

April 28, 2000

Mr. John Nguyen
478 East Santa Clara Street, Suite 203
San Jose, CA 95112

Mr. August Filippi
2142 Cedarwood Lane
San Jose, CA 95125

Dear Messrs. Nguyen and Filippi:

Subject: Fuel Leak Site Case Closure—Montes Auto Sales, 1665 Alum Rock Avenue, San Jose, CA;
Case No. 06-065

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 Santa Clara Valley Water District 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:

- Residual contamination of soil with petroleum hydrocarbons exists at the site; however, it appears that natural attenuation will effectively reduce the remaining contaminant levels.

If you have any questions, please call Mr. James Crowley at (408) 265-2607, extension 2638. Thank you.

Sincerely,

ORIGINAL SIGNED BY

James S. Crowley, P.E.
Engineering Unit Manager
Leaking Underground Storage Tank Oversight Program

Enclosures:

1. Case Closure Letter
2. Case Closure Summary

cc: Mr. Chuck Headlee (w/enc)
Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

Ms. Janet McCarron
Hazardous Materials Division
San Jose Fire Department
4 North Second Street, Suite 1100
San Jose, CA 95113-1305

Ms. Carla Lawson
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund
State Water Resources Control Board
P.O. Box 944212
Sacramento, CA 94244-2120

J. Crowley (w/orig enc), Database (w/enc)

JC:lcg:FL9482ffn

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478 East Santa Clara Street, Suite 203
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San Jose, CA 95125

Dear Messrs. Nguyen and Filippi:

Subject: Fuel Leak Site Case Closure—Montes Auto Sales, 1665 Alum Rock Avenue, San Jose, CA;
Case No. 06-065

This letter confirms the completion of a site investigation and remedial action for the underground storage tank(s) 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 tank(s) 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, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

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

Sincerely,

ORIGINAL SIGNED BY

James S. Crowley, P.E.
Engineering Unit Manager
Leaking Underground Storage Tank Oversight Program

**CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK PROGRAM**

I. AGENCY INFORMATION

Date: April 3, 2000

Agency Name: Santa Clara Valley Water District	Address: 5750 Almaden Expressway
City/State/Zip: San Jose, CA 95118	Phone: (408) 265-2600
Responsible Staff Person: James S. Crowley, P.E.	Title: Engineering Unit Manager

II. CASE INFORMATION

Site Facility Name: Montes Auto Sales		
Site Facility Address: 1665 Alum Rock Avenue, San Jose, CA 95116		
RB LUSTIS Case No.: —	Local Case No.: 07S1E03M02f	LOP Case No.: 06-065
URF Filing Date: 02/03/96	SWEEPS No.: —	APN: 481-12-063

Responsible Parties	Addresses	Phone Number
Mr. John Nguyen	478 East Santa Clara Street, Suite 203 San Jose, CA 95112	(408) 287-2378
Mr. August Filippi	2142 Cedarwood Lane San Jose, CA 95125	—

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
—	500	Gasoline	Slurried in place	12/03/87
—	—	—	Removed	11/14/91
Piping—Not reported			—	—

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Several holes were observed in 550-gallon tank at time of removal.		
Site characterization complete? Yes	Date Approved By Oversight Agency: 01/14/00	
Monitoring wells installed? Yes	Number: 6	Proper screened interval? Yes ¹
Highest GW Depth Below Ground Surface: 4.83	Lowest Depth: 8.31	Flow Direction: Northwest
Most Sensitive Current Use: Drinking water supply		

¹Some wells are submerged by 1 to 2 feet.

Summary of Production Wells in Vicinity: One abandoned water production well (07S01E03L002) exists 800 feet from the site. The well may not have been properly destroyed; however, it is not judged to be affected by residual contamination at the site.	
Are drinking water wells affected? No	Aquifer Name: Santa Clara Valley Groundwater Basin
Is surface water affected? No	Nearest SW Name: Lower Silver Creek
Off-Site Beneficial Use Impacts (Addresses/Locations): None	
Reports on file? Yes	Where are reports filed? Santa Clara Valley Water District

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	500 gallons	Disposed at Erickson, Richmond, CA	11/14/91
Piping	Not reported	—	—
Free Product	—	—	—
Soil	15 cubic yards	Not reported	1992 to 1993
Groundwater	—	—	—
Barrels	—	—	—

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS—BEFORE AND AFTER CLEANUP OPTIONAL: (Please see Attachment for additional information on contaminant locations and concentrations)									
Contaminant	Soil (ppm)		Water (ppb)		Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After ²	Before	After ³		Before	After	Before	After ³
TPH (Gas)	6,500	130	—	1,900	Xylene	810	0.049	—	22
TPH (Diesel)	—	—	—	—	Ethylbenzene	120	0.110	—	300
Benzene	7.9	0.039	—	130	Oil & Grease	—	—	—	—
Toluene	150	0.041	—	ND	Heavy Metals	—	—	—	—
Other* (8240/8270)	1,2 DCA	—	—	4.4 1,2 DCA*	MTBE	—	—	—	9.1

Description of Interim Remediation Activities: Minor soil excavation.

ND = Not detected

¹Soil samples collected after tank removal on November 14, 1991. Sample collected January 4, 1986, at a depth of 8.5 feet near gasoline tank showed 1,400 parts per million (ppm).

²Soil sample collected at base of excavation June 23, 1993, following overexcavation of 100 cubic yards of contaminated soil.

³Groundwater sampling date April 9, 1998.

*ND for tert-Butyl Ether, Di-Isopropyl Ether, Ethyl tert-Butyl Ether, Tertiary Amyl Methyl Ether, and Ethylene Dibromide.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Santa Clara Valley Water District staff does not make specific determinations concerning public health risk. However, it does not appear that the release would present a risk to human health.		
Site Management Requirements: None		
Should corrective action be reviewed if land use changes? No		
Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 6
List Enforcement Actions Taken: Referred to San Francisco Regional Water Quality Control Board on July 29, 1991, for enforcement. Santa Clara Valley Water District agreed to oversee case in October 1991 in response to actions of responsible party.		
List Enforcement Actions Rescinded: —		

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:

January 1, 1986—Sample collected near 500-gallon underground storage tank (UST) at an approximate depth of 8.5 feet contained 1,400 ppm Total Petroleum Hydrocarbons as Gasoline (TPHG). The sample was apparently collected prior to the installation of a backfill well.

December 3, 1987—Mr. Ed Cutter of San Jose Fire Department observed a UST slurred in place.

November 14, 1991—500-gallon gasoline tank removed. Stained soil and holes were observed. Unauthorized Release Form filed by San Jose Fire Department on January 15, 1992. Soil sample results indicated a maximum concentration of 6,500 ppm TPHG and 7.9 ppm Benzene.

January 1992—Approximately 5 cubic yards of soil removed from tank pit. A sample from the center of the excavated pit contained 130 ppm TPHG and 1.1 ppm Benzene. The pit was backfilled with pea gravel and rock.

June 1993—Backfill was excavated and an additional 10 cubic yards of contaminated soil. Sample collected from midpoint of pit contained 130 ppm TPHG and 39 ppb Benzene.

September 1993—Four borings drilled and one monitoring well installed. Groundwater collected from well MW-1 had 5,700 parts per billion (ppb) TPHG and 500 ppb Benzene.

July 1996—Four monitoring wells installed. Maximum groundwater contamination detected during monitoring was again in MW-1 at 9,500 ppb TPHG and 800 ppb Benzene.

May 1997—One monitoring well installed (MW-6) which detected 990 ppb TPHG and 8.3 ppb Benzene.

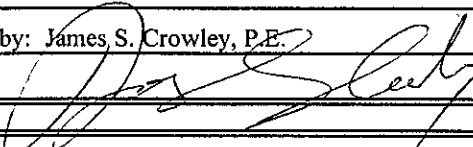
June 22, 1998—Corrective Action Plan prepared that documents in-situ bioremediation as the proposed final corrective action.

December 2, 1998—Santa Clara Valley Water District notifies nearby properties of Corrective Action Plan. No comments received.

Conclusion:

The majority of contamination had been over-excavated and removed from the site. Although low levels of residual contamination still exists in the soil, it appears that natural attenuation will over time reduce the remaining contamination. In addition, analytical results for groundwater samples collected from the monitoring wells did not indicate significant residual contamination from petroleum compounds. The Santa Clara Valley Water District staff does not believe that a significant impact to soil or groundwater exists at this site. Therefore, no further corrective action is required at this time.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: James S. Crowley, P.E.	Title: Engineering Unit Manager
Signature:	Date:
Approved by: James S. Crowley, P.E.	Title: Engineering Unit Manager
Signature: 	Date: 4/20/00

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Chuck Headlee	Title: Engineering Geologist
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB:
Signature:	Date:

Attachments:

1. Site Vicinity Map
2. Site Plan
3. Soil and Groundwater Analytical Results

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

V. ADDITIONAL COMMENTS, DATA, ETC.

1665 Alum Rock

Considerations and/or Variances:

January 1, 1986— Sample collected near 500-gallon underground storage tank (UST) at an approximate depth of 8.5 feet contained 1,400 ppm Total Petroleum Hydrocarbons as Gasoline (TPHG). The sample was apparently collected prior to the installation of a backfill well.

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June 1993— Backfill was excavated and an additional 10 cubic yards of contaminated soil. Sample collected from midpoint of pit contained 130 ppm TPHG and 39 ppb Benzene.

September 1993—Four borings drilled and one monitoring well installed. Groundwater collected from well MW-1 had 5,700 parts per billion (ppb) TPHG and 500 ppb Benzene.

July 1996—Four monitoring wells installed. Maximum groundwater contamination detected during monitoring was again in MW-1 at 9,500 ppb TPHG and 800 ppb Benzene.

May 1997—One monitoring well installed (MW-6) which detected 990 ppb TPHG and 83 ppb Benzene.

June 23, 1998—Corrective Action Plan prepared that documents in-situ bioremediation as the proposed final corrective action.

December 2, 1998—Santa Clara Valley Water District notifies nearby properties of Corrective Action Plan. No comments received.

Conclusion

The majority of contamination had been over excavated and removed from the site. Although low levels of residual contamination still exists in the soil, it appears that natural attenuation will over time reduce the remaining contamination. In addition, analytical results for groundwater samples collected from the monitoring wells did not indicate significant residual contamination from petroleum compounds. The Santa Clara Valley Water District staff does not believe that a significant impact to soil or groundwater exists at this site. Therefore, no further corrective action is required at this time.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: James S. Crowley, P.E.	Title: Engineering Unit Manager
Signature:	Date:
Approved by: James S. Crowley, P.E.	Title: Engineering Unit Manager
Signature: <i>[Signature]</i>	Date: 4/21/00

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Chuck Headlee	Title: Engineering Geologist
RB Response: Concur, based solely upon information contained in this case closure summary	Date Submitted to RB: 4/21/00
Signature: <i>Chuck Headlee</i>	Date: 4/21/00

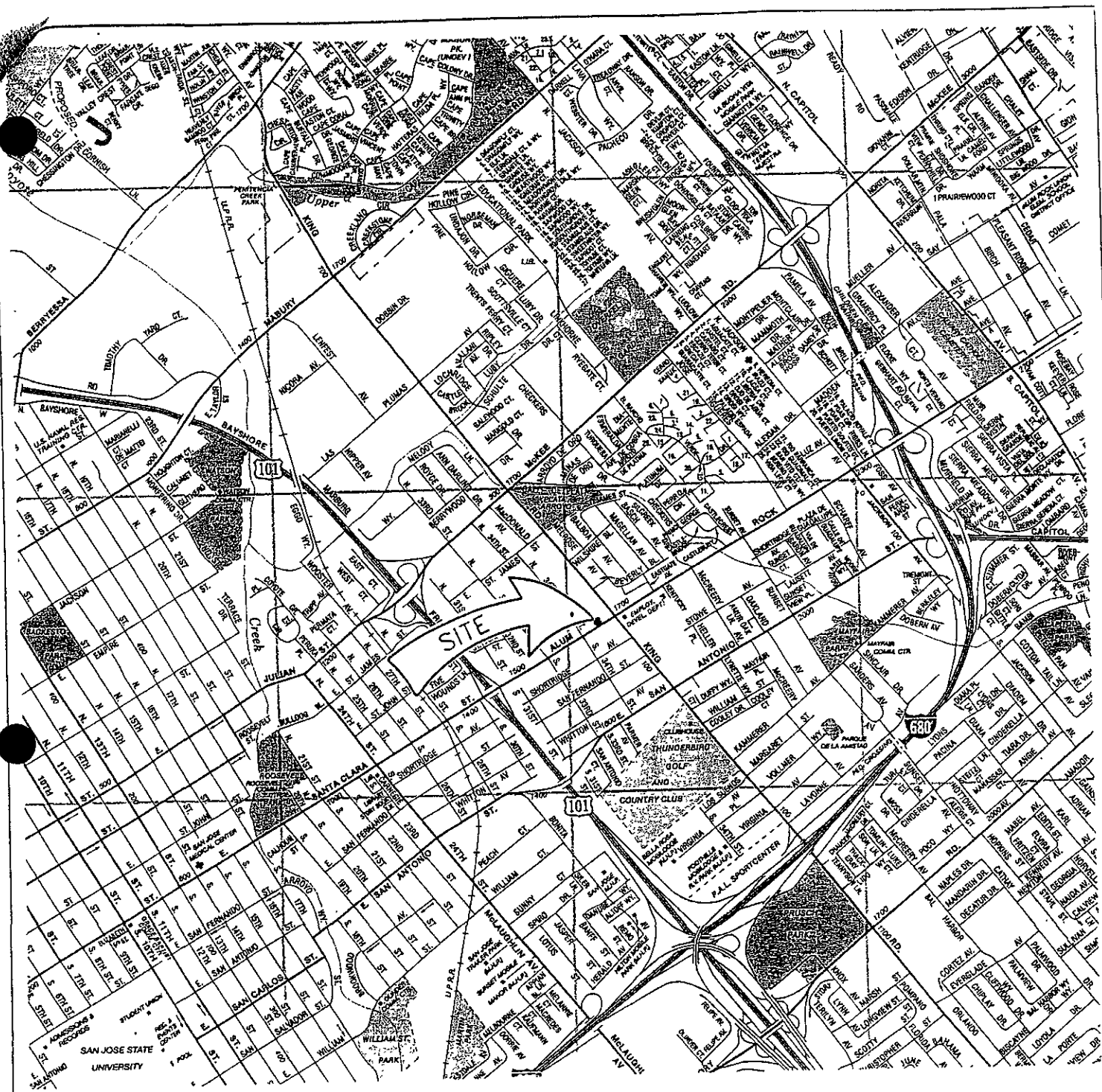
- Attachments:
1. Site Vicinity Map
 2. Site Plan
 3. Soil and Groundwater Analytical Results

This document and the related CASE CLOSURE LETTER, shall be returned by the local agency as part of the official site file.

PL9703-111

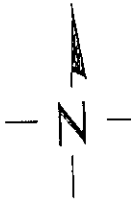
Post-It® Fax Note 7871

Date	# of pages 1
To: <i>Janusz Trzyna</i>	From: <i>Chuck Headlee</i>
Co./Dept.	Co.
Phone #	Phone #
Fax #	Fax #

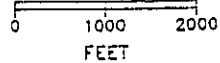



BASE MAP REFERENCE:

CALIFORNIA STATE AUTOMOBILE ASSOCIATION
 CITY STREET MAP FOR: NORTHERN SAN JOSE
 SANTA CLARA COUNTY, CALIFORNIA 1996



APPROXIMATE
SCALE

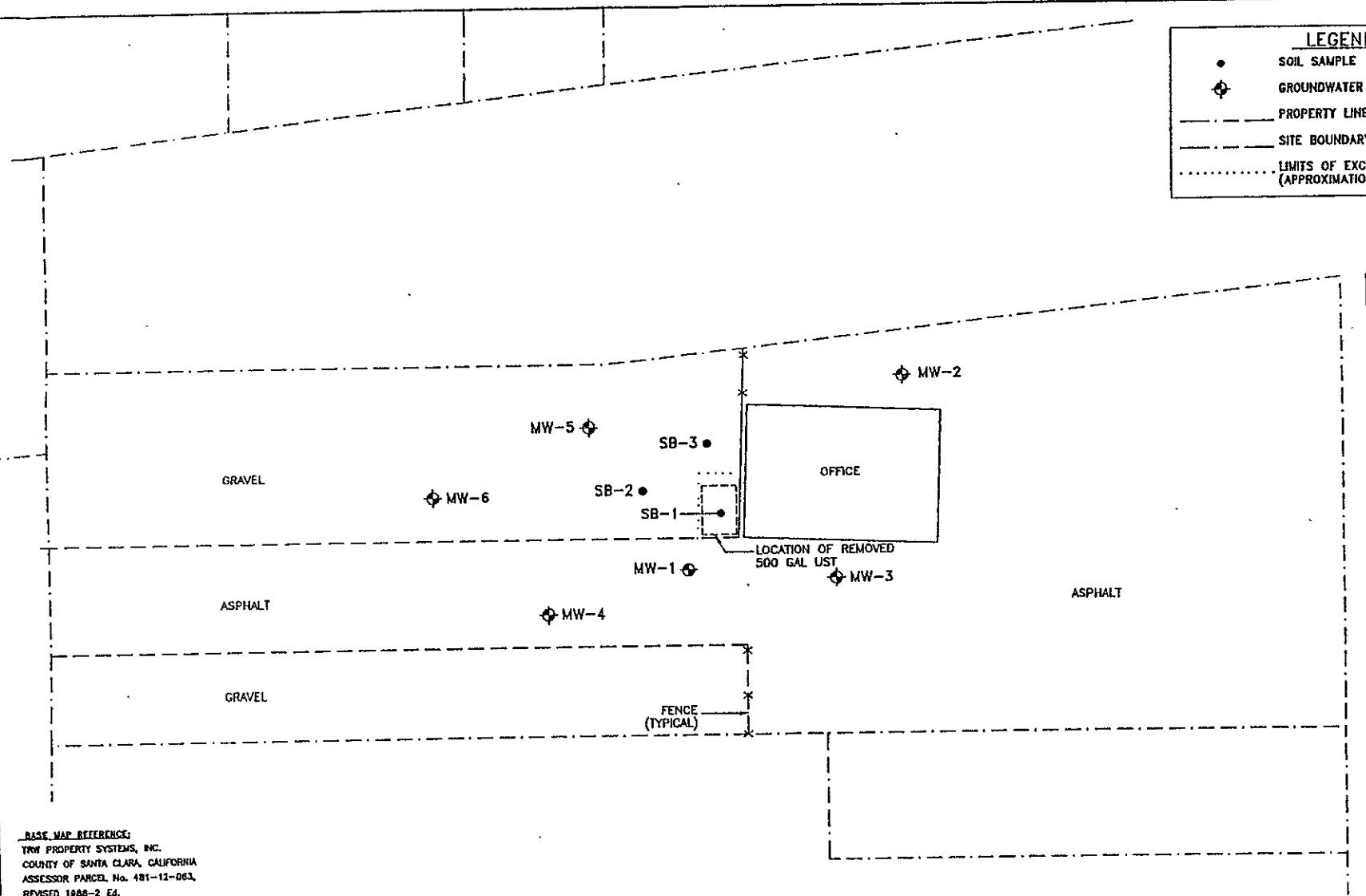


 ON-SITE TECHNOLOGIES	REVISED	REVIEWED BY	VICINITY MAP CORRECTIVE ACTION PLAN 1665 ALUM ROCK AVENUE SAN JOSE, CALIFORNIA	FIGURE
	EC	RA8		1
8 x 11	03/12/98	REVIEW DATE	PROJECT	383-1.3
383-VIC		3/12/98		

ATTACHMENT 1

LEGEND

- SOIL SAMPLE
- ⊕ GROUNDWATER MONITORING WELL
- - - - - PROPERTY LINE (ESTIMATION)
- - - - - SITE BOUNDARY (INFERENCE)
- ⋯⋯⋯ LIMITS OF EXCAVATION (APPROXIMATION)



ALUM ROCK AVENUE



APPROXIMATE SCALE
0 10 20
FEET

BASE MAP REFERENCE:
TRM PROPERTY SYSTEMS, INC.
COUNTY OF SANTA CLARA, CALIFORNIA
ASSESSOR PARCEL No. 481-12-063,
REVISED 1986-2 Ed.

 ON-SITE TECHNOLOGIES	REVISED	REVIEWED BY	SITE MAP CORRECTIVE ACTION PLAN 1665 ALUM ROCK AVENUE SAN JOSE, CALIFORNIA	FIGURE
	EC 03/12/98	<i>RAA</i>		2
	11 x 17 3830-S	REVIEW DATE <i>3/12/98</i>		PROJECT 383-1.3

ATTACHMENT Z

OST

TABLE 1 - SOIL ANALYTICAL RESULTS

1665 Alum Rock Avenue, San Jose, California

Sample Number	Sample Date	Sample Depth (feet)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)	TPH as Gasoline (mg/kg)	MTBE (mg/kg)
SB-1 @ 7'	09/29/93	7-7.5	ND	0.014	ND	0.011	ND	NA
SB-1 @ 12'		12-12.5	2.7	11	4.8	24	290	NA
SB-1 @ 17'		17-17.5	0.057	0.12	ND	0.17	3	NA
SB-2 @ 6'		6-6.5	ND	ND	ND	ND	ND	NA
SB-2 @ 11'		11-11.5	1.1	2.4	2.2	10	120	NA
SB-2 @ 16' (1)		16-16.5	0.006	0.009	0.010	0.056	1.0	NA
SB-3 @ 6'		6-6.5	ND	ND	ND	ND	ND	NA
SB-3 @ 11'		11-11.5	0.8	ND	3.1	16	110	NA
SB-3 @ 14'		14-14.5	ND	ND	ND	ND	ND	NA
SB-3 @ 15.5'		15.5-16	ND	ND	0.021	0.11	ND	NA
MW-1 @ 6'		6-6.5	ND	ND	ND	ND	ND	NA
MW-1 @ 9'		9-9.5	0.5	ND	1.7	6.6	50	NA
MW-1 @ 11'		11-11.5	0.51	0.11	1.4	6.8	30	NA
MW-2 @ 10.5'	07/25/96	10.5	ND	ND	ND	ND	ND	ND
MW-2 @ 15.5'		15.5	ND	ND	ND	ND	ND	ND
MW-2 @ 20.5'		20.5	ND	ND	ND	ND	ND	ND
MW-3 @ 10.5		10.5	ND	ND	ND	ND	ND	ND
MW-3 @ 15.5		15.5	ND	ND	ND	ND	ND	ND
MW-3 @ 20.5'		20.5	ND	ND	0.012	0.082	6.5 (2)	ND
MW-4 @ 10.5'		10.5	0.85	0.54	3.3	3.8	160	ND
MW-4 @ 15.5'		15.5	ND	ND	ND	ND	ND	ND
MW-4 @ 20.5'		20.5	0.15	ND	0.49	0.64	12	ND
MW-5 @ 5.5'		5.5	ND	ND	ND	ND	ND	ND
MW-5 @ 15.5'		15.5	ND	ND	ND	ND	ND	ND
MW-5 @ 20.5'	20.5	ND	ND	ND	ND	ND	ND	
MW-6 @ 5'	05/28/97	5 - 5.5	< 0.005	< 0.005	< 0.005	< 0.005	< 1.0	< 0.05
MW-6 @ 10'		10 - 10.5	< 0.025	< 0.025	0.31	< 0.025	45(2)	< 0.25
MW-6 @ 15'		15 - 15.5	< 0.005	< 0.005	< 0.005	< 0.005	< 1.0	< 0.05

Notes:

ND = Not Detected

NA = Not Analyzed

MTBE = Methyl Tertiary Butyl Ether

TPH = Total Petroleum Hydrocarbons

mg/kg = milligrams per kilogram

(1) = Sample SB-2 @ 16' was analyzed after the 14 day holding period expired.

(2) = TPH gas chromatogram, although within the reporting range, does not match the typical gas pattern.

*see certified analytical reports for detection limits

OST

TABLE 2 - GROUNDWATER ANALYTICAL RESULTS

1665 Alum Rock Avenue, San Jose, California

Well No.	Sample Date	Benzene (ug/L)	Toluene (ug/L)	Ethyl benzene (ug/L)	Total Xylenes (ug/L)	TPH as gasoline (ug/L)	MTBE (ug/L)
Analytical Method		8020	8020	8020	8020	8015M	8020
MW-1	10/11/93	500	73	150	1,600	5,700	NA
	07/26/96	800	< 5.0	440	2,600	9,500	< 50.0
	05/29/97	300	< 5.0	260	520	7,100	< 50.0
	08/28/97	480	< 10.0	690	170	9,900	< 100
	12/12/97	240	< 4.0	560	58	8,100	< 40
	04/09/98	130	< 12.5	300	< 12.5	1,900	< 5.0^
MW-2	07/26/96	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0
	05/29/97	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0
	08/28/97	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0
	12/12/97	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0
	04/09/98	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0^
MW-3	07/26/96	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0
	05/29/97	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0
	08/28/97	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0
	12/12/97	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0
	04/09/98	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0^
MW-4	07/26/96	32	< 0.5	60	48	1,400	< 5.0
	05/29/97	21	< 0.5	28	21	630	< 5.0
	08/28/97	13	< 0.5	29	20	470	< 5.0
	12/12/97	13	< 0.5	19	16	410	< 5.0
	04/09/98	19	< 0.5	40	22	330	< 5.0^
MW-5	07/26/96	1.0	< 0.5	12	28	630	< 5.0
	05/29/97	< 0.5	< 0.5	1.3	2.4	56	< 5.0
	08/28/97	1.1	< 0.5	1.3	3.9	84	< 5.0
	12/12/97	0.68	< 0.5	3.6	4.1	91	< 5.0
	04/09/98	1.6	< 0.5	4.4	6.4	73	< 5.0^
MW-6	05/29/97	8.3	< 0.5	42	8.8	990	8.2
	08/28/97	4.6	< 0.5	29	3.4	470	40
	12/12/97	6.7	< 0.5	34	5.2	460	10
	04/09/98	5.1	< 0.5	31	0.67	200	9.1^
Trip Blank	07/26/96	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0
	08/28/97	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0
	12/12/97	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	< 5.0
	04/09/98	< 0.5	< 0.5	< 0.5	< 0.5	< 50.0	NA

Notes: ug/L = Micrograms per liter (ppb)

MTBE = Methyl Tertiary Butyl Ether

TPH = Total petroleum hydrocarbons

NA = Not Analyzed

^ = Analyzed by EPA Method 8260