

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



~~September 6, 2001~~

StID #6624/RO0000375

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. David Lau  
1932 Mason St.  
San Francisco, CA 94133

Ms. Jeannette St. Onge  
1863 Sweetwood Drive  
Daly City, CA 94105

**RE: 2411 Webb Avenue, Alameda, CA 94501**

Dear Mr. Lau and Ms. St. Onge:

This letter confirms the completion of site investigation and remedial action for the one(1) 500 gallon gasoline and the one (1) 500 gallon heating oil tank 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 tank is greatly appreciated.

Based on information in the above-referenced file and with 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 this 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) as the site is required.

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

Please contact Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung  
Director, Environmental Health

c: B. Chan, Hazardous Materials Division-files  
Chuck Headlee, RWQCB  
Mr. Allan Patton, SWRCB Cleanup Fund  
City of Alameda Planning Dept., Rm 190, 2263 Santa Clara Ave.,  
Alameda, CA 94501

RACC2411WebbAve

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
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September 6, 2001  
StID #6624/RO0000375

Mr. David Lau  
1932 Mason St.  
San Francisco, CA 94133

Ms. Jeannette St. Onge  
1863 Sweetwood Drive  
Daly City, CA 94105

**RE: 2411 Webb Avenue, Alameda, CA 94501**

Dear Mr. Lau and Ms. St. Onge:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, 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 Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. This document confirms the completion of the investigation and cleanup of the reported release at the subject site.

**Site Investigation and Cleanup Summary:**

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

- 8300 parts per million (ppm) Total Petroleum Hydrocarbons as heating oil (TPHho), 450 ppm TPH as gasoline, ND, 0.76, 0.75, 4.6 ppm benzene, toluene, ethyl benzene and xylenes, respectively remain in the soil at the site.
- 9400 ppb TPHho and 1400 TPH as gasoline remain in groundwater at the site.

Please contact me at (510) 567-6765 with any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

c: B. Chan, files (letter only)  
City of Alameda Planning Dept., Pr. 190, 2263 Santa Clara,  
Alameda, CA 94501  
Trlt 2411WebbAve

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

8/23/01  
Date: ~~December 6, 2000~~

Agency name: **Alameda County-HazMat**  
City/State/Zip: **Alameda, CA 94502**  
Responsible staff person: **Larry Seto**

Address: **1131 Harbor Bay Pkwy.**  
Phone: **(510) 567-6774**  
Title: **Senior HMS**

**II. CASE INFORMATION**

Site facility name: **Lau Property**

Site facility address: **2411 Webb Avenue, Alameda, CA 94501**

RB LUSTIS Case No: **01-2532**      Local Case No./LOP **6624 / RO 375**

URF filing date: **12-15-99**

SWEEPS No: **N/A**

**SEP 04 2001**

**Responsible Parties:**

**Addresses:**

**Phone Numbers:**

David Lau	1932 Mason Street, San Francisco, CA 94133	415-956-2942
Jeannette St. Onge	1863 Sweetwood Drive, Daly City, CA 94105	650-991-9506

<u>Tank No</u>	<u>Size in Gallons</u>	<u>Contents:</u>	<u>Closed in-place or Removed?</u>	<u>Date:</u>
1	500	Gasoline	Removed	12-9-99
2	500	Heating Oil	Removed	12-9-99

## Leaking Underground Fuel Storage Tank Program

### III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Holes in tanks

Monitoring Wells installed? No, but two soil borings were advanced to collect groundwater samples

Number of monitoring wells: NA

Site characterization complete? Yes

Date approved by oversight agency:

Proper screened interval? NA

Highest GW depth below ground surface: 11.8'                      Lowest depth: 13.5'

**Note:** Groundwater was encountered in the soil boring at approximately 11.8 to 13.5 feet below ground surface (bgs) and stabilized at approximately 10 feet bgs

Flow direction: Presumed northwest to northeast from data from nearby sites (1541 Park Street, north northeast; 1630 Park Street, north/northwest and 1701 Park Street, northeast)

Most sensitive current use: Mixed commercial and residential

Are drinking water wells affected? No

Aquifer Name:

Is surface water affected? No

Nearest affected SW name: ---

Off-site beneficial use impacts (addresses/locations): Unknown

Report(s) on file?

Where is report(s) filed?

**Alameda County**  
**1131 Harbor Bay Pkwy.**  
**Alameda, CA 94502**

## Leaking Underground Fuel Storage Tank Program

### Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment or Disposal /destination)</u>	<u>Date</u>
Underground Tank	500 gallons	Disposed, Ecology Control Industries, Richmond, CA	12-9-99
Underground Tank	500 gallons	Disposed, Ecology Control Industries, Richmond, CA	12-9-99

### III. RELEASE AND SITE CHARACTERIZATION INFORMATION

#### Maximum Documented Contaminant Concentrations - - Before and After Cleanup

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>Before<sup>1</sup></u>	<u>After<sup>3</sup></u>	<u>Before<sup>2</sup></u>	<u>After<sup>4</sup></u>
TPH (Heating Oil)	4,300	8,300	9,400	
TPH(gas)	320	450	1,400	
Benzene	ND	ND	ND	
Toluene	ND	0.76	ND	
Ethyl Benzene	ND	0.75	ND	
Xylenes	0.59	4.6	ND	
MTBE	ND	ND	ND	
Lead	ND	NA	ND	

NA – Not analyzed

ND - Non-Detect

1- Samples collected from soil borings advanced on 10-28-97

2- None taken

3- Samples collected after tanks were removed on 12-9-99

4- Samples from soil borings advanced on 10-28-97

## Leaking Underground Fuel Storage Tank Program

**Comments (Depth of Remediation, etc.):** See "Additional Comments" section.

### 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? No


Monitoring wells decommissioned: NA


List enforcement actions taken: None

List enforcement actions rescinded: None

## Leaking Underground Fuel Storage Tank Program

### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Larry Seto  
Signature:  Title: Senior HMS  
Date: 12/8/00

Reviewed by  
Name: Eva Chu  
Signature:  Title: Hazardous Materials Specialist  
Date: 12/8/00

Name: Thomas Peacock  
Signature:  Title: Supervising HMS  
Date: 12-12-00

### VI. RWQCB NOTIFICATION

Date Submitted to RB:  
RB Response: 

RWQCB Staff Name: Chuck Headlee  
Signature:  Title: Engineering Geologist  
Date: 8/29/01

### VII. ADDITIONAL COMMENTS, DATA, ETC.

The site is located 2,200 feet southwest of the Alameda/Oakland Estuary separating Alameda from Oakland. Native poorly sorted sands underlie the site and silts are interspersed within the shallow fill materials. Historically the site use has included a machine shop and an auto repair shop. The site is currently a vacant lot. Land use in the vicinity of the site is characterized by a combination of residential and commercial buildings.

A subsurface investigation was conducted at the site on October 28, 1997. This investigation was required for environmental disclosure purposes during transfer of the property. Two underground storage tanks (1-500 gallon gasoline & 1- 500 gallon heating oil) were located under the sidewalk on Webb Street. Two GeoProbe soil bores were advanced inside the building in the presumed downgradient direction of the underground storage tanks. The soil bores, located within approximately 5 feet of the two underground storage tanks, were placed inside the building because numerous underground utilities were located beneath the sidewalk in front of the building. Groundwater was encountered at 11.8' to 13.5' bgs and stabilized at approximately 10' bgs. One soil and one groundwater sample was collected from each boring. The soil samples collected from approximately 11.5' contained up to 4,300 ppm TPH(heating oil), 320 ppm TPH(gas), and 0.59 ppm xylenes. Benzene,

## **Leaking Underground Fuel Storage Tank Program**

toluene, ethylbenzene, MTBE and lead were non-detect. Hydrocarbons appear to be found within the less permeable silt lens found at approximately 9.0' to 13' bgs. The groundwater samples contained up to 9,400 ppb TPH(heating oil) and 1,400 ppb TPH(gas). Benzene, toluene, ethylbenzene, xylenes, MTBE and lead were non-detect.

On December 9, 1999 one 500-gallon gasoline and one 500-gallon heating oil underground storage tanks were removed from the site. One soil sample was taken beneath each tank at approximately 8 feet below ground surface. No groundwater as encountered in the tank pits.

The soil samples contained up to 8,300 ppm TPH(heating oil), 4,500 ppm TPH(gas), 0.76 ppm toluene, 0.75 ppm ethylbenzene and 4.6 ppm xylenes. Benzene and lead were non-detect.

Benzene, toluene, ethylbenzene, xylenes and MTBE were non-detect in the groundwater sample collected during this investigation. The shallow groundwater gradient and semipermeable nature of fine-grained native materials at approximately 9' to 13' bgs provide low potential for migration of constituents in shallow groundwater. These factors suggest that residual impact to groundwater is confined to the site and will continue to degrade naturally.

A well survey was performed within 0.5 mile radius from the subject site. The only well that is a potential sensitive receptor is an irrigation well located approximately 1,000 feet northwest of the site. Based on the Lawrence Livermore National Laboratory study (10/95) most hydrocarbon plumes do not migrate more than 300 feet from the source. Groundwater does not contain benzene, toluene, ethylbenzene, xylenes or MTBE, and it is unlikely that the plume will migrate and impact the irrigation well.

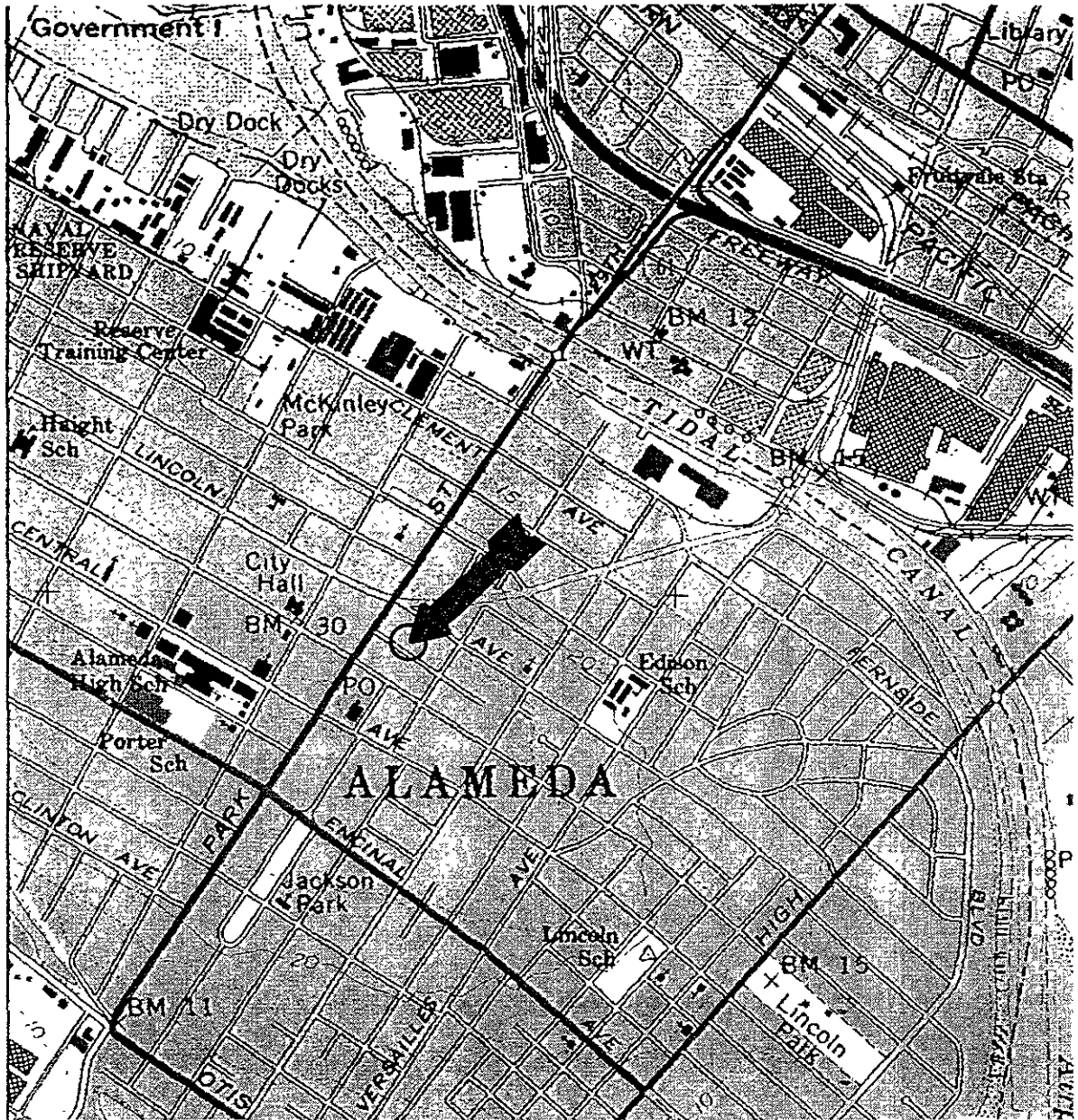
**In summary, this office is recommending that this case be closed for the following reasons:**

- 1) The leak has been stopped and ongoing sources, removed or remediated
- 2) The site has been adequately characterized
- 3) Little or no groundwater impact currently exists
- 4) No water wells, deeper drinking water aquifers, surface water or other sensitive receptors are likely to be impacted
- 5) The site presents no significant risk to human health



# Leaking Underground Fuel Storage Tank Program

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SOURCE: DeLorme Topographic, 1999

Title: Location Map 2411 Webb Avenue Alameda, California	
Figure Number 1	Scale 1" = 1/4 Mile
Project Number 6632-0100	Drawn By NHD
<b>A·C·C</b> ENVIRONMENTAL CONSULTANTS 1177 Lake Drive, Suite 1 Oakland, California 94612 (415) 861-1000	
Date 6/8/00	

# PARK STREET

# WEBB AVENUE

500-Gallon Heating Oil UST

500-Gallon Gasoline UST

CS-1@8.0	
d - 8,300	
g - 450	
b - <0.125	
t - 0.56	
e - 0.75	
x - 4.6	
M - <0.125	

CS-2@8.0	
d - 5,300	
g - 300	
b - <0.125	
t - 0.76	
e - 0.60	
x - 2.2	
M - <0.01	

SB-2	
soil	water
d - 4,300	d - 9,400
g - 320	g - 1,400
b - <0.5	b - <0.0025
t - <0.5	t - <0.0025
e - <0.5	e - <0.0025
x - 0.59	x - <0.0025
M - <2.5	M - <0.012
Pb - <5.0	Pb - <0.10

SP-1,2,3,4	
d - 56	
g - 1.8	
b - <0.005	
t - <0.005	
e - <0.005	
x - 0.017	
M - <0.005	

SB-1	
soil	water
d - 3,300	d - 4,300
g - ---	g - ---
b - <0.5	b - <0.005
t - <0.5	t - <0.005
e - <0.5	e - <0.005
x - 0.64	x - <0.005
M - ---	M - ---
Pb - ---	Pb - ---

2411 Webb Avenue

soil pile

## LEGEND

○ - TEC/Accutite Sample Location

● - Blymyer Soil Boring Location

Soil / Grab Groundwater Sample Results

CS-1@8.0	- sample ID
d - 8,300	d - diesel
g - 450	g - gasoline
b - <0.125	b - benzene
t - 0.56	t - toluene
e - 0.75	e - ethylbenzene
x - 4.6	x - xylenes
M - <0.125	M - MTBE
Pb - <0.10	Pb - lead

Soil sample results reported in milligrams per kilogram (mg/kg), equivalent to parts per million

Groundwater results reported in micrograms per liter (µg/L), equivalent to parts per billion

Title: **Site Plan**  
**2411 Webb Avenue**  
**Alameda, California**

Figure Number: **2**

Scale: **1" = 20'**

Project Number: **6632-01.00**

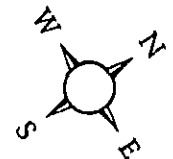
Drawn By: **NHD**

**A·C·C**

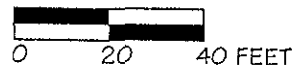
Date: **6/18/00**

**ENVIRONMENTAL  
CONSULTANTS**

7977 Capwell Drive, Suite 100  
 Oakland, California 94621  
 (510) 638-8400 Fax (510) 638-8404



APPROXIMATE SCALE



**Table 1. Summary of Analytical Results, Soil and Grab Groundwater Samples**  
**BEI Job No. 94107, Justin Realty**  
**2411 Webb Avenue, Alameda, California**

Sample Identification	EPA Method 8015M (ppm)	EPA Method 8015M/8020 (ppm)	EPA Method 8020 (ppm)					EPA Method 6010 (ppm)
	TEPH as diesel <sup>1</sup>	TPPH as gasoline <sup>2</sup>	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	Total Lead
SB-1 soil 11.5-12.0'	3,300	NA	<0.5	<0.5	<0.5	0.64	NA	NA
SB-1 grab groundwater	4.3	NA	<0.005	<0.005	<0.005	<0.005	NA	NA
SB-2 soil 11.0-11.8'	4,300	320	<0.5	<0.5	<0.5	0.59	<2.5	<5.0
SB-2 grab groundwater	9.4	1.4	<0.0025	<0.0025	<0.0025	<0.0025	<0.012	<0.10

**Notes:**

ppm = Parts per million (soil concentrations in milligrams per kilogram, water concentrations in milligrams per liter)

<0.5= Not present above indicated limit of detection

NA= Not analyzed

TEPH= Total Extractable Petroleum Hydrocarbons

TPPH= Total Purgeable Petroleum Hydrocarbons

1= Laboratory interpreted all TEPH concentrations as weathered diesel (C9-C24 chromatogram range)

2= Laboratory interpreted all TPPH concentrations as unidentified hydrocarbons (C9-C12 chromatogram range)

# BLYMYER ENGINEERS, INC.

## SOIL BORE LOG: SB-1

Job No.: 97104  
 Client: Justin Realty  
 Site: 2411 Webb Avenue  
 Alameda, California  
 Date Drilled: October 29, 1997  
 Logged By: L. Buckman

Drilling Company: Gregg Drilling and Testing  
 Driller:  
 Drilling Equipment: GeoProbe 5400  
 Sample Method: 4 ft. HOPE sleeve  
 Soil Bore Diameter: 1.5 in.  
 Total Depth Drilled: 14 ft.

Initial Water Depth:  $\nabla$  13.5 ft.  
 Stabilized Water Depth:  $\nabla$  10 ft.

Depth (ft.)	Blows/ft. in.	P.I.D. (ppm)	Sample Intervals	LITHOLOGIC DESCRIPTION			Unified Soil Classification	Graphic Log	Water Depth
0				Approximately 2 inches of concrete underlain by base rock fill			C/F		
0 - 5		0		Brown SILTY SAND: fine grained, poorly graded, dry, no obvious odor			SM		
5 - 10		1.8		Brown SILTY SAND: with clay (2%), fine grained, poorly graded, moist, no obvious odor			SM		
10 - 14		38.4		Green SILT: with sand, moist, strong odor			ML		$\nabla$ 10'
14 - 15		2.8		Brown SILTY SAND: fine grained, poorly graded, moist-wet, no obvious odor			SM		$\nabla$ 13.5'
15 - 20				Soil bore terminated at 14 feet below grade surface					

# BLMYER ENGINEERS, INC.

## SOIL BORE LOG: SB-2

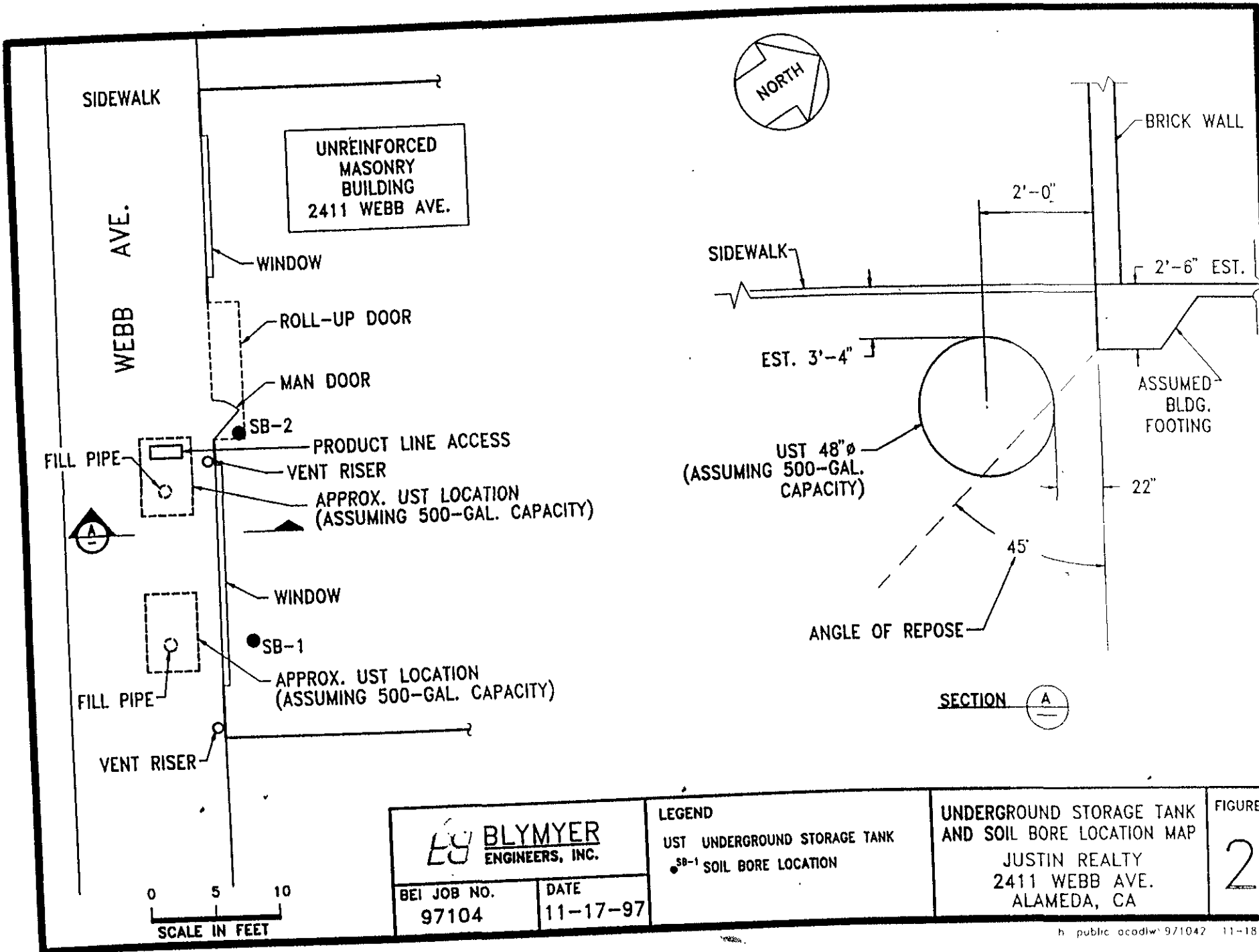
Page 1 of

Job No: 87104  
 Client: Justin Realty  
 Site: 2411 Webb Avenue  
 Alameda, California  
 Date Drilled: October 28, 1987  
 Logged By: L. Buckman

Drilling Company: Gregg Drilling and Testin  
 Driller:  
 Drilling Equipment: GeoProbe 5400  
 Sample Method: 4 ft. HDPE sleeve  
 Soil Bore Diameter: 1.5 in.  
 Total Depth Drilled: 12 ft.

Initial Water Depth:  $\nabla$  11.8 ft.  
 Stabilized Water Depth:  $\nabla$  10.1 ft.

Depth (ft.)	Blows/8 in.	P.I.D. (ppm)	Sample Intervals	LITHOLOGIC DESCRIPTION			Unified Soil Classification	Graphic Log	Water Depth
0				Approximately 2 inches of concrete underlain by base rock fill			C/F		
0				Brown SILTY SAND: fine grained, poorly graded, dry, no obvious odor			SM		
5		2							
		20							
		28.5							
10				Green SILT: with sand, moist strong odor			ML		$\nabla$ 10.1'
		32		Brown SILTY SAND: fine grained, poorly graded, moist-wet, no obvious odor			SM		$\nabla$ 11.8'
15				Auger refusal: soil bore terminated at 12 feet below grade surface					
20									



**EG BLYMYER ENGINEERS, INC.**

BEI JOB NO. 97104	DATE 11-17-97
----------------------	------------------

**LEGEND**

UST UNDERGROUND STORAGE TANK

●<sub>SB-1</sub> SOIL BORE LOCATION

**UNDERGROUND STORAGE TANK AND SOIL BORE LOCATION MAP**

JUSTIN REALTY  
2411 WEBB AVE.  
ALAMEDA, CA

FIGURE  
**2**

Tank Removal Results

## 5.0 ANALYTICAL FINDINGS

Soil samples were analyzed using the following Environmental Protection Agency Methods:

- ◆ EPA Method 8015M for Total Petroleum Hydrocarbons as gasoline (TPHg);
- ◆ EPA Method 8015M for Total Petroleum Hydrocarbons as diesel (TPHd);
- ◆ EPA Method 8020 for Benzene, Toluene, Ethyl benzene, and Xylenes (BTEX);
- ◆ EPA Method 8020 for Methyl Tertiary-butyl ether (MTBE); and
- ◆ EPA Method 8260 for MTBE.

The analytical results for the soil samples are summarized in **Table 1** below. The laboratory report is included in **Appendix C**.

Sample ID	Date Sampled	TPHd	TPHg	Benzene	Toluene	Ethyl Benzene	Xylenes	MTBE
		ppm*	ppm*	ppm	ppm	ppm	Ppm	ppm
SP-1,2,3,4	12/9/99	56	1.8	<0.005	<0.005	<0.005	0.017	<0.005
CS-1@8.0	12/9/99	8,300	450	<0.125	0.56	0.75	4.6	<0.125
CS-2@8.0	12/9/99	5,300	300	<0.125	0.76	0.60	2.2	<0.01**
Detection Limit		1.0	1.0	0.005	0.005	0.005	0.005	0.010

\* ppm = (parts per million)

\*\* Confirmed by EPA Method 8260

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

- ◆ Soil samples CS-1@8.0, CS-2@8.0, and SP-1,2,3,4 collected beneath the former USTs and from the soil stockpile were below detection limits for benzene and MTBE. The highest TPHd and TPHg concentrations detected in soil were 8,300 ppm TPHd and 450 ppm TPHg in sample CS-1 at 8 feet bgs. On December 15, 1999, Mr. Scott Seery of the ACHA informed Accutite that the former tank excavation could be backfilled to surface and repave because the county did not require soil excavation at this time.
- ◆ Accutite recommends advancing 4 to 5 soil borings in and around the former USTs and collecting soil and groundwater samples to determine the extent of the soil and groundwater contamination.

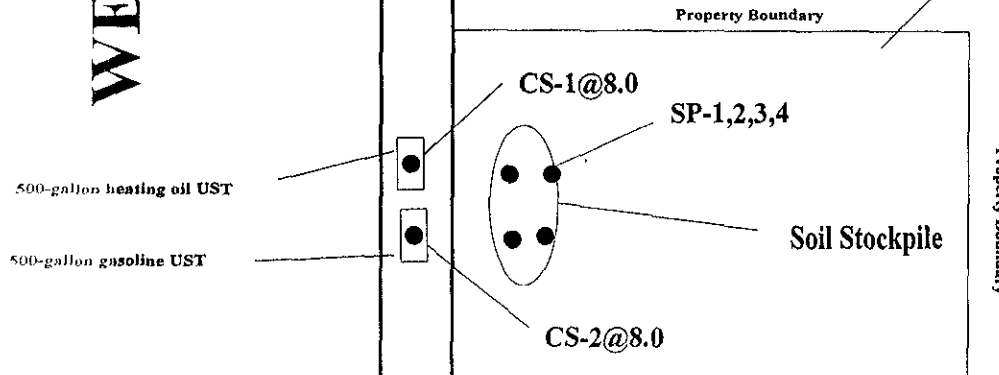




Park Street

WEBB AVENUE

2411 Webb Avenue  
Alameda, CA 94501



**TEC ACCUTITE**

TITLE:

**SITE MAP**

one inch = 20 feet

FIGURE 1

DRAWN BY: WC

KEY

● = Soil sample location

UST = Underground  
Storage Tank

35 SOUTH LINDEN AVENUE  
SOUTH SAN FRANCISCO, CA 94080



SITE:

2411 Webb Avenue  
Alameda, CA 94501

DATE: 12/21/99

REVISED: