

1. Case Closure Letter
2. Case Closure Summary

c: Frank Kliever, City of Oakland-Planning, 1330 Broadway, 2nd
Floor, Oakland, CA 94612
files (sadian5)

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
1151 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-0577
(510) 867-6700
(510) 337-8838 (FAX)

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 4865 - 525 98th Ave, Oakland, CA
(1-6K and 1-4K gallon gasoline and 1-550 gallon waste oil
tanks removed in December 7, 1993)

August 25, 1997

Mr. Nissian Sadian
5733 Medallion Court
Castro Valley, CA 94552

Dear Mr. Sadian:


This letter confirms the completion of site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file 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, Section 2721(e) of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,


Mee Ling Tung, Director

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Dave Deaner, SWRCB (with attachment-case closure summary)
Leroy Griffin, OFD
files-ec (sadian4)

01-2215

ENVIRONMENTAL PROTECTION

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: February 21, 1997

Agency name: Alameda County-HazMat
City/State/Zip: Alameda, CA 94502
Responsible staff person: Eva Chu

Address: 1131 Harbor Bay Pkwy
Phone: (510) 567-6700
Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Abandon Gas Station
Site facility address: 525 98th Ave, Oakland, CA 94603
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4865
URF filing date: 1/5/94 SWEEPS No: N/A

Responsible Parties: Addresses: Phone Numbers:

Nissan Sadian 301 Franklin St, Oakland, CA 94607

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	6,000	Gasoline	Removed	12/7/93
2	4,000	Gasoline	Removed	"
3	550	Waste Oil	"	"

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
Site characterization complete? YES
Date approved by oversight agency: 2/7/97
Monitoring Wells installed? Yes Number: 3
Proper screened interval? Yes, ~5' to 18' bgs in well STMW-1
Highest GW depth below ground surface: 8.21' Lowest depth: 10.71'
Flow direction: NNE
Most sensitive current use: Commercial
Are drinking water wells affected? No Aquifer name: Unknown
Is surface water affected? No Nearest affected SW name: NA
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 94502

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> <u>(include units)</u>	<u>Action (Treatment</u> <u>or Disposal w/destination)</u>	<u>Date</u>
Tank	3 USTs	Disposed by Erickson, Richmond	12/7/93
Piping			
Soil	??? quantity	Aerated and reused to fill pit	
Groundwater			
Barrels			

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After ²	Before ³	After ⁴
TPH (Gas)	12,000	ND	45,000	5,800
TPH (Diesel)	ND	NA	690	ND
Benzene	11	ND	23	1.3
Toluene	270	ND	29	0.7
Ethylbenzene	77	ND	150	4.6
Xylenes	610	ND	250	14
MTBE	NA		NA	ND
Oil & Grease	ND		3,900	0.7
Heavy metals Cd, Cr, Pb, Ni, Zn	See Note 5			
Other VOCs	ND			
SVOCs	ND			

- NOTE: 1 soil collected from tank pits at time of UST removal, 12/93
 2 soil collected after overexcavation, 1/96
 3 maximum historical concentrations detected in monitoring wells
 4 latest concentrations detected in monitoring wells, 12/96
 5 metal concentrations in soil appear to be w/in acceptable geogenic levels

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?

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, pending site closure

Number Decommissioned: 0 Number Retained: 3

List enforcement actions taken: NOV issued 4/6/94; 6/9/94; 9/29/94; 11/29/94

List enforcement actions rescinded: in compliance by 3/28/95

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist
Signature: *Eva Chu* Date: 3/6/97

Reviewed by

Name: Amy Leech Title: Haz Mat Specialist
Signature: *A. Leech* Date: 2/21/97

Name: Thomas Peacock Title: Supervisor
Signature: *Thomas Peacock* Date: 3-6-97

VI. RWQCB NOTIFICATION

Date Submitted to RB: 3/7/97 RB Response: *Approved*
RWQCB Staff Name: Kevin Graves Title: AWRCE
Signature: *Kevin Graves* Date: 3/27/97

VII. ADDITIONAL COMMENTS, DATA, ETC.

The site is currently an abandoned gasoline station. Three USTs were removed in December 1993. Two fuel UST (1-6,000 gallon, 1-4,000 gallon gasoline tanks) were located in a common pit, and a 550 gallon waste oil tank in another pit. A total of four soil samples were collected from beneath the USTs in the fuel pit, and one soil sample was collected beneath the waste oil tank. Two soil samples were also collected below the product piping. All soil samples were analyzed for TPHg, TPHd, BTEX, and total lead. In addition the waste oil soil sample was analyzed for TOG, VOCs, SVOCs and the metals Cd, Cr, Pb, Ni, and Zn. (See Figs 1 and 2)

Analytical results of the soil samples from the product piping and the waste oil pit did not contain petroleum hydrocarbons, VOCs and SVOCs above the detection limits. Soil samples from the fuel pit contained elevated TPHg and BTEX concentrations. Up to 12,000 ppm TPHg and 11, 270, 77, and 610 ppm BTEX, respectively were identified in sample B-4, collected at ~12' bgs. (See Table 1)

In March 1995 three exploratory borings (SB-4 through SB-6) were advanced and three groundwater monitoring wells (STMW-1 through STMW-3) were installed at the site. Groundwater was encountered at ~12' bgs and stabilized at ~9' bgs. Soil samples were collected from each boring at ~6' and 11' bgs and analyzed for TPHg and BTEX. Low levels of these analytes were identified in soil collected from STMW-1, SB-4, and SB-5 at 11' bgs. (See Fig 3, Table 2, and Boring Logs)

In January 1996 the pit was excavated, removing sloughed material, concrete and debris, and contaminated soil. Depth to water had risen to ~7' bgs, therefore, confirmatory soil samples were collected from the sidewalls at ~7' bgs. The stockpiled soil was also sampled. All soil samples were analyzed for TPHg and BTEX. None of the soil samples contained detectable amounts of hydrocarbons. The stockpiled soil was subsequently used as fill material to backfill the excavations. (See Fig 4, Table 3)

Groundwater has been sampled for five consecutive quarters, 4/95 through 4/96. Regional groundwater flow direction is toward the southwest, but flow direction for the subject site has generally been to the north, northeast. Well STMW-1 continues to identify elevated TPHg in groundwater. However, levels of TPHd, BTEX, and TOG have been low to non-detectable. Well STMW-2 has also shown low hits of TPHg and TPHd. However, the levels do not appear to pose a risk to human health, based on EPA's RBCA Tier 1 Look Up Table. (See fig 5, Table 4)

In summary, case closure is recommended because:

- o the leak and ongoing sources have been removed;
- o the site has been adequately characterized;
- o the dissolved plume is not migrating;
- o no water wells, surface water, or other sensitive receptors are likely to be impacted; and,
- o it appears that the site presents no significant risk to human health or the environment.

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature: *Eva Chu* Date: 3/6/97

Reviewed by

Name: Amy Leech Title: Haz Mat Specialist

Signature: *A. Leech* Date: 2/21/97

Name: Thomas Peacock Title: Supervisor

Signature: *Thomas Peacock* Date: 3-6-97

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Title: AWRCE

Signature: *Kevin Graves*

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