

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN FRANCISCO BAY REGION**

**ORDER NO. R2-2021-00XX**

**RESCISSION OF SITE CLEANUP REQUIREMENTS ORDER NO. R2-1998-0121 for:**

**PENNZOIL-QUAKER STATE COMPANY  
dba SOPUS PRODUCTS**

for the property located at:

**2015 GRAND STREET  
ALAMEDA, ALAMEDA COUNTY**

The California Regional Water Quality Control Board, San Francisco Bay Region (Regional Water Board) finds that:

**SITE DESCRIPTION AND DISCHARGER**

1. The Pennzoil-Quaker State Alameda Distribution Center (Pennzoil or the site) is located at 2015 Grand Street in Alameda, approximately 1,000 feet west of the Oakland Inner Harbor, and bordered to the northeast and southwest by residences (Figure 1). Pennzoil-Quaker State Company dba SOPUS Products has owned and operated the site as a bulk oil packaging, blending, and distribution facility since 1951.
2. The 4.1-acre site previously consisted of an above-ground tank farm with 48 bulk petroleum storage tanks on the southwest side of the site; the Taylor warehouse, abandoned rail line, compounding room, and main warehouse in the center of the site; and the north warehouse, storage yard, loading docks, maintenance building, and covered carport on the northeastern portion of the site.

**SITE CONTAMINATION AND REGULATORY HISTORY**

3. The Regional Board began oversight of the facility, under the Aboveground Petroleum Storage Tank Program, after lubricating oils were discovered floating on groundwater in the tank farm area in March 1985 during installation of an oil-water separator. Approximately 3,000 gallons of lubricant oil later spilled in the same area in March 1990 when a tank was overfilled. After the 1990 spill, Pennzoil began cleanup in this area and ultimately removed over 11,000-gallons of oily water by water flushing. Soil samples in the area indicated that free product was still present in shallow soils, and in May 1990 three shallow wells were installed to flush the area with hot water and remove product.
4. Soil and groundwater contamination was discovered in the northeast area of the site during excavation of two underground storage tanks (USTs) and dispenser island piping in September 1985. Both tanks were confirmed to have impacted soil and groundwater with gasoline and benzene.

5. Two USTs containing transmission fluid and motor oil were also removed from the Taylor warehouse in 1996. The USTs were determined to be in good condition at the time of removal, and no impacts were observed in soil beneath the USTs.
6. Nine groundwater monitoring wells were installed around the tank farm area between 1995 and 1996 for detection of contaminants of concern (COCs) including gasoline, diesel, and motor oil range petroleum hydrocarbons, as well as benzene, ethylbenzene, toluene and xylenes (BTEX).
7. In September 1995, Pennzoil ceased blending and packaging motor oil at the site, but continued distributing bulk and pre-packaged lubricants from 1995 to August 2020.
8. In December 1998, The Regional Water Board issued Site Cleanup Requirements Order No. R2-1998-0121 requiring Pennzoil to submit a Remedial Action Plan (RAP) and further characterize site conditions.
9. Between 1999 and 2005, 12 additional groundwater monitoring wells were installed across the site to better characterize groundwater conditions. Between 2000 and 2005, 30 soil samples were collected in the former UST area, and 37 soil samples were collected in the tank farm to characterize soil conditions across the site.
10. In 2002, approximately 410 cubic yards of soil were excavated from targeted locations within the tank farm where spills had previously occurred. Between 2003-2005 soil borings were drilled to collect soil and groundwater samples and three additional monitoring wells were installed near the storage yard and maintenance building.
11. In December 2013, 37 above-ground storage tanks (ASTs) were removed. No evidence of soil staining was present, and samples were not collected at this time.
12. In 2015, an additional site investigation was performed to confirm and delineate historical COC plumes beneath the site. Nine soil borings were drilled in the northeast area to delineate COCs in soil and groundwater. Soil and groundwater in this area continued to show concentrations of COCs above the cleanup goals, which were the maximum contaminant level (MCL) for benzene, and the Regional Water Board's environmental screening levels (ESLs) for petroleum hydrocarbons.
13. In 2019, a soil, groundwater, and soil vapor investigation was completed in the northeast area to better define COC impacts ahead of site decommissioning. COCs were detected in all site media. Gasoline, diesel, and BTEX were detected in shallow soil (down to 4 feet below ground surface[bgs]) and groundwater at concentrations exceeding residential ESLs, and gasoline and benzene concentrations in soil vapor exceeded their respective cleanup levels.
14. In May 2020, a RAP was submitted that detailed plans to remove soil containing COCs exceeding residential ESLs, or, where streets would be constructed or expanded, construction worker direct-exposure ESLs. The RAP also proposed demolition of all onsite structures and hardscape, and confirmation soil and/or groundwater (if encountered) sampling in areas where

impacted soil would be excavated. The Regional Water Board approved the RAP and ESL-based cleanup goals for the site in November 2020. Site operations ceased in August 2020.

15. An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the site in September 2020, in accordance with the California Environmental Quality Act. The Final IS/MND was issued in November 2020 and approved by The Regional Water Board as the Lead Agency in concurrence with the RAP. The Notice of Determination was filed with the State Clearinghouse on November 23, 2020 (SCH #2020090420).

## **CLEANUP ACTIVITIES**

16. Prior to demolition and soil removal activities, all site groundwater monitoring wells were decommissioned (under both Regional Water Board and Alameda County approval), and all remaining ASTs and associated piping were pressure washed.
17. Demolition activities began in the tank farm area in January 2021 with removal of the remaining 11 ASTs. Soil was excavated from sequential grid cells to a depth of three feet bgs beginning in March 2021. Where soil confirmation samples revealed COC concentrations above the residential ESLs, additional excavation was performed until confirmation sampling indicated that cleanup goals had been attained. Five of the 20 cells were over-excavated to five feet bgs to achieve cleanup goals.
18. The remaining buildings, structures, hardscape and rail lines were demolished or removed between January and March 2021. Soil excavation began in the northeast area in March 2021 and continued until May 2021, and reached depths of six feet bgs, with two of 18 cells over-excavated to eight feet bgs. Groundwater was not encountered in the excavation. Other areas of the site where over-excavation was performed were the compounding room and main warehouse, to maximum depths of five feet bgs. All over-excavation and confirmation sampling activities were completed in May 2021.
19. Prior to soil import and backfill, the northeast excavation area was backfilled with gravel mixed with Advanced Oxygen Release Compound (ORC) to help degrade any residual COCs remaining in groundwater over time. Since groundwater was not encountered during soil excavation activities, grab samples were not collected. Imported soil was tested and compared to the Regional Water Board's acceptable import fill guidance and placed into excavations to bring the site back up to grade. Site-wide grading and hydroseeding were performed to prevent erosion and runoff.
20. Regional Water Board staff concurred with the Demolition and Soil Removal Completion Report in August 2021, which documented that cleanup goals had been achieved.
21. A Soil Management Plan was prepared in July 2021 to aid future property owners in managing potential risk associated with future soil disturbance during construction. This Plan was included in a deed restriction and Land Use Covenant (LUC) filed in August 2021 with Alameda County. The LUC restricts excavation and use of groundwater in locations onsite where elevated COCs may remain in groundwater. The LUC also requires installation, maintenance and monitoring of

vapor intrusion mitigation systems in the northeast portion of the site where vapor risk may exist due to residual groundwater contamination that may be present post-excavation.

## **BASIS FOR RESCISSION**

22. The site cleanup requirements established in the Provisions set forth in SCR Order No. R2-1998-0121 and the cleanup activities proposed in the RAP have been satisfactorily completed.

## **CEQA, NOTIFICATION, AND PUBLIC COMMENT**

23. Rescission of SCR Order No. R2-1998-0121 for this site will have no potential for causing a significant effect to the environment and is therefore not subject to the California Environmental Quality Act (Public Resources Code § 21000 et seq.) pursuant to Title 14, Cal. Code Regs., § 15061(b)(3).

24. The Water Board has notified all stakeholders and interested agencies and persons of its intent to rescind SCR Order No. R2-1998-0121 and has provided them with an opportunity to submit their written views and recommendations, which have been considered.

NOW, THEREFORE, IT IS HEREBY ORDERED that Site Cleanup Requirements Order No. R2-1998-0121 is rescinded.

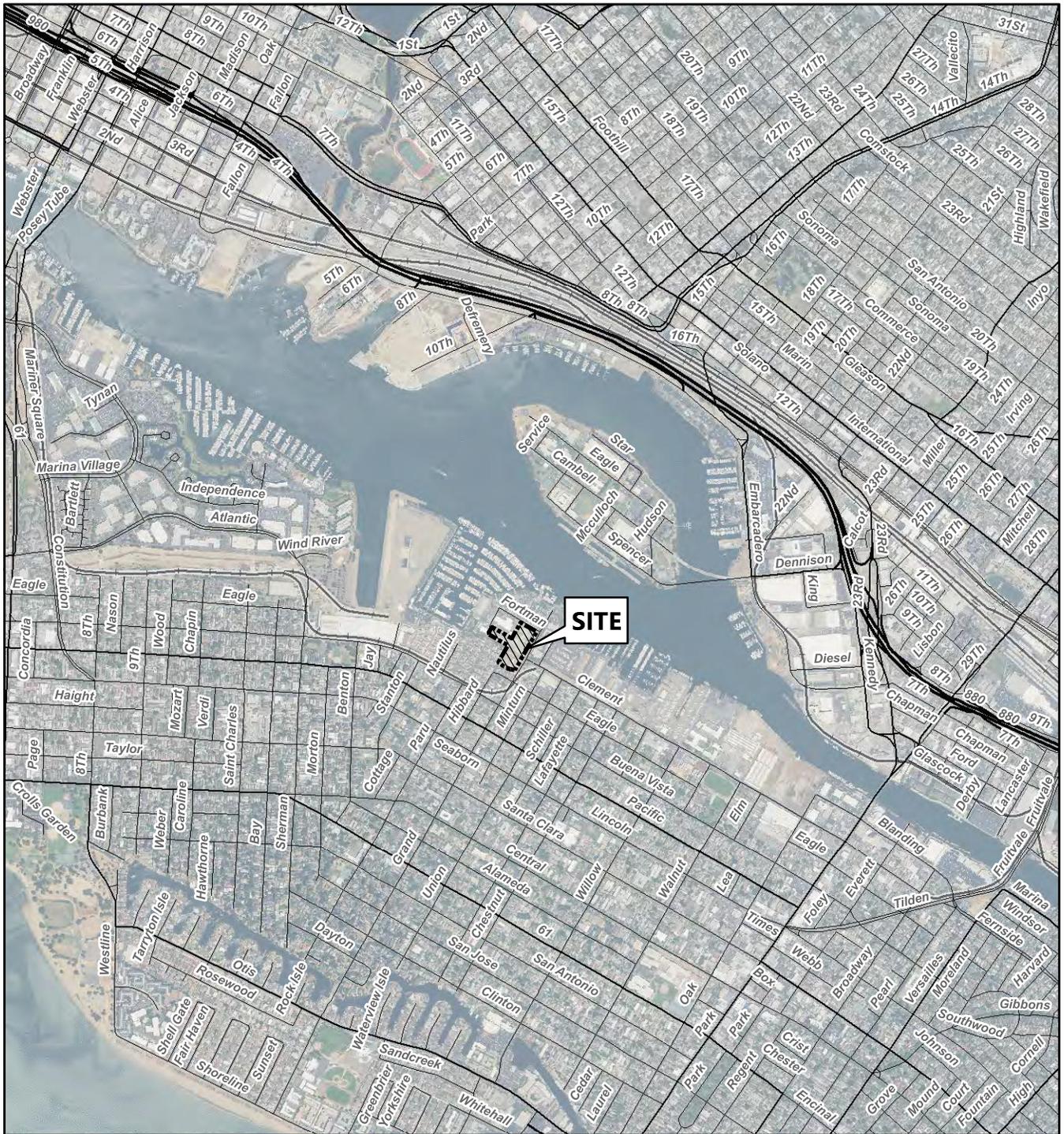
I, Michael Montgomery, Executive Officer, do hereby certify the foregoing is a full, true and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Region on XXXXXX.

Michael Montgomery  
Executive Officer

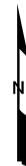
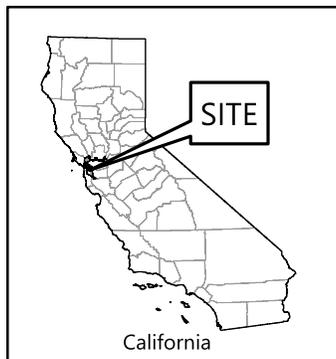
### **Attachments:**

Figure 1- Site Location Map

Figure 2- Site Vicinity Map



Street map from ESRI, 2007. Aerial image from NAIP, 2009.



0 2,000 Feet

**SITE LOCATION MAP**  
 Pennzoil-Quaker State Alameda Distribution Center  
 2015 Grand Street  
 Alameda, California

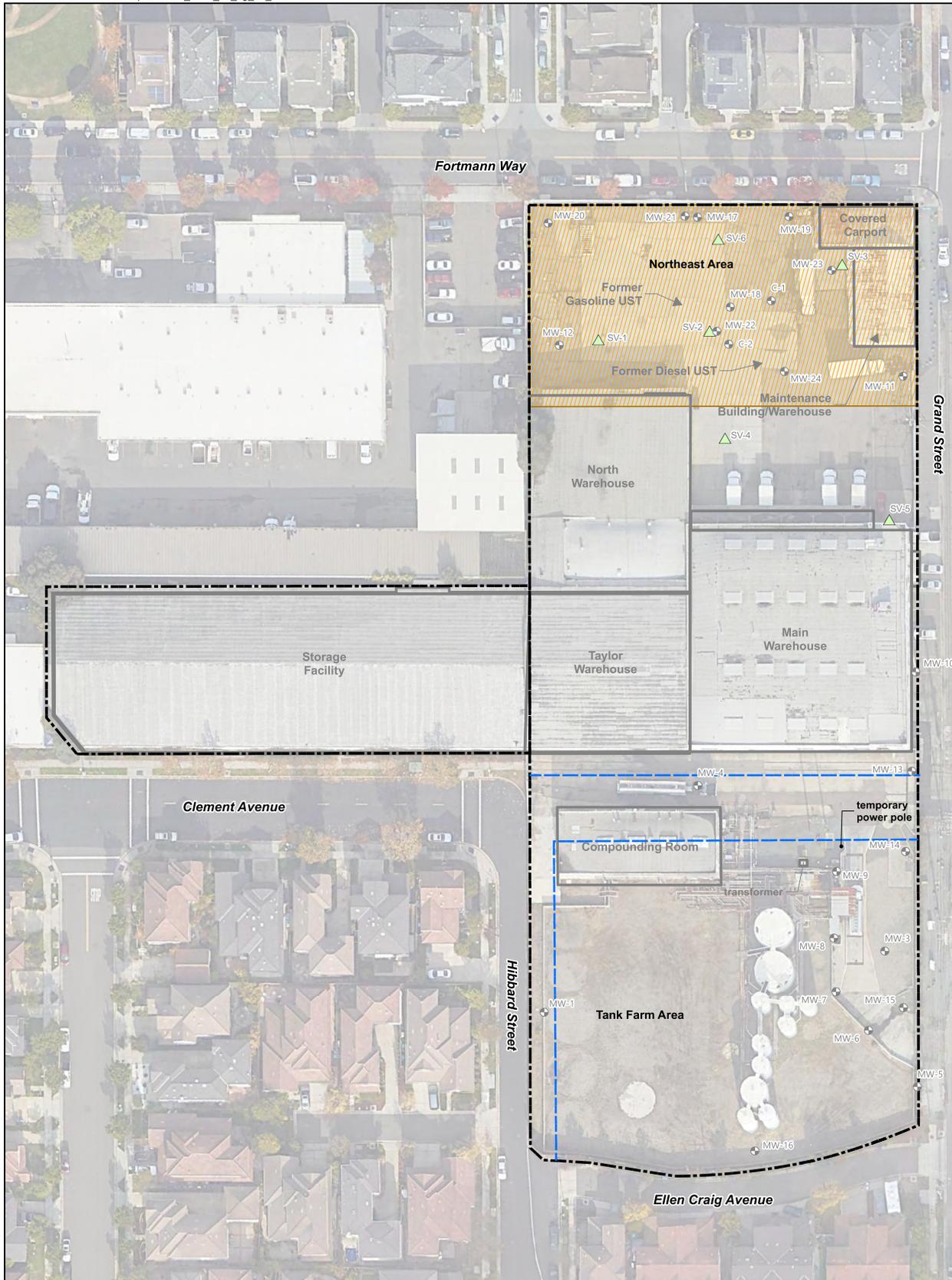
**wood.**

By: KLU

Date: 05/25/2021

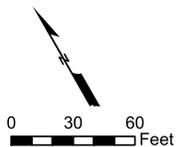
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Figure **1**



- Explanation**
- Destroyed Groundwater Monitoring Well
  - Destroyed Sub-Slab Vapor Pin
  - Approximate future street boundary<sup>1</sup>
  - Restricted Area
  - Approximate Site Boundary

**Notes:**  
 1. Cleanup goals for where Clement Avenue and Hibbard Street will be constructed are based on construction worker direct-exposure risk Environmental Screening Levels (ESLs) for soil.  
 2. Cleanup goals for the remainder of the site are based on residential direct-exposure risk ESLs for soil, and residential risk pathway for soil gas.



Background image ©Google Earth, dated October 2018.

<b>SITE VICINITY MAP</b> Pennzoil-Quaker State Alameda Distribution Center 2015 Grand Street Alameda, California	
<b>wood.</b>	By: KLU Date: 07/14/2021
Prj. No. 8620200250.05 Figure <b>2</b>	