



Underground Contamination Investigations, Groundwater Consultants, Environmental Engineering

July 20, 1995

Check benzene level in
← ss from tank pit, and bring
ND Benzene. MW2-31 .95 benz

Eva Chew
Alameda County Health Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Re: RECOMMENDATION FOR CASE CLOSURE
Bernita Leskowski Property
1701 Webster Street, Alameda, CA

Dear Ms. Chew:

The most recent "round" of quarterly groundwater sampling was conducted on June 28, 1995, at the above-referenced site. The results of this sampling are presented in the "Quarterly Groundwater Sampling Report" by Hageman-Aguiar, Inc., dated July 6, 1995. As shown by Table 3 of the report, no detectable concentrations of either Gasoline, Benzene, Toluene, Ethylbenzene or Total Xylenes have been found in any of the shallow groundwater samples for the past four quarterly groundwater sampling events.

The results of four most recent rounds of quarterly groundwater sampling clearly indicate that the petroleum contamination discovered at the time of the previous underground storage tank removals no longer impacts the quality of the shallow groundwater beneath the site.

Background Information

In May of 1989, three (3) underground fuel storage tanks were removed from beneath the sidewalk along the south side of the property. Laboratory analysis indicated low concentrations of TPH as Gasoline, Diesel and BTEX were found to be present in the soil samples collected from the bottom of the excavation.

Based upon the Blymyer Engineers, Inc., tank removal report, Gasoline was detected in the former tank pits (10-foot bgs) at concentrations of up to 6,000 mg/Kg (ppm). Elevated levels of Gasoline were also detected in the soil samples collected from the subsequent monitoring well borings MW-2 and MW-3 at concentrations of up to 2,300 mg/kg (ppm), at approximately 8 feet below ground surface.

Following the removal of the tanks, a request for variance was submitted to Alameda County by Blymyer Environmental, Inc., dated May 31, 1989, to allow the Leskowski property to leave known gasoline-contaminated soil in-place. The variance request was based on a concern that the proposed tank excavation was being done very close to an underground electrical vault, utility pole and overhead power lines. These limitations contributed to the decision by Alameda County to grant the variance, allowing for the removal of only the three tanks and any backfill material that was readily accessible in the excavation.

The quarterly groundwater monitoring has been conducted since June 1993 in order to further characterize the quality of the shallow groundwater in the vicinity of the former underground tanks.

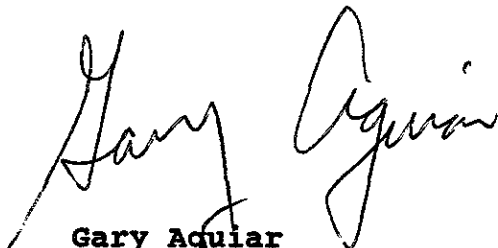
Residual Subsurface Contamination

Any petroleum hydrocarbon affected soils that were left in-place do not appear to contribute appreciable amounts of contamination to the shallow groundwater.

No detectable concentrations of either Gasoline, Benzene, Toluene, Ethylbenzene or Total Xylenes have been found in any of the shallow groundwater samples for the past four quarterly groundwater sampling events. Only extremely low concentrations of these constituents were found on some of the previous sampling events. These observations are consistent with the following site-specific conditions:

- 1) The physical characteristics (low permeability) of the fine-grained the soils found to be present beneath the site.
- 2) The presence of an impermeable concrete sidewalk and asphalt paved street that covers the entire location of the former tank excavation, thus limiting the potential for migration of subsurface contamination from the soils of the unsaturated zone into the shallow groundwater.

If you have any questions, or wish to discuss this matter further, please contact me or Bruce Hageman at (510)284-1661.



Gary Aguiar
Principal Engineer

TABLE 3.

Shallow Groundwater Sampling Results

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

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

Well	Date	TPH as Gasoline (ug/L)	TPH as Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl-benzene (ug/L)	Total Xylenes (ug/L)
MW-3	11-09-89	320	—	0.58	ND	1.2	2.1
	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	380	ND	3.0	4.3	4.7	17
	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
Detection Limit		50	50	0.5	0.5	0.5	0.5

ND = not detected

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