



DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 3804 - 1701 Webster Street, Alameda, CA

March 9, 1996

Ms. Bernita Leskowski  
6319 Castle Drive  
Oakland, CA 94611

Dear Ms. Leskowski:

This letter confirms the completion of site investigation and remedial action for the three former underground storage tanks (3-500 gallon gasoline tanks) removed from the above site on May 2 and 3, 1989. 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. Please contact Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,

Jun Makishima, Interim Director

cc: Chief, Division of Environmental Protection  
Kevin Graves, RWQCB  
Mike Harper, SWRCB (with attachment)  
Gary Aguiar, 3732 Mt. Diablo Blvd, #372, Lafayette 94549  
files (devon.3)



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StID 3804 - 1701 Webster Street, Alameda, CA

94501

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ENVIRONMENTAL  
PROTECTION  
95 OCT 26 PM 2:39

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

**I. AGENCY INFORMATION**

**Date:** October 6, 1995

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: Devon Home Center  
Site facility address: 1701 Webster Street, Alameda 94501  
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3804  
URF filing date: 6/30/93 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Devon Home Center Bernita Leskowski	6319 Castle Drive Oakland, CA 94611	510/531-8790

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	500	Gasoline	Removed	5/2/89
2	500	Gasoline	Removed	5/3/89
3	500	Gasoline	Removed	5/3/89

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: Unknown  
Site characterization complete? YES  
Date approved by oversight agency: 8/17/95  
Monitoring Wells installed? Yes Number: 3  
Proper screened interval? Yes, 5 to 19' bgs  
Highest GW depth below ground surface: 6.11' Lowest depth: 10.03'  
Flow direction: Predominantly to west  
Most sensitive current use: Mixed residential and light industrial  
Are drinking water wells affected? No Aquifer name:  
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</u> <u>(include units)</u>	<u>Action (Treatment</u> <u>or Disposal w/destination)</u>	<u>Date</u>
Tank Piping Free Product Soil	3 USTs	H & H in San Francisco	5/2-3/89
Groundwater Barrels	200 gallon 7 drums soil*	Hedrick Distr. in Santa Cruz Kettleman Hills, Kettleman City	12/13/89 2/22/90

\*From tank removal

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

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
TPH (Gas)	6,000	6,000	380	ND
TPH (Diesel)	NA	140 <sup>2</sup>	53	ND
Benzene	ND	0.95 <sup>1</sup>	5.6	ND
Toluene	ND	13 <sup>1</sup>	5.1	ND
Ethylbenzene	ND	3.5 <sup>1</sup>	4.7	ND
Xylenes	ND	24 <sup>1</sup>	17	ND
Oil & Grease				
Heavy metals				
Other				

NOTE: 1 From boring MW-3 at 8' bgs  
2 from boring B-3, in the former service station

**Comments (Depth of Remediation, etc.):**

See Section VII, Additional Comments, etc...


**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? **YES**  
 Site management requirements: **None**

Should corrective action be reviewed if land use changes? **YES**  
 Monitoring wells Decommissioned: **0, pending site closure**  
 Number Decommissioned: **0** Number Retained: **3**  
 List enforcement actions taken: **None**  
 List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature:  Date: 10/10/95

Reviewed by

Name: Juliet Shin Title: Sr. Haz Mat Specialist

Signature:  Date: 10/6/95

Name: Dale Klettke Title: Haz Mat Specialist

Signature:  Date: 10/10/95

VI. RWQCB NOTIFICATION

Date Submitted to RB: 10/10/95 RB Response: 

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature:  Date: 10/23/95

VII. ADDITIONAL COMMENTS, DATA, ETC.

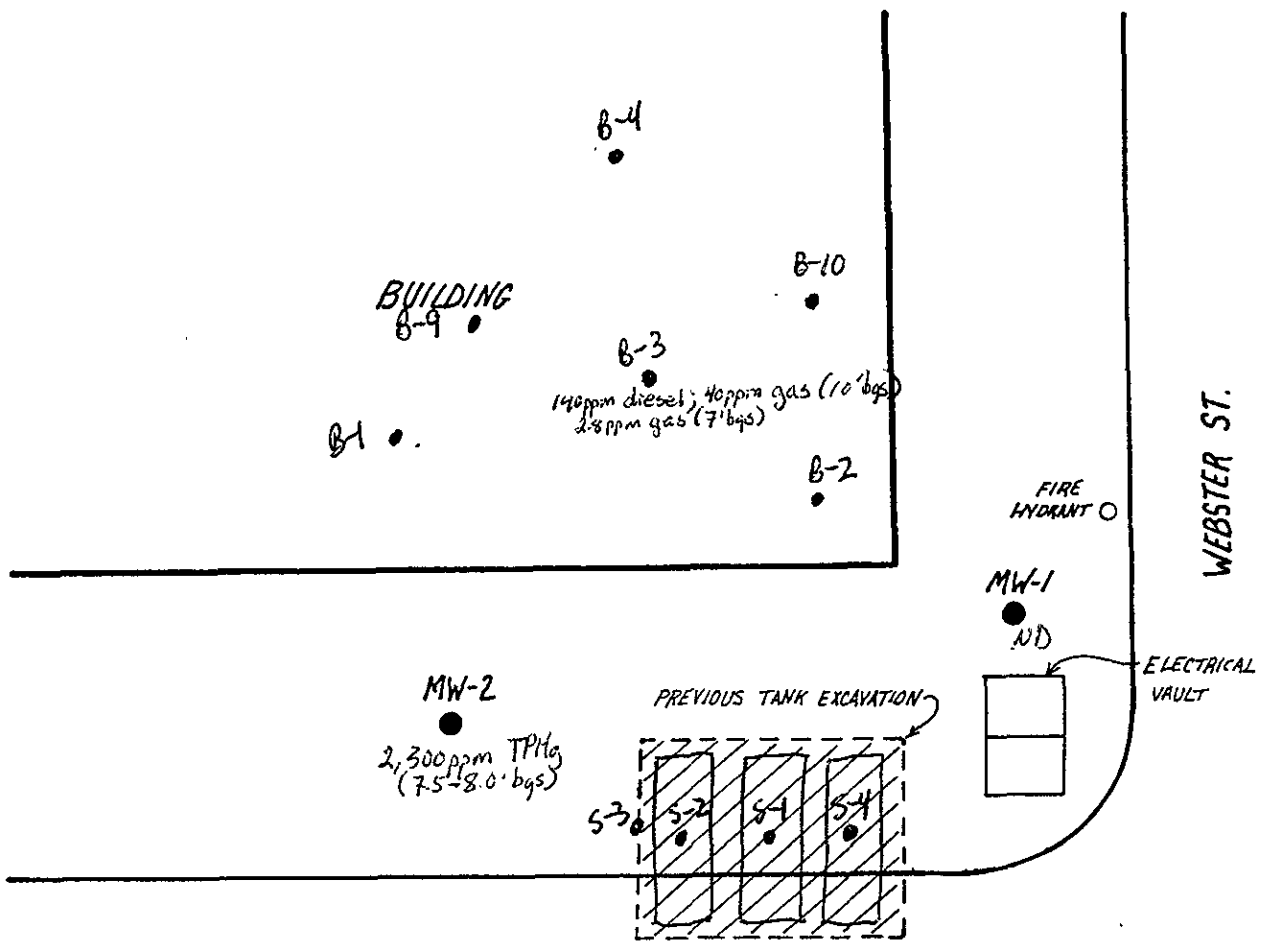
When three underground storage tanks (USTs) were removed on May 2, 1989, four soil samples collected from native soil beneath the tanks exhibited up to 6,000 ppm TPH-G, and ND for BTEX. Due to structural and utility considerations, additional excavation was not attempted.

In October 1989 three soil borings were advanced and converted into groundwater monitoring wells MW-1, 2, and 3. Soil collected from MW-2 at 8' depth detected up to 2,300 ppm TPH-G and 24 ppm xylenes. Soil from MW-3 at 8' depth detected up to 2,200 ppm TPH-G and 0.95, 3.5, 13, and 24 ppm BTEX, respectively. Low levels of TPH-G and BTEX were detected in groundwater from all monitoring wells.

In June 1992 ten soil borings were advanced within the former service station building and at surrounding areas. This investigation was initiated by a group interested in leasing the neighboring property. Only boring B-3 (in the service station) exhibited petroleum hydrocarbons. Up to 140 ppm TPH-D, 40 ppm TPH-G, and ND for BTEX were detected at 10' depth. In February 1993 an underground survey was also conducted in this area to locate a possible 1,000 gallon UST which may have been installed in 1941. Limited excavation later revealed the UST did not exist, rather that piping associated with the former pump island was in this area, near the location of boring B-3. The pipings were removed in April to August 1993.

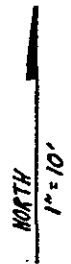
Groundwater has been sampled nine times, from Nov 1989 to Jun 1994. Maximum contaminants detected have been 380 ppb TPH-G, 53 ppb TPH-D, 5.6, 5.1, 4.7, and 17 ppb BTEX, respectively. The last four consecutive sampling quarters have not detected TPH-G or BTEX. Although residual hydrocarbons remain in soil, it does not appear to be readily leaching into groundwater. The fuel release at this site has not significantly impacted groundwater quality. In addition, residual benzene at 0.95 ppm left in soil, beneath Pacific Avenue should pose no human health risk of cancer greater than 1:100,000 through vapor inhalation to outdoor air, using ASTM's Tier 1 Risk-Based Screening Level Look-Up Table. Continued sampling is not warranted.

devon.1



PACIFIC AVE.

WEBSTER ST.



MW-3  
 230 ppm TPHg (6.5-7.0' bgs)  
 2,200 ppm TPHg (7.5-8.0' bgs)

FIGURE 2.  
 Site Map.

- S-1 → 6,000 ppm (10' bgs, beneath tank)
- S-2 → 5,200 ppm (10' bgs, beneath tank)
- S-3 → ND (10' bgs, sidewall of pit)
- S-4 → 2,000 ppm (11' bgs, beneath tank)

**TABLE III**  
**Summary of Soil Bore Soil Sample Analytical Results**  
**BEI Job No. 89055, Bernita Leskowski Property**  
**1701 Webster Street, Alameda, CA 94501**

Sample ID	Depth (feet)	EPA Method 8020 (µg/kg)				Modified EPA Method 8015 (mg/kg)
		B	E	T	X	TPH as Gasoline
B-1	5.5 - 6.0	<25	<75	<25	<75	<10
B-1	7.5 - 8.0	<25	<75	<25	<75	<10
B-2	5.5 - 6.0	<25	<75	<25	<75	<10
B-2	7.5 - 8.0	<25	<75	<25	24,000	2,300
B-3	5.5 - 6.0	<25	<75	<25	<75	<10
B-3	6.5 - 7.0	<25	<75	<25	<75	230
B-3	7.5 - 8.0	950	3,500	13,000	24,000	2,200

µg/kg = micrograms per kilogram

mg/kg = milligrams per kilogram

TPH = Total Petroleum Hydrocarbons

B = Benzene

E = Ethylbenzene

T = Toluene

X = Total Xylenes

Where results are reported as <x, x represents the method detection limit



**TABLE I**  
**Summary of Excavation Soil Sample Analytical Results**  
**BEI Job No. 89055, Bernita Leskowski Property**  
**1701 Webster Street, Alameda, Ca 94501**

Sample ID	EPA Method 8020 ( $\mu\text{g}/\text{kg}$ )				Modified EPA Method 8015 ( $\text{mg}/\text{kg}$ )
	B	E	T	X	TPH as Gasoline
S-1	<1,000	<2,000	<1,000	<5,000	6,000
S-2	<1,000	<2,000	<1,000	<5,000	5,200
S-3	<10	<20	<10	<50	<0.5
S-4	<1,000	<2,000	<1,000	<5,000	2,000

$\mu\text{g}/\text{kg}$  = micrograms per kilogram

$\text{mg}/\text{kg}$  = milligrams per kilogram

TPH = Total Petroleum Hydrocarbons

B = Benzene

E = Ethylbenzene

T = Toluene

X = Total Xylenes

where results are reported as <x, x represents the method detection limit

**TABLE 3.**

**Shallow Groundwater Sampling Results**

<b>Well</b>	<b>Date</b>	<b>TPH as Gasoline (ug/L)</b>	<b>TPH as Diesel (ug/L)</b>	<b>Benzene (ug/L)</b>	<b>Toluene (ug/L)</b>	<b>Ethyl-benzene (ug/L)</b>	<b>Total Xylenes (ug/L)</b>
<b>MW-1</b>	11-09-89	<b>360</b>	--	<b>0.71</b>	ND	<b>0.81</b>	<b>1.4</b>
	06-17-93	ND	<b>53</b>	ND	ND	ND	ND
	09-23-93	ND	ND	ND	ND	ND	ND
	12-28-93	ND	ND	ND	ND	ND	ND
	04-19-94	<b>190</b>	ND	<b>5.6</b>	<b>5.1</b>	<b>4.2</b>	<b>13</b>
	08-16-94	ND	ND	ND	ND	ND	ND
	11-18-94	ND	(*)	ND	ND	ND	ND
	03-16-95	ND	(*)	ND	ND	ND	ND
	06-28-95	ND	(*)	ND	ND	ND	ND
<b>MW-2</b>	11-09-89	<b>71</b>	--	ND	<b>0.85</b>	ND	ND
	06-17-93	ND	ND	ND	ND	ND	ND
	09-23-93	ND	ND	ND	ND	ND	ND
	12-28-93	<b>92</b>	ND	<b>0.7</b>	<b>1.1</b>	<b>1.7</b>	<b>5.4</b>
	04-19-94	<b>120</b>	ND	<b>2.2</b>	<b>1.8</b>	<b>1.1</b>	<b>8.7</b>
	08-16-94	ND	ND	ND	ND	ND	ND
	11-18-94	ND	(*)	ND	ND	ND	ND
	03-16-95	ND	(*)	ND	ND	ND	ND
	06-28-95	ND	(*)	ND	ND	ND	ND
<b>Detection Limit</b>		<b>50</b>	<b>50</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>

ND = not detected

(\*) = Requirement for TPH as Diesel Discontinued - Alameda County Department of Environmental Health (8/16/94)

**TABLE 3. (Continued)**

**Shallow Groundwater Sampling Results**

<b>Well</b>	<b>Date</b>	<b>TPH as Gasoline (ug/L)</b>	<b>TPH as Diesel (ug/L)</b>	<b>Benzene (ug/L)</b>	<b>Toluene (ug/L)</b>	<b>Ethyl-benzene (ug/L)</b>	<b>Total Xylenes (ug/L)</b>
<b>MW-3</b>	11-09-89	<b>320</b>	—	<b>0.58</b>	ND	<b>1.2</b>	<b>2.1</b>
	06-17-93	ND	ND	ND	ND	ND	ND
	09-23-93	ND	ND	ND	ND	ND	ND
	12-28-93	ND	ND	ND	ND	ND	ND
	04-19-94	<b>380</b>	ND	<b>3.0</b>	<b>4.3</b>	<b>4.7</b>	<b>17</b>
	08-16-94	ND	ND	ND	ND	ND	ND
	11-18-94	ND	(*)	ND	ND	ND	ND
	03-16-95	ND	(*)	ND	ND	ND	ND
	06-28-95	ND	(*)	ND	ND	ND	ND
<b>Detection Limit</b>		<b>50</b>	<b>50</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>

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