

**ALAMEDA COUNTY
HEALTH CARE SERVICES**



AGENCY

DAVID J. KEARS, Agency Director

ALAMEDA COUNTY ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510) 567-6700

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 3716 - 1628 Webster Street, Alameda, CA

August 28, 1996

Ms. Agnes Larkin
778 Augusta Road
Moraga, CA 94556

Mr. John Rutherford
Desert Petroleum
P.O. Box 1601
Oxnard, CA 93030

Mr. Jeffrey Ratto
6080 Corte Montanas
Pleasanton, CA 94566

Mr. Robert Ratto
720 Zion St
Nevada City, CA 95959

Dear Ms. Larkin and Messrs. Rutherford and Ratto:

This letter confirms the completion of site investigation and remedial action for the former underground storage tank (1-550 gallon waste oil tank) removed from the above site on April 4, 1989 and a 5,000 gallon fuel tank and fuel lines uncovered and removed during overexcavation activities in January 1990. 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 tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations. If changes 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.

RF
9-5-96

Remedial Action Completion
1628 Webster St, Alameda, CA
August 28, 1996

Please contact Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,



Mee Ling Tung, Director

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
Mr. Robert Campbell, 1221 Broadway, 21st Floor, Oakland
94612-1837
Gary Lowe, H₂OGEOL, P.O. Box 2165, Livermore, CA 94551
files (larkin.s)

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: June 27, 1996

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: Pacific Properties
 Site facility address: 1628 Webster St, Alameda, CA 94501
 RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3716
 URF filing date: 7/5/89 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
1. Agnes Larkin	16 Las Vegas Rd, Orinda, CA 94563	415/254-3035
2. Desert Petroleum, John Rutherford	P.O. Box 1601, Oxnard CA 93030	
3. Jeffrey Ratto	6080 Corte Montanas, Pleasanton, CA 94566	
4. Robert Ratto	720 Zion St, Nevada City, CA 95959	

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	550	Waste Oil	Removed	4/4/89

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
 Site characterization complete? YES
 Date approved by oversight agency: 7/4/95
 Monitoring Wells installed? Yes Number: 3
 Proper screened interval? Yes, 5 to 15' bgs
 Highest GW depth below ground surface: 5.00' Lowest depth: 6.28' in MW-1
 Flow direction: N-NE to NW
 Most sensitive current use: Commercial
 Are drinking water wells affected? No Aquifer name: Merritt Sand
 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 (include units)</u>	<u>Action (Treatment or Disposal w/destination)</u>	<u>Date</u>
Tank	1 UST	Erickson, in Richmond	4/4/89
Soil	2,416 tons	Altamont L.F. in Livermore	March 1996
Groundwater	22,500 gallon	H & H, in San Francisco	March 1990

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After ²	Before ³	After
TPH (Gas)	11,000	2,400	8,000	950
TPH (Diesel)	9,800	560	8,700	ND
Benzene	13	0.17	95	13
Toluene	83	3.9	290	1.7
Ethylbenzene	130	19	220	14
Xylenes	680	130	1,100	9.1
Oil & Grease	760 ⁴	240 ⁵	16,000	ND
Heavy metals				ND
Other	1,4-Dichlorobenzene	0.61		2.6/2.8
	TCR/PCE			190
	Naphthalene			32
	2-Methylnaphthalene			17
	chloroform			

NOTE

- 1 soil sample collected in April 18, 1990 when two canopy footings, drenched in fuel product, were encountered in excavation trench parallel to Webster Street.
- 2 confirmatory soil samples collected on May 29, 1990 from west wall of overexcavation
- 3 "grab" groundwater sample collected from overexcavation in Feb 1990
- 4 soil collected from beneath waste oil tank
- 5 soil collected from east wall of overexcavation on May 29, 1990

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: A health and safety plan should be submitted in the event of construction and/or excavation along the sidewalk of Webster Street for the exposure to, and/or proper disposal of, residual hydrocarbon contamination. The local regulatory agency should be notified.

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:
List enforcement actions rescinded:

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu

Title: Haz Mat Specialist

Signature: 

Date: 6/27/96

Reviewed by

Name: Juliet Shin

Title: Sr. Haz Mat Specialist

Signature: 

Date: 6/6/96

Name: Thomas Peacock

Title: Supervisor

Signature: 

Date: 6-26-96

VI. RWQCB NOTIFICATION

Date Submitted to RB: 6/28/97

RB Response: 

RWQCB Staff Name: Kevin Graves

Title: AWRCE

Signature: 

Date: 7/10/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

The site is currently a vacant lot. On April 4, 1989 a 550-gallon waste oil UST was removed from the site. Oil and Grease and 1,4 DCE were identified in soil sampled collected from beneath the UST. Demolition of the lubrication/maintenance building was conducted in January 1990. When the two floor hoists were removed, contaminated soil was encountered. Excavation commenced to remove visibly contaminated soil. After approximately 600 cy of soil were removed, a 5,000-gallon UST was discovered. The tank had been filled with sand and capped with concrete. The tank and its contents were removed and stored with the contaminated stockpiled soil.

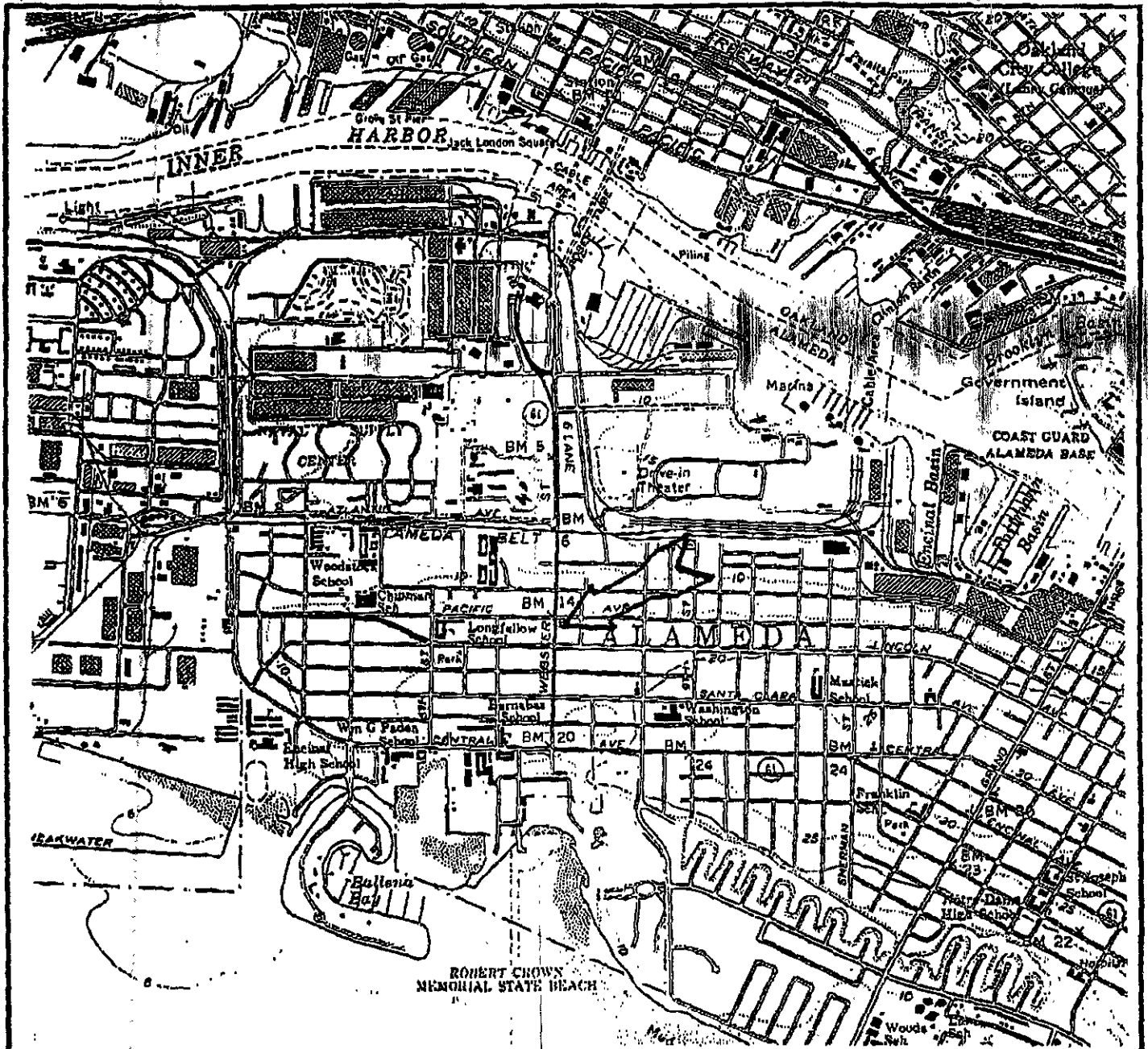
Excavation continued toward the corner of Pacific and Webster Streets where product lines running north-south along Webster Street were encountered. Both steel and fiberglass lines were buried in pea gravel approximately two feet below grade. Heavily contaminated soil to a depth of 10' was noted below the product lines. Soil around the canopy footings were drenched with fuel product. Contaminated soil was removed to the extent possible.

Residual hydrocarbon-impacted soil (up to 2,400 ppm TPH-G, 560 ppm TPH-D, and 0.17, 3.9, 19, and 130 ppm BTEX, respectively) remains beneath the sidewalk along Webster Street. (See Figs 1, 2, 3, and Table 1)

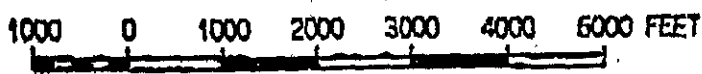
Groundwater was encountered in the excavation. Water was pumped into a 20,000-gallon Baker Tank as the excavation was enlarged. During the backfill process an additional 15,000 gallons of water was pumped from the excavation into transport trucks. A total of approximately 1,800 cy of soil were stockpiled at the site. The soil was characterized and subsequently hauled to Altamont Landfill for disposal.

Three groundwater monitoring wells (MW-1 through MW-3) were installed in June/July 1995. Wells MW-1 and MW-3 are downgradient from the final excavation. Initial groundwater samples contained up to 6,300 ppb TPH-G, ND for TPH-D, and 16, 3, 28, and 88 ppb BTEX, respectively. Volatile halocarbon compounds were identified in wells MW-1 (17 ppb chloroform), and MW-2 (2.6 ppb TCE and 2.8 ppb PCE), but the levels were not above regulatory MCLs for primary drinking water standards. Semivolatile compounds (190 ppb naphthalene and 32 ppb 2-Methylnaphthalene) were identified in well MW-1 and appears to be resulting from the vicinity of the former hoists. The level of naphthalene does not exceed PRG levels for tap water (240 ppb). Analyses for volatile halocarbons and semi-volatile compounds were discontinued in subsequent sampling events. (See Fig 4, Table 2)

Groundwater has been sampled for four consecutive quarters (7/95 through 4/96). Only well MW-1 continues to identify TPH-G and BTEX. However, it does not appear that these compounds have migrated downgradient across either Webster Street (to site at 1701 Webster Street) or Pacific Avenue (to site at 1700 Webster Street) since these sites at the northwest and north corners, respectively, were granted case closure by this Agency (on March 9, 1996 and April 24, 1992, respectively) when little or no hydrocarbon contamination was noted in groundwater. Residual hydrocarbon contamination in groundwater resulting from the fuel release at this site does not pose a risk to human health or the environment, based on RBCA Tier 1 Look-Up Table, Groundwater Volatilization to Outdoor Air, the only potential exposure pathway. Continued groundwater sampling is not warranted.



Base from U.S. Geological Survey Oakland West 7.5 Minute Series Topographic Map



U2OGEOL
 A GEOPHYSICAL CONSULTANTS

SITE LOCATION MAP
1628 WEBSTER STREET
ALAMEDA, CALIFORNIA

FIGURE
1

WEBSTER STREET

APPROXIMATE LOCATION OF ELECTRICAL BOX

ELECTRICAL CONDUIT

(APPROXIMATE LOCATION) STEEL & FIBERGLASS PRODUCT LINES

APPROXIMATE LOCATION OF WASTE OIL TANK

PACIFIC AVENUE

PROPERTY BOUNDARY

-Z-

NOT TO SCALE



EXCELTECH

SITE MAP NUMBER 2

LARKIN SITE

1628 WEBSTER STREET

ALAMEDA, CALIFORNIA

REVIEWED BY:

APPROVED BY:

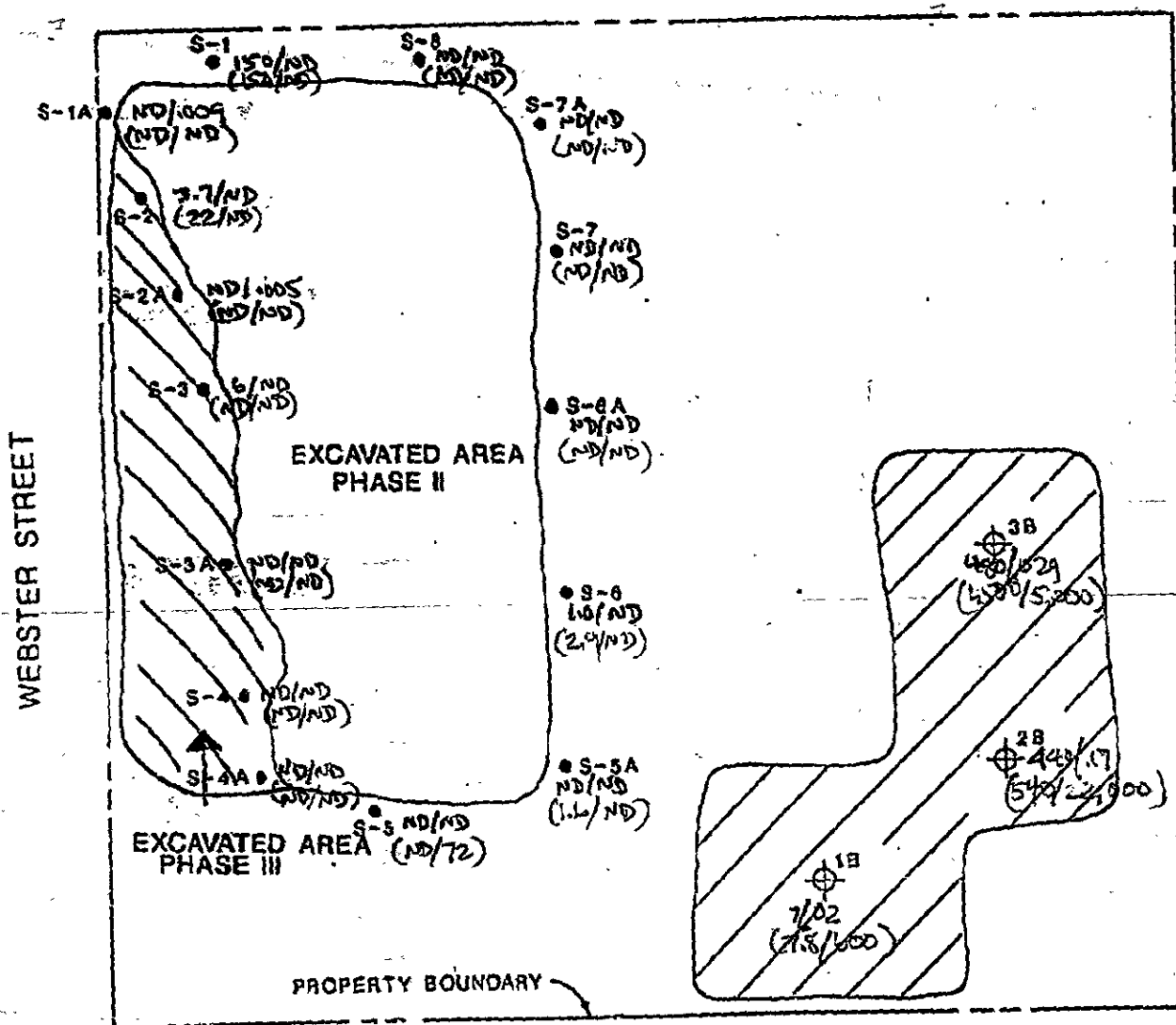
JOB #: 7609G

DRAWN BY: SLS

DATE: 5-25-90

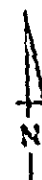
DRAWING #:

PACIFIC AVENUE



LEGEND

- S-3 SAMPLE LOCATION TAKEN 2/28/80
- S-1A SAMPLE LOCATION TAKEN 3/19/90
- 1B, 2B, 3B MULTIPLE COMPOSITE SAMPLES TAKEN 3/19/90
- EXCAVATION AREA
- ▨ STOCK PILE AREA



ppm TPH-G/ benzene
(ppm TPH-D/ TOC)

NOT TO SCALE



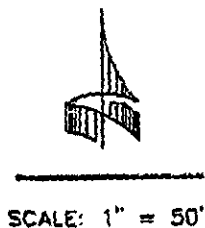
SITE MAP NUMBER 3

LARKIN SITE

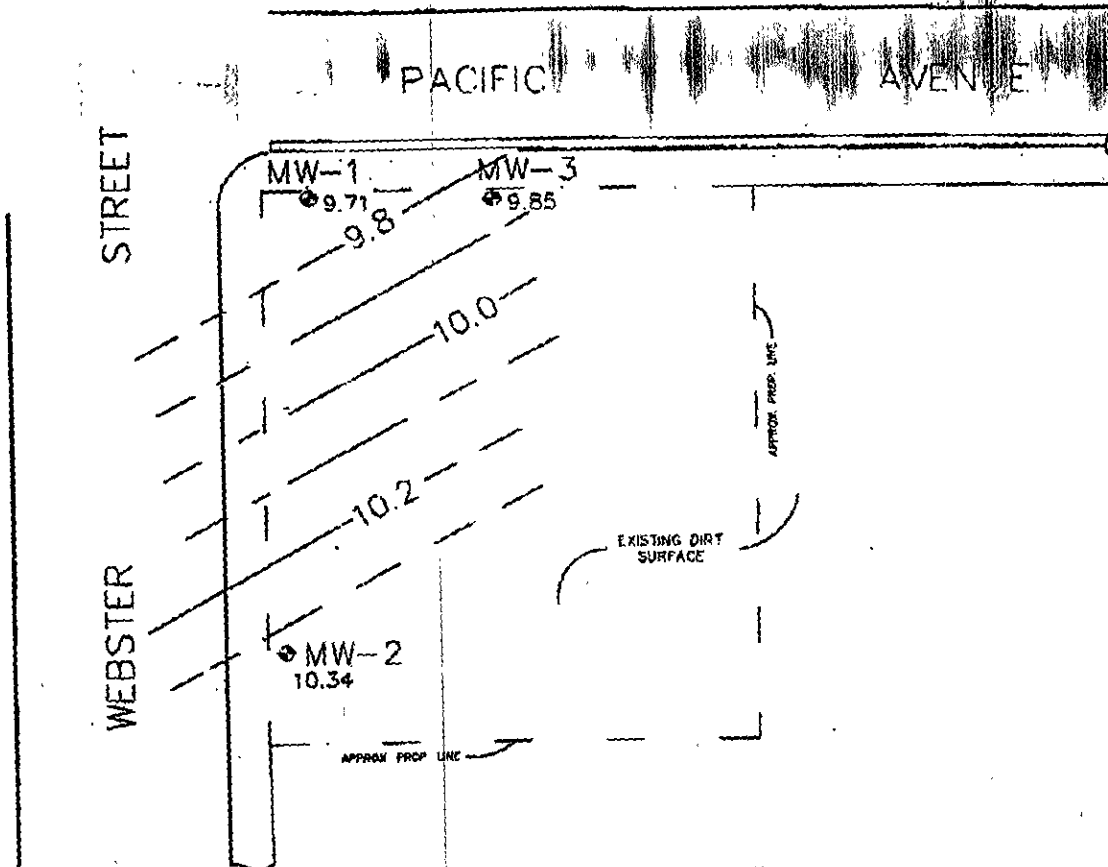
1628 WEBSTER STREET

ALAMEDA, CALIFORNIA

REVIEWED BY	APPROVED BY
JOB # 4358F	DRAWN BY J.C.
DATE 4/17/90	DRAWING #



- MW-3 MONITORING WELL NAME/NUMBER
- ◊ MONITORING WELL LOCATION
- 8.28 GROUNDWATER ELEVATION AT WELL
- 8.70 POTENTIOMETRIC SURFACE CONTOUR AND CONTOUR ELEVATION



GRADIENT = 0.00587 Feet/Foot

DIRECTION OF GRADIENT = N 28.2° W

(Approximate groundwater flow direction, uncorrected for hydraulic conductivity anisotropy).

Well survey by Ron Archer, Civil Engineer, Inc. July 14, 1993.
Top of casing elevations: MW-1, 14.53; MW-2, 15.05; MW-3, 15.09.



POTENTIOMETRIC SURFACE MAP
APRIL 10, 1996
1628 WEBSTER STREET
ALAMEDA, CALIFORNIA

FIG 4

FIGURE





SEQUOIA ANALYTICAL

580 Chesapeake Drive • Redwood City, CA 94063
 (415) 364-9600 • FAX (415) 364-9233

Table 1

Exceltech 41674 Christy Street Fremont, CA 94538 Attention: Randy Stone	Client Project ID: #4358F, Larken, PO#314358-01-103 Matrix Descript: Soil Analysis Method: EPA 5030/8015/8020 First Sample #: 005-4515	Sampled: May 29, 1990 Received: May 30, 1990 Analyzed: Jun 4, 1990 Reported: Jun 11, 1990
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TOTAL PETROLEUM FUEL HYDROCARBONS with BTEX DISTINCTION (EPA 8015/8020)

Sample Number	Sample Description	Low/Medium B.P. Hydrocarbons mg/kg (ppm)	Benzene mg/kg (ppm)	Toluene mg/kg (ppm)	Ethyl Benzene mg/kg (ppm)	Xylenes mg/kg (ppm)
005-4515	West-1	440	0.033	0.15	0.47	10
005-4516	West-2	N.D.	N.D.	N.D.	N.D.	0.0078
005-4517	West-3	N.D.	N.D.	N.D.	N.D.	0.0078
005-4518	West-4	830	0.076	0.31	1.5	8.7
005-4519	West-5	2,400	0.17	3.9	19	130
005-4520	West-6	N.D.	0.0054	0.0055	N.D.	0.024
005-4521	South-1	N.D.	N.D.	N.D.	N.D.	N.D.
005-4522	South-2	N.D.	N.D.	N.D.	N.D.	0.0059
005-4523	East-1	N.D.	N.D.	N.D.	N.D.	N.D.

Detection Limits:	1.0	0.0050	0.0050	0.0050	0.0050
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Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard.
 Analysis reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Vickie Tague
 Vickie Tague
 Project Manager



SEQUOIA ANALYTICAL

880 Chesapeake Drive • Redwood City, CA 94063
 (415) 364-9600 • FAX (415) 364-9233

Card, Table 1

Exceltech 41674 Christy Street Fremont, CA 94538 Attention: Randy Stone	Client Project ID: #4358F, Larken, PO#314358-01-103 Matrix Descript: Soil Analysis Method: EPA 3550/8015 First Sample #: 005-4515	Sampled: May 29, 1990 Received: May 30, 1990 Extracted: Jun 4, 1990 Analyzed: Jun 6, 1990 Reported: Jun 11, 1990
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TOTAL PETROLEUM FUEL HYDROCARBONS (EPA 8015)

Sample Number	Sample Description	High B.P. Hydrocarbons mg/kg (ppm)
005-4515	West-1	91
005-4516	West-2	N.D.
005-4517	West-3	N.D.
005-4518	West-4	30
005-4519	West-5	560
005-4520	West-6	N.D.
005-4521	South-1	N.D.
005-4522	South-2	N.D.
005-4523	East-1	N.D.

Detection Limits: 1.0

High Boiling Point Hydrocarbons are quantitated against a diesel fuel standard.
 Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Vickie Tague
 Vickie Tague
 Project Manager



SEQUOIA ANALYTICAL

580 Chesapeake Drive • Redwood City, CA 94083
 (415) 364-9800 • FAX (415) 364-9233

Cont. Table 1

Exceltech 41674 Christy Street Fremont, CA 94538 Attention: Randy Stone	Client Project ID: #4358F, Larken, PO#314358-01-103 Matrix Descript: Soil Analysis Method: SM 503 D&E (Gravimetric) First Sample #: 005-4515	Sampled: May 29, 1990 Received: May 30, 1990 Extracted: Jun 7, 1990 Analyzed: Jun 8, 1990 Reported: Jun 11, 1990
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TOTAL RECOVERABLE PETROLEUM OIL

Sample Number	Sample Description	Oil & Grease mg/kg (ppm)
005-4515	West-1	N.D.
005-4516	West-2	N.D.
006-4517	West-3	N.D.
005-4518	West-4	N.D.
005-4519	West-5	74
005-4520	West-6	180
005-4521	South-1	N.D.
005-4522	South-2	N.D.
005-4523	East-1	240

Detection Limits: 30

Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

V. Tague
 Vicki Tague
 Project Manager

Table 2

Ms. Eva Chu
May 06, 1996
Page 3

Groundwater sample bottles were labeled and placed in an ice chest with 2 Liter plastic bottles containing ice. Chain-of-Custody forms were filled out and were delivered with the ice chest to Chromalab, Inc. of Pleasanton, California, a state certified laboratory.

Groundwater samples from monitoring wells MW-2 and MW-3 were found not to contain detectable concentrations of petroleum hydrocarbons. Monitoring well MW-1 was found not to contain petroleum hydrocarbons in the range of diesel but did contain 950 µg/L of TPH-Gasoline, 13 µg/L Benzene, 1.7 µg/L Toluene, 14 µg/L Ethylbenzene, and 9.1 µg/L total Xylene isomers. The laboratory report and Chain-of-Custody documentation is contained in Attachment B. The historic groundwater sample analytical results are summarized below.

All concentrations are expressed in micrograms per liter (µg/L).

Well	TPH-D	TPH-G	Benzene	Toluene	Ethylbenzene	Total Xylenes
MW-1						
07/11/95	<50	6,300	16	3.0	28	88
10/11/95	1,800*	2,600	53	13	52	44
01/11/96	<50	480	24	2.8	29	18
04/10/96	<50	950	13	1.7	14	9.1
MW-2						
07/11/95	<50	<50	<0.5	<0.5	<0.5	<0.5
10/11/95	<50	<50	<0.5	<0.5	<0.5	<0.5
01/11/96	<50	<50	<0.5	<0.5	<0.5	<0.5
04/10/96	<50	<50	<0.5	<0.5	<0.5	<0.5
MW-3						
07/11/95	<50	<50	<0.5	<0.5	<0.5	<0.5
10/11/95	120	<50	<0.5	<0.5	<0.5	<0.5
01/11/96	<50	<50	<0.5	<0.5	<0.5	<0.5
04/10/96	<50	<50	<0.5	<0.5	<0.5	<0.5

* Hydrocarbons were found in the range of diesel but do not resemble a diesel fingerprint.

No further sampling is scheduled at 1628 Webster Street, Alameda, California. The undersigned respectfully requests case closure for this site for the reasons outlined below.

Upgradient monitoring well MW-2 and downgradient monitoring well MW-3 have been persistently free of TPH-gasoline and the aromatic hydrocarbons benzene, toluene, ethylbenzene, and total xylene isomers. Trace diesel (120 µg/L) was reported in MW-3 in October, 1995, otherwise these two wells have been free of TPH-diesel detected components.



A GROUND WATER CONSULTANCY

BOREHOLE LITHOLOGIC LOG

BOREHOLE No. MW-1 Sheet 1 of 1

Project No.:	Date: <u>06/23/85 & 07/06/85</u>	Drilling Co.:	<u>ASE Drilling</u>	Drill Model:	<u>Iwan Auger</u>
Client:	<u>Mrs. Jean Ratto Larkin</u>	Drilling Method:	<u>Hand Operation</u>	Borehole Diameter:	<u>6.25-in</u>
Location:	<u>1828 Webster Street</u>	Ground Surface Elevation:	<u>15.0</u>	Datum:	<u>ground surface</u>
	<u>Alameda, California</u>	Borehole MW-1 was completed as a monitoring well MW-1			
Logged by:	<u>GDL</u>	Driller:	<u>RCV/GDL</u>		

Water Level	<u>5.44</u>		
Time	<u>6:27</u>		
Date	<u>7/11/95</u>		

Sampling Borecounts	PROFID MIN/CVA reading	Depth feet	Sample Soil Sample Number	Graphic Soil Symbol	USCS Soil Symbol	Field Soil Description
		1				Concrete and base rock
		2				Dark yellowish brown 10YR 4/8 clayey sand
		3			SC	Next Cement Grout
		4				Dark yellowish brown 10YR 4/8 mottled olive 5Y 5/4 clayey sand
		5				Strong petroleum odor beginning at 5.1 - 5.2 feet
		6				First Encountered Water at 5.36 Feet. ✓
		7				Dark bluish gray 5B 4/1 clayey sand.
		8				Predominant color value lessening
		9				
		10			SC	
		11				Bluish gray 5B 6/1 mottled grayish green 5G 5/2 clayey sand.
		12				LONGSTAR No. 3 Sand
		13				
		14				
		15				Strong petroleum odor continues to total depth.
		16				Total Well Depth = 15.05 Feet. (below reference mark) Well completed with 8-inch flush box.
		17				
		18				
		19				
		20				
		21				
		22				
		23				
		24				
		25				

2-inch PVC casing and screen, screen openings = 0.020 inch

Total Depth 16.5
(below grade)



State Water Resources Control Board

Division of Clean Water Programs

2014 T Street - Sacramento, California 95814 • (916) 227-4400
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4349 • Internet Address: <http://www.swrob.ca.gov>



Winston H. Hickox
*Secretary for
Environmental
Protection*

DATE: January 14, 1999

TO: Tom Peacock
Alameda County
(510) 337-9335

FROM: Lori Casias
DIVISION OF CLEAN WATERS PROGRAMS

FAX (916) 227-4349

**If you did not receive all your FAX, please call:
(916) 227-4408, ask for Cheryle**

NO. OF PAGES 16 (Including this transmittal sheet)

- x - For your information
- Per your request
- For your review and comments
- Original will be coming in the mail

REMARKS:

California Environmental Protection Agency

