ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RO0000268

September 24, 2001

Mr. William Bain
Ameriton Properties
22320 Foothill Blvd, Suite 220
Hayward, CA 94541

Re: Fuel Leak Site Case Closure for 6253 Dougherty Road, Dublin, CA

Dear Mr. Bain:

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:

- up to 530ppm TPH as diesel exists in soil beneath the site

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

eva chu
Hazardous Materials Specialist

enlosures: 1. Case Closure Letter 2. Case Closure Summary

c: Ed Omernik, 411 Old Ranch Ct, San Ramon, CA 94583
Dennis Carrington, City of Dublin, 100 Civic Plaza, P.O. Box 2340, Dublin, CA 94568
files (omernik-16)

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REMEDIAL ACTION COMPLETION CERTIFICATION

RO-268 - 6253 Dougherty Road, Dublin, CA
(1-500 and 1-1000 gallon tanks removed on July 26, 1991)

September 24, 2001

Mr. William Bain
Ameriton Properties
22320 Foothill Blvd, Suite 220
Hayward, CA 94541

Dear Mr. Bain:

This letter confirms the completion of site investigation and corrective 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, this agency finds that the site investigation and corrective action carried out at your underground storage tank 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,

Mee Ling Tung

Mee Ling Tung, Director

cc: Ed Omernik, 411 Old Ranch Ct, San Ramon, CA 94583
Chuck Headlee, RWQCB
Dave Deaner, SWRCB
files-ec (omernik-15)

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment or Disposal w/destination)	Date
Tank	**2 USTs**	**Unknown**	
Soil	**10 cy**	**Disposed at Vasco Rd L.F. in Livermore**	**11/26/91**

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before[1]	After[2]	Before[3]	After[4]
TPH (Gas)	**73**	**45**	**ND**	**ND**
TPH (Diesel)	**48,000**	**530**	**ND**	**ND**
Benzene	**6.1**	**ND**	**ND**	**ND**
Toluene	**.32**	**.028**	**ND**	**ND**
Ethylbenzene	**5.3**	**ND**	**ND**	**ND**
Xylenes	**18**	**1.1**	**ND**	**ND**
MTBE	**NA**	**NA**	**NA**	**ND**

Other

NOTE: 1 soil sample collected at time of UST removal, 7/91
2 soil sample collected after overexcavation, 9/91
3 initial groundwater sample from monitoring well, 12/94
4 most recent sampling event, 11/98

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: **A site safety plan must be prepared for construction workers in the event excavation/trenching is proposed in the vicinity of residual soil and groundwater contamination.**

Should corrective action be reviewed if land use changes? **YES**

Monitoring wells Decommissioned: **None, pending site closure**

Number Decommissioned: **0** Number Retained: **1**

List enforcement actions taken: **NOV issued 12/90, 3/94, 7/94, 11/95**
Pre-Enforcement Review Panel, 10/26/93

List enforcement actions rescinded: **NA**

RB# 01-0072

CALIFORNIA REGIONAL WATER

JUN 2 9 1999

QUALITY CONTROL BOARD

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: May 25, 1999

Agency name: **Alameda County-HazMat**
Address: **1131 Harbor Bay Pkwy**
City/State/Zip: **Alameda, CA 94502**
Phone: **(510) 567-6700**
Responsible staff person: **Eva Chu**
Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **American Building Components**
Site facility address: **6253 Dougherty Road, Dublin, CA 94568**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **1216**
URF filing date: **9/19/91** SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Ed Omernik **American Building Components**	**6253 Dougherty road** **Dublin, CA 94568**	**(925) 828-0400**

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	500	Gasoline	Removed	7/26/91
2	1,000	Diesel	"	"

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Overfilling USTs**
Site characterization complete? **YES**
Date approved by oversight agency: **5/21/99**
Monitoring Wells installed? **Yes** Number: **1**
Proper screened interval? **Yes, 10 to 20'bgs**
Highest GW depth below ground surface: **8.75'** Lowest depth: **8.95' bgs**
Flow direction: **Regional groundwater flows southeast to southwest.**
Most sensitive current use: **Commercial**
Are drinking water wells affected? **No** Aquifer name: **Camp Subbasin**
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

99 JUN -1 AM 9:43

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Eva Chu** Title: **Haz Mat Specialist**

Signature: Eva Chu Date: 6/15/99

Reviewed by

Name: **Don Hwang** Title: **Haz Mat Specialist**

Signature: Don Hwang Date: 6/3/99

Name: **Thomas Peacock** Title: **Supervisor**

Signature: Thomas Peacock Date: 6-9-99

VI. RWQCB NOTIFICATION

Date Submitted to RB: 6/16/99 RB Response: Concur

RWQCB Staff Name: **Chuck Headlee** Title: **EG**

Signature: Chuck Headlee Date: 6/29/99

VII. ADDITIONAL COMMENTS, DATA, ETC.

During an inspection by the Alameda County Department of Environmental Health (ACDEH) in December 1990, it was noted that 2 USTs (1-500 gallon gasoline, and 1-1000 gallon diesel) had been removed "about a month ago" by Mr. Omernik (property and business owner) and his equipment. The removal was performed without obtaining/filing a closure plan with the ACDEH. The USTs were stored onsite. The owner of the property had plans to re-use the USTs to store water for fire protection at the site. The pit from which the USTs were removed was still open.

In July 1991 three soil samples were collected from the tank excavation. Soil samples were also collected from the stockpiled soil and from the four 55'gallon drums used to store soil excavated from various locations at the site where soil was contaminated with oil. The soil samples from the tank excavation contained elevated petroleum hydrocarbon constituents. (See Fig 1, Table 1)

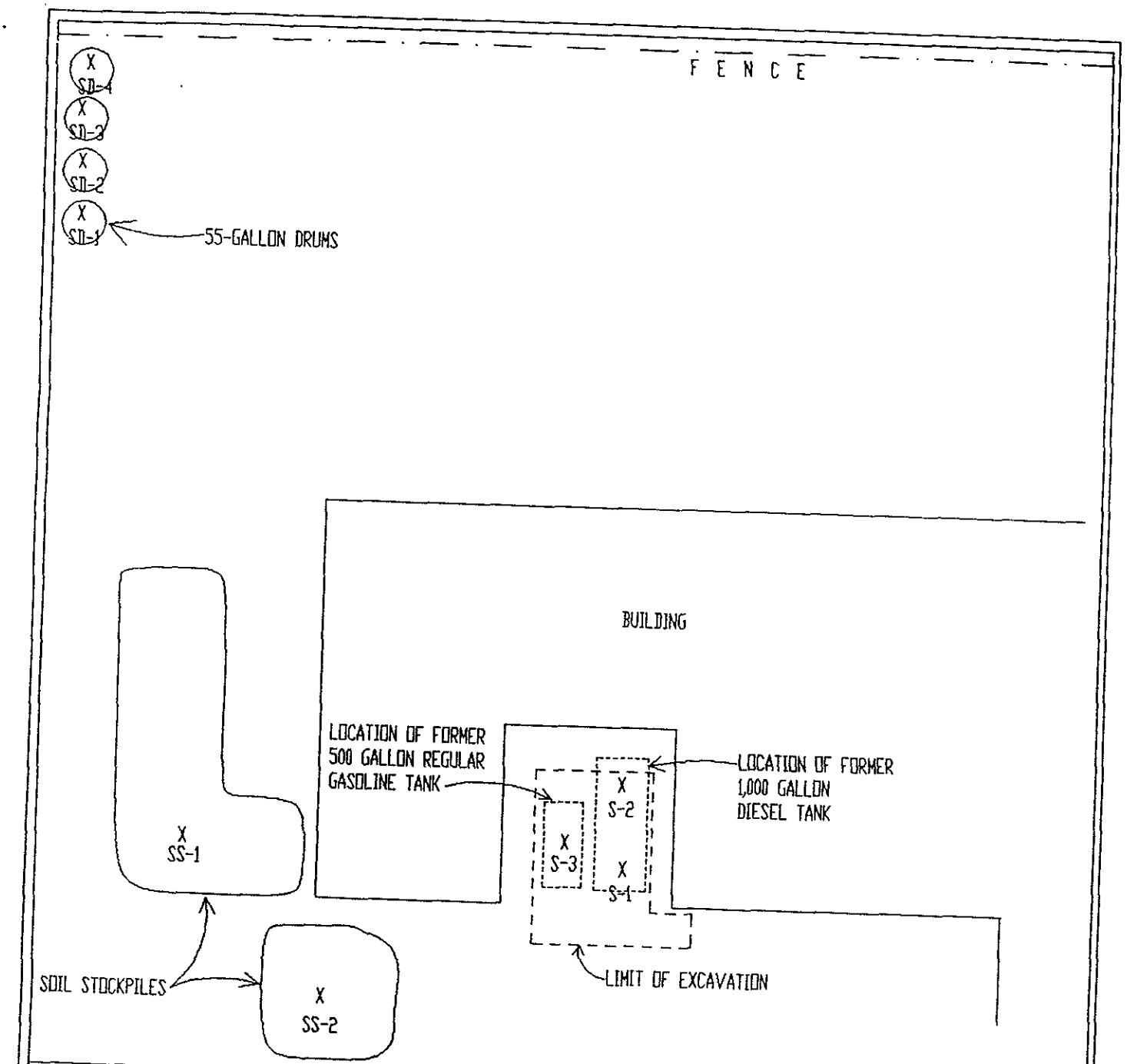
The pit was overexcavated in September 1991 and confirmation samples collected. Residual hydrocarbon constituents were considerably less than the initial soil samples collected in July 1991. (See Fig 2, Table 2)

A workplan for the installation of a monitoring well within 10' and south of the former tank excavation was approved by the ACDEH. However, at the time of field work (December 1994) Mr. Omernik directed the well be installed 30' south of the former excavation. Initial groundwater samples did not contain TPHd, TPHg, or BTEX. Groundwater was again sampled in November 1998. TPHg, TPHd, BTEX and MTBE were not found above the laboratory detection limits. It appears the release of fuel hydrocarbons to the subsurface did not significantly impact groundwater quality beneath the site (see Fig 3, Tables 3, 4, and 5). Continued monitoring is not warranted.

There is a production well onsite, located at least 60' from the former tank excavation, in the southerly direction. Construction details of the production well are not available for review. The well was sampled in June 1992 and analyzed for TPHg and TPHd. None of these constituents were detected above the laboratory detection limits of 50ppb. (See Table 6)

In summary, case closure is recommended because:

- the leak and ongoing sources have been removed;
- the site has been adequately characterized;
- the dissolved hydrocarbon plume is not migrating;
- no preferential pathways exist at the site;
- no water wells, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted; and,
- the site presents no significant risk to human health or the environment.



LEGEND

0 — 10
APPROXIMATE SCALE IN FEET

X S-1 NAME AND LOCATION OF SOIL SAMPLE

N

SITE PLAN
AMERICAN BUILDING COMPONENTS COMPANY
6253 DOUGHERTY ROAD
DUBLIN, CALIFORNIA

FIGURE 1

II

Table 1

ice Analysis Laboratory, Inc.
423 Investment Boulevard, #8 • Hayward, California 94545
Telephone (415) 783-6960
Facsimile (415) 783-1512

TAL

LOG NO.: 1148
DATE SAMPLED: 7/26/91
DATE RECEIVED: 7/26/91
DATE EXTRACTED: 7/30/91
DATE ANALYZED: 8/01/91 and 8/02/91
DATE REPORTED: 8/02/91

CUSTOMER: Tank Protect Engineering

REQUESTER: Michael Casso

PROJECT: No. 176B-072691, American Building Components

Sample Type: Soil

Method and Constituent	Units	S-1 Concentration	S-1 Reporting Limit	S-2 Concentration	S-2 Reporting Limit	S-3 Concentration	S-3 Reporting Limit
DHS Method							
Total Petroleum Hydrocarbons as Diesel	ug/kg	150,000	1,000	3,900	1,000	48,000,000	8,400

Method and Constituent	Units	SS-1 Concentration	SS-1 Reporting Limit	SS-2 Concentration	SS-2 Reporting Limit
DHS Method					
Total Petroleum Hydrocarbons as Diesel	ug/kg	ND	1,000	6,200,000	2,400

Concentrations reported as ND were not detected at or above the reporting limit.

Sample S-2 contains compounds eluting later than the diesel standard.

Cont. Table 1

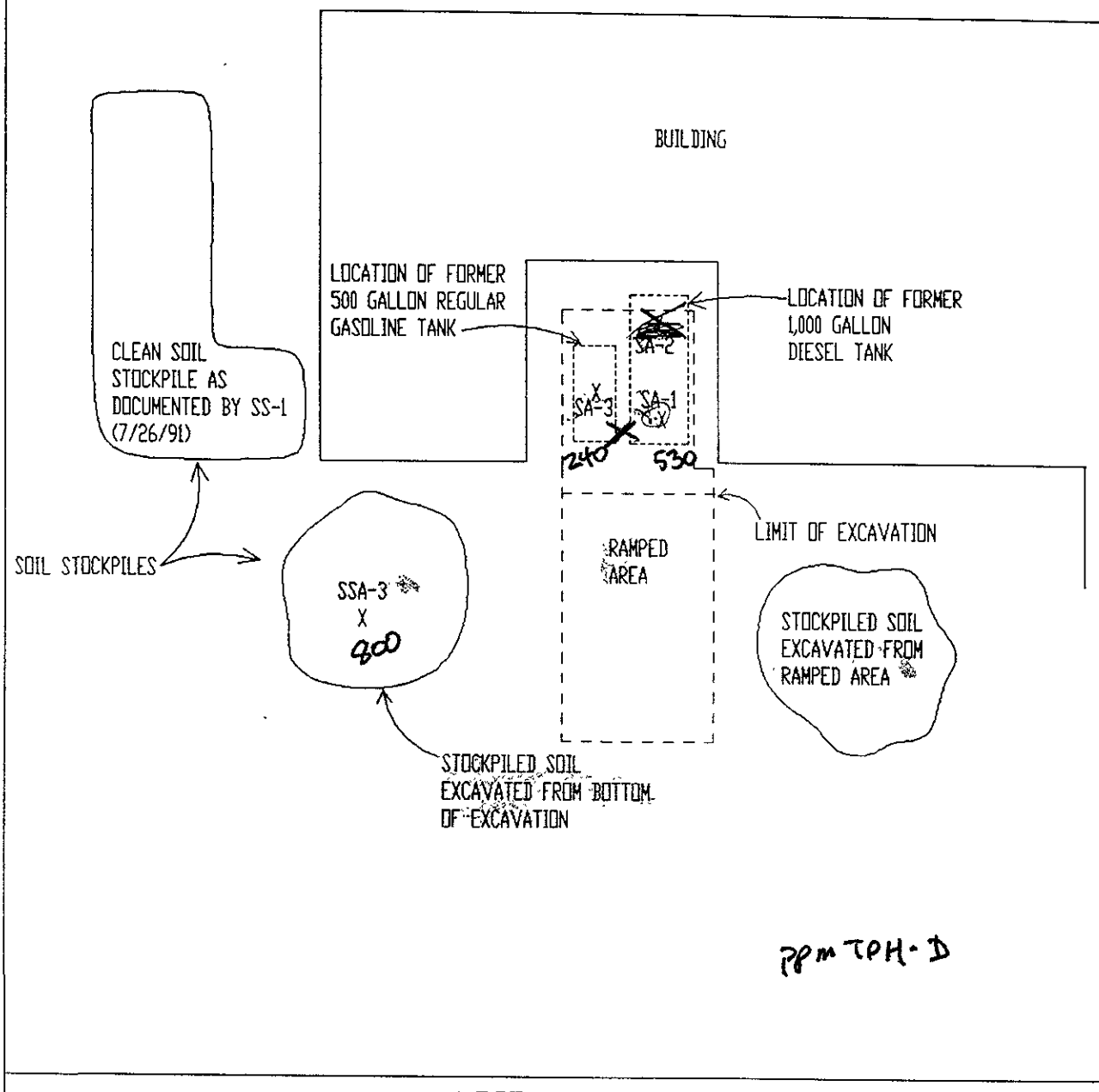
Trace Analysis Laboratory, Inc.

LOG NO.: 1148
DATE SAMPLED: 7/26/91
DATE RECEIVED: 7/26/91
DATE EXTRACTED: 7/27/91
DATE ANALYZED: 7/31/91, 7/30/91 and 8/01/91
DATE REPORTED: 8/02/91
PAGE: Three

Sample Type: Soil

Method and Constituent	Units	S-1 Concentration	S-1 Reporting Limit	S-2 Concentration	S-2 Reporting Limit	S-3 Concentration	S-3 Reporting Limit
DHS Method:							
Total Petroleum Hydrocarbons as Gasoline	ug/kg	1,400	500	ND	500	73,000	700
Modified EPA Method 8020:							
Benzene	ug/kg	ND	5.0	ND	5.0	6,100	40
Toluene	ug/kg	6.2	5.0	ND	5.0	320	45
Xylenes	ug/kg	50	15	ND	15	18,000	130
Ethylbenzene	ug/kg	ND	5.0	ND	5.0	5,300	50

Concentrations reported as ND were not detected at or above the reporting limit.



LEGEND

0 10
APPROXIMATE SCALE IN FEET

X SA-1 NAME AND LOCATION OF SOIL SAMPLE

-N-

9/24/91 SOIL SAMPLING EVENT after over excavation
AMERICAN BUILDING COMPONENTS COMPANY
6253 DOUGHERTY ROAD
DUBLIN, CALIFORNIA

FIGURE 2

Table 2

Trace Analysis Laboratory, Inc.

LOG NUMBER: 1342
DATE SAMPLED: 09/24/91
DATE RECEIVED: 09/24/91
DATE EXTRACTED: 09/25/91
DATE ANALYZED: 09/28/91 and 10/01/91
DATE REPORTED: 10/02/91
PAGE: Two

Sample Type: Soil

Method and Constituent:	Units	SA-1 Concentration	SA-1 Reporting Limit	SA-2 Concentration	SA-2 Reporting Limit	SA-3 Concentration	SA-3 Reporting Limit
DHS Method:							
Total Petroleum Hydrocarbons as Gasoline	ug/kg	45,000	500	ND	500	4,200	500
EPA Method 8020 for:							
Benzene	ug/kg	ND	18	ND	5.0	ND	11
Toluene	ug/kg	21	17	15	5.0	28	10
Ethylbenzene	ug/kg	ND	18	ND	5.0	ND	11
Xylenes	ug/kg	1,100	44	ND	15	73	25

Method and Constituent:	Units	SSA-3 Concentration	SSA-3 Reporting Limit	Method Blank Concentration	Method Blank Reporting Limit
DHS Method:					
Total Petroleum Hydrocarbons as Gasoline	ug/kg	50,000	500	ND	500
EPA Method 8020 for:					
Benzene	ug/kg	ND	56	ND	5.0
Toluene	ug/kg	400	52	ND	5.0
Ethylbenzene	ug/kg	ND	56	ND	5.0
Xylenes	ug/kg	2,400	120	ND	15

QC Summary:

% Recovery: 130 and 110
% RPD: 11 and 15

Concentrations reported as ND were not detected at or above the reporting limit.

cont. Table 2

ace Analysis Laboratory, Inc.
423 Investment Boulevard, #8 • Hayward, California 94545
Telephone (415) 783-6960
Facsimile (415) 783-1512

TAL

LOG NUMBER: 1342
DATE SAMPLED: 09/24/91
DATE RECEIVED: 09/24/91
DATE EXTRACTED: 09/27/91
DATE ANALYZED: 10/01/91
DATE REPORTED: 10/02/91

Itec

CUSTOMER: Tank Protect Engineering

REQUESTER: Marc Zomorodi

PROJECT: No. 176B-092491, 6253 Dougherty Road, Dublin, CA

ppb
ppm

Sample Type: Soil

Method and Constituent:	Units	SA-1 Concentration	SA-1 Reporting Limit	SA-2 Concentration	SA-2 Reporting Limit	SA-3 Concentration	SA-3 Reporting Limit
DHS Method:		ppm					
Total Petroleum Hydrocarbons as Diesel	ug/kg	530,000	6,100	ND	1,000	240,000	1,000

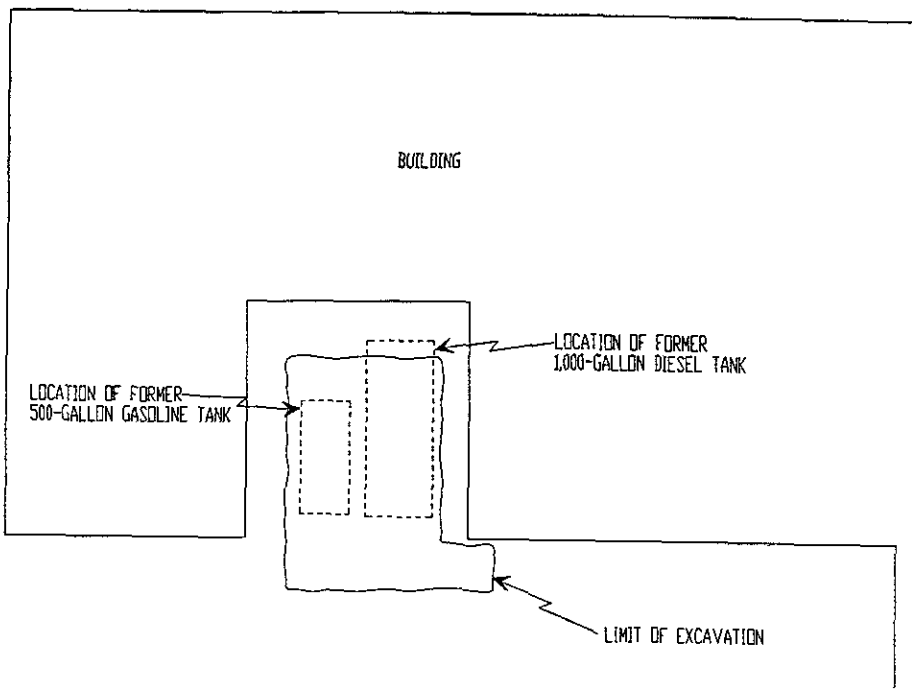
Method and Constituent:	Units	SSA-3 Concentration	SSA-3 Reporting Limit	Method Blank Concentration	Method Blank Reporting Limit
DHS Method:					
Total Petroleum Hydrocarbons as Diesel	ug/kg	800,000	6,100	ND	1,000

QC Summary:

% Recovery: 77
% RPD: 2.6

Concentrations reported as ND were not detected at or above the reporting limit.

FIG 3



MW-1

LEGEND

MW-1 NAME AND LOCATION OF GROUNDWATER MONITORING WELL

N

0 10

APPROXIMATE SCALE IN FEET

TANK PROTECT ENGINEERING

SITE PLAN

AMERICAN BUILDING COMPONENTS CO.
6263 DOUGHERTY ROAD
DUBLIN CA 94568

DATE	1/16/95
FIGURE	3
FILE #	
DRAWN BY	
CHECKED BY	

TABLE 3

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

(ppm[1])

Well Name	Date	Depth (Feet)	TPHD	TPHG	Benzene	Toluene	Ethyl-benzene	Xylenes
MW-1	12/14/94	16.5-17.0	<1.0	<.500	<0.0050	<0.0050	<0.0050	<.015

[1] PARTS PER MILLION

TABLE 4

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

(ppb[1])

Well Name	Date	TPHD	TPHG	Benzene	Toluene	Ethyl-benzene	Xylenes
MW-1	12/20/94	<50	<50	<0.50	<0.50	<0.50	<1.5
MW-2[2]	12/20/94	NA[3]	<50	<0.50	<0.50	<0.50	<1.5

[1] PARTS PER BILLION

[2] TRIP BLANK

[3] NOT ANALYZED

Table 5

Entech Analytical Labs, Inc.

CA ELAP# 2224

525 Del Rey Avenue, Suite E • Sunnyvale, CA 94086 • (408) 735-1550 • Fax (408) 735-1554

SECOR International
1225 Pear Avenue, Suite 110
Mountain View, CA 94043
Attn: Craig Pon/Mark Becker

RECEIVED
NOV 12 1998
BY:_____

Date: 11/6/98
Date Received: 11/3/98
Project: F0803-038-01
PO #:
Sampled By: Client

Certified Analytical Report

Water Sample Analysis:

Sample ID	MW-1										
Sample Date	11/3/98										
Sample Time											
Lab #	E19638										
	Result	DF	DLR							PQL	Method
Results in µg/Liter:											
Analysis Date	11/3/98										
TPH-Diesel	**ND**	1.0	50							50	8015M
Analysis Date	11/3/98										
TPH-Gas	**ND**	1.0	50							50	8015M
MTBE	**ND**	1.0	5.0							5.0	8020
Benzene	**ND**	1.0	0.50							0.50	8020
Toluene	**ND**	1.0	0.50							0.50	8020
Ethyl Benzene	**ND**	1.0	0.50							0.50	8020
Xylenes	**ND**	1.0	0.50							0.50	8020

DF=Dilution Factor ND= None Detected above DLR PQL=Practical Quantitation Limit DLR=Detection Reporting Limit

· Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2224)

Michelle L. Anderson, Lab Director

Table 6

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

July 2, 1992 ChromaLab File No.: 0692237

AMERICAN BUILDING COMPONENTS

Attn: E. P. Omernik

RE: One water sample for Gasoline and Diesel analyses

Date Sampled: June 25, 1992 Date Submitted: June 25, 1992
Date Extracted: June 30, 1992 Date Analyzed: June 30, 1992

RESULTS:

Sample I.D.	Gasoline (µg/L)	Diesel (µg/L)
Well	N.D.	N.D.
BLANK	N.D.	N.D.
DETECTION LIMIT	50	50
METHOD OF ANALYSIS	5030/8015	3510/8015

ChromaLab, Inc.

Yiu Tam
Analytical Chemist

Eric Tam
Laboratory Director

2239 Omega Road, #1 • San Ramon, California 94583
510/831-1788 • Facsimile 510/831-8798
Federal ID #68-0140157

F

LOG OF EXPLORATORY BORING

PROJECT NUMBER 176 — BORING NO. MW-1

PROJECT NAME 6253 Dougherty Road, Dublin, CA — PAGE

BY LNH — DATE 12/14/94 — SURFACE ELEV. 335 FT

RECOVERY (FT/FT)	OVA (PPM)	PENETRATION (BLOWS/FT)	GROUND WATER LEVELS	DEPTH IN FT.	SAMPLES	LITHOGRAPHIC COLUMN	DESCRIPTION
				1			AGGREGATE BASE (GW): grey-brown, dry, no odor.
				2			GRAVELLY SAND (SP): brown, dry, no odor.
1.5/1.5	12	18		3			CLAY (CL): dark brown, mottled white, silty, stiff to very stiff, scattered sand, dry, no odor
1.0/1.5	-	20		4			
				5			
1.5/1.5	-	20		6			
1.5/1.5	40	17		7			
				8			
1.5/1.5	-	13		9			
1.5/1.5	30	15		10			
				11			
1.5/1.5	22	17	▽	12			CLAYEY SAND (SC): brown, fine-grained, medium dense, moist, no odor.
1.2/1.5	-	32		13			CLAY (CL): light brown, mottled green, very stiff to hard, scattered sand, driller reports water at 17 feet, no odor.
				14			
1.5/1.5	-	30		15			
1.5/1.5	10	25		16			
				17			
1.5/1.5	-	18		18			CLAYEY SAND (SC): brown, fine-grained, dense, dry, no odor.
							Boring terminated at 20 feet. Boring sample [illegible] 22 feet
[illegible]	-	[illegible]		[illegible]			
[illegible]	-	[illegible]		[illegible]			