

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

**REMEDIAL ACTION COMPLETION CERTIFICATION**

StID 2224 - 6310 Houston Pl, Dublin 94568

February 28, 1995

Mr. Fred Houston  
Winning Action Investment  
7080 Donlon Wy, Suite 208  
Dublin, CA 94568

Dear Mr. Houston:

This letter confirms the completion of site investigation and remedial action for the four former underground storage tanks (one 550 gallon waste oil, two 12,000 and one 8,000 gallon diesel tanks) removed from the above site on March 31, 1989.

Based upon the available information 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,

Rafat A. Shahid, Director

cc: Edgar B. Howell, Chief, Hazardous Materials Division  
Kevin Graves, RWQCB  
Mike Harper, SWRCB (with attachment)  
files (houstons)

FEB 07 1995

QUALITY CONTROL BOARD

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

**I. AGENCY INFORMATION**

Date: January 24, 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: American City Tire Service  
 Site facility address: 6310 Houston Pl, Dublin 94568  
 RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 2224  
 URF filing date: 5/31/89 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Winning Action Investment Attn Fred Houston	7080 Donlon Wy, Suite 208 Dublin, CA 94568	(510) 828-4253

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	12,000	Diesel	Removed	3/31/89
2	12,000	Diesel	Removed	3/31/89
3	8,000	Diesel	Removed	3/31/89
4	550	Waste Oil	Removed	3/31/89

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: Piping leak  
 Site characterization complete? YES  
 Date approved by oversight agency: 10/26/94  
 Monitoring Wells installed? Yes Number: 6  
 Proper screened interval? Yes, 10-20' - MW-1, 6-20' - MW-4  
 Highest GW depth below ground surface: 7.73' Lowest depth: 10.28'  
 Flow direction: Predominantly to south, southeast  
 Most sensitive current use: None  
 Are drinking water wells affected? No Aquifer name: NA  
 Is surface water affected? No Nearest affected SW name: NA  
 Off-site beneficial use impacts (addresses/locations): NA

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 Piping Free Product	4 USTs	Disposed by Erickson	3/31/89
Soil	156 cy 6 cy	West Contra Costa Co L.F. Liquid Waste Mgmt, McKittrick	1/16-19/90 3/9/90
Groundwater Barrels			

Contaminant	Maximum Documented Contaminant Concentrations - - Before and After Cleanup			
	Soil (ppm)		Water (ppb)	
	<u>Before</u>	<u>After</u>	<u>Before*</u>	<u>After</u>
TPH (Gas)	ND	NA	4,400	NA
TPH (Diesel)	190	190	380,000	850
Benzene	ND	NA	16	ND
Toluene	ND	NA	ND	ND
Ethylbenzene	ND	NA	2.4	ND
Xylenes	ND	NA	3.1	ND
Oil & Grease	240	240	50,000	600
Heavy metals				
Other Cl-HC PNAs	ND NA		ND NA	ND

\*Grab groundwater sample collected from tank pit.

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

A piping leak and localized surface spill of used motor oil were discovered prior to February 1984. It appears contaminated soil was limited, extending from the pump island to the west end of the property line. This soil was subsequently excavated to the satisfaction of the SF RWQCB, as noted in a letter from the City of Dublin to Mr. Wolfe of the RWQCB, dated June 13, 1984.

**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: **None, pending site closure**  
 Number Decommissioned: **0** Number Retained: **6**  
 List enforcement actions taken: **None**  
 List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature:  Date: 2/3/95

Reviewed by


Name: Barney Chan Title: Haz Mat Specialist

Signature:  Date: 1/26/95

Name: Jennifer Eberle Title: Haz Mat Specialist

Signature:  Date: 2-3-95

VI. RWQCB NOTIFICATION

Date Submitted to RB: 2/4/95 RB Response: 

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature:  Date: 2/16/95

VII. ADDITIONAL COMMENTS, DATA, ETC.

Four USTs (2-12K diesel, 1-8000 diesel, 1-550 waste oil) were removed in March 1989. Groundwater was encountered in the excavation pit. Sidewall soil samples collected at 4-5' bgs exhibited up to 190 ppm TPH-D, but ND for TPH-G, BTEX, and Cl-HCs. A groundwater grab sample from the diesel tank pit exhibited up to 380 ppm TPH-D. A fifth UST (12K diesel) was not removed, but is still in use. This UST has been refinished internally with "Glass Armor" coating and approved by the Dougherty Regional Fire Authority.

Three monitoring wells were installed on August 9, 1989. Well MW-1, downgradient well from the diesel pit, detected 4.4 ppm TPH-G, 10.6 ppm TPH-D, and 16 ppb benzene. Well MW-2, cross gradient from the pit, detected 47 ppm TPH-D, and 50 ppm TOG.

To delineate the extent of the groundwater plume, well MW-4 was installed further downgradient of MW-1 on May 17, 1990. Initial groundwater sampling detected 22,000 ppb TPH-D and 8,600 ppb TOG. No BTEX was detected.

On March 1991 two additional wells were installed, MW-5 further downgradient from the former waste oil pit, and well MW-6, offsite, and further downgradient from well MW-4. MW-5 detected 74 ppm TPH-D and 160 ppm TOG. MW-6 did not detect any petroleum hydrocarbons.

The wells have been sampled sporadically up to 10 times, from August 1989 to October 1994. Monitoring results show a gradual and consistent decline in TPH-D and TOG over time. BTEX has not been detected in any of the wells, except for low to trace levels in MW-1 and MW-5. The last sampling

event in October 1994 detected 850 ppb TPH-D and 600 ppb TOG in well MW-5. Target compounds sought were not detected in the other five wells. Also, water from MW-1 was analyzed for and did not detect any levels of PNAs.

Groundwater flows generally to the south, southeast under an approximate gradient of .001 to .004 feet per foot. The contaminant plume has not extended beyond 200 feet to MW-6. Residual hydrocarbons in soil and groundwater are unlikely to continue to migrate further within the silty clays sediments found beneath the site.

Natural attenuation has been demonstrated for hydrocarbons in soil and groundwater. Contaminants left behind should not pose a human health risk and should continue to biodegrade over time.

Table 1: Summary of historical groundwater monitoring results for American City Truck Stop, Winning Action Investment, Dublin, CA

ppm

MONITORING WELL MW-1

DATE	TPHD	TOG	B	T	E	X
8/15/89	10.6	N/A	0.016	ND	0.0024	0.0031
12/13/89	60.0	N/A	ND	ND	ND	ND
6/20/90	4.3	7.2	ND	ND	ND	ND
8/30/90	15.0	20.0	ND	ND	ND	ND
3/01/91	<0.05	<0.5	N/A	N/A	N/A	N/A
7/19/91	10.0	20.0	N/A	N/A	N/A	N/A
1/17/92	3.2	<5	<0.0003	0.0006	0.0004	0.0024
9/24/92	0.69	ND	ND	ND	ND	ND
1/28/93	ND	ND	N/A	N/A	N/A	N/A

PNA<sub>s</sub>

10/1/94

MONITORING WELL MW-2

DATE	TPHD	TOG	B	T	E	X
8/15/89	47.0	50.0	ND	ND	ND	ND
12/13/89	34.0	95.0	ND	ND	ND	ND
6/20/90	1.2	ND	ND	ND	ND	ND
8/30/90	1.8	2.5	ND	ND	ND	ND
3/01/91	<0.05	1.9	N/A	N/A	N/A	N/A
7/19/91	2.3	8.9	N/A	N/A	N/A	N/A
1/17/92	0.65	<5	<0.0003	<0.0003	<0.0003	0.0006
9/24/92	0.26	ND	ND	ND	ND	ND
1/28/93	ND	ND	N/A	N/A	N/A	N/A

ND

10/1/94

MONITORING WELL MW-3

DATE	TPHD	TOG	B	T	E	X
8/15/89	2.0	N/A	ND	ND	ND	ND
12/13/89	1.7	N/A	ND	ND	ND	ND
6/20/90	ND	ND	ND	ND	ND	ND
3/01/91	0.45	0.6	N/A	N/A	N/A	N/A
7/19/91	0.32	0.7	N/A	N/A	N/A	N/A
1/17/92	0.16	<5	<0.0003	<0.0003	<0.0003	0.0003
9/24/92	ND	ND	ND	ND	ND	ND
1/28/93	ND	ND	N/A	N/A	N/A	N/A

MONITORING WELL MW-4

DATE	TPHD	TOG	B	T	E	X
6/20/90	22.0	8.6	ND	ND	ND	ND
8/30/90	0.56	2.4	ND	ND	ND	ND
3/01/91	0.73	1.4	N/A	N/A	N/A	N/A
7/19/91	0.72	1.2	N/A	N/A	N/A	N/A
1/17/92	N/A	N/A	N/A	N/A	N/A	N/A
9/24/92	N/A	N/A	N/A	N/A	N/A	N/A
1/28/93	0.13	ND	N/A	N/A	N/A	N/A

10/1/94

MONITORING WELL MW-5

DATE	TPHD	TOG	B	T	E	X
3/07/91	74.0	160	<0.0005	0.0012	0.001	0.0022
7/19/91	32.0	34	<0.0005	<0.0005	<0.0005	0.0020
1/17/92	0.66	<5	<0.0003	<0.0003	<0.0003	0.0009

PNA 3

9/24/92	0.17	ND	ND	ND	ND	ND
1/28/93	ND	ND	N/A	N/A	N/A	N/A
10/7/94	0.05	0.6	N/A	N/A	N/A	N/A

MONITORING WELL MW-6

ND

DATE	TPHD	TOG	B	T	E	X
3/07/91	<0.05	<0.5	N/A	N/A	N/A	N/A
7/19/91	<0.05	<0.5	N/A	N/A	N/A	N/A
1/17/92	<0.05	<5	<0.0003	<0.0003	<0.0003	<0.0003
9/24/92	ND	ND	ND	ND	ND	ND
1/28/93	ND	ND	ND	ND	ND	ND

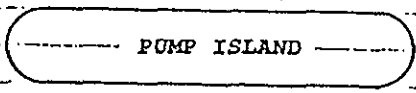
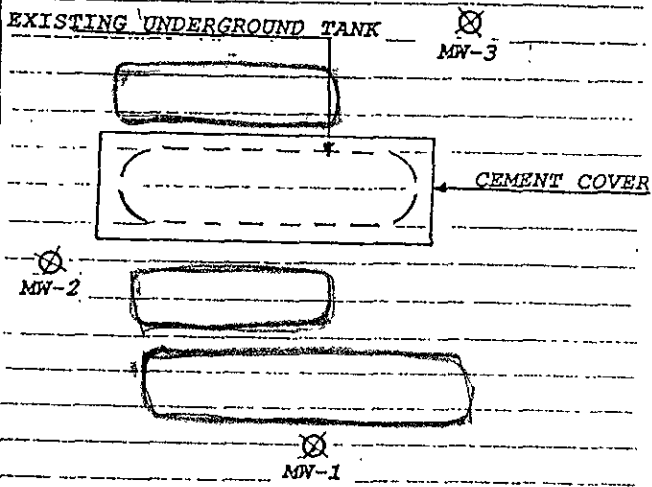
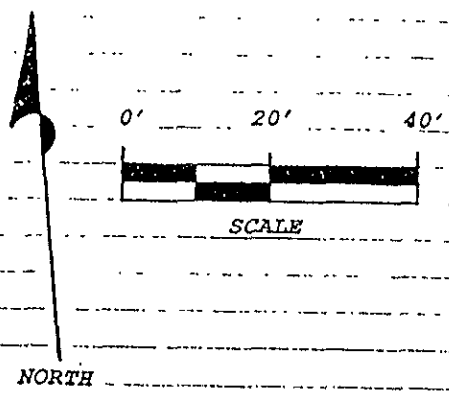
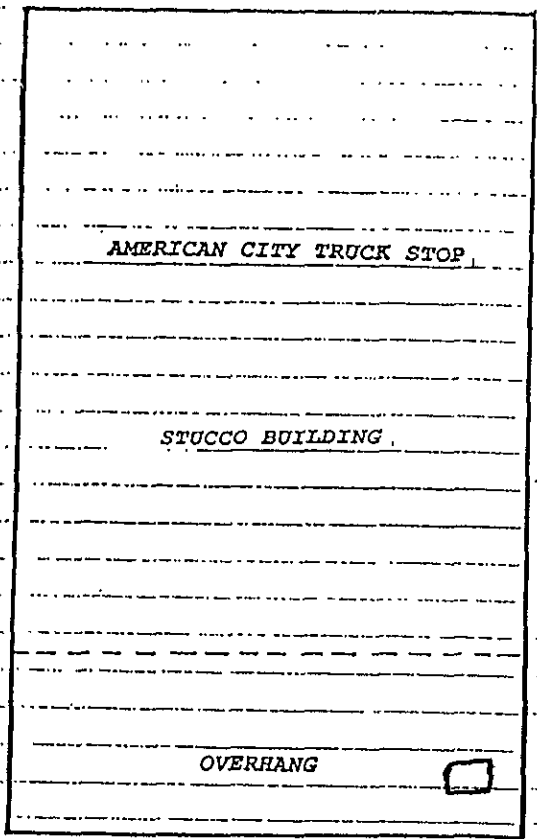
DHS/DWS FOR IS: 0.001 FOR BENZENE, 0.680 FOR ETHYLBENZENE AND 1.750 FOR XYLENES.

Note: 1989 and 1990 results reported in Winters Petroleum (1989), Safety Specialists (1989) and NSI (1990).

Concentrations expressed in milligrams per liter (mg/L), or ppm.

Abbreviations

- TPHD - total petroleum hydrocarbons as diesel
- B - benzene
- T - toluene
- X - xylenes
- E - ethylbenzene
- TOG - total oil and grease
- ND - not detected
- N/A - not analyzed
- DHS/DWS - California Department of Health Services Drinking Water Standards (CCR Title 22)



MW-5

BOUNDARY LINE (FENCE)

MW-4

Former USTs

MW-6

NSI  
Technology Services Corporation  
A ManTech International Company

FIGURE 1:  
SITE PLAN