



September 12, 1996  
STID 3697  
page 1 of 2

**REMEDIAL ACTION COMPLETION CERTIFICATION**

Jim Bickley  
Westburne Supply  
PO Box 65013  
Anaheim CA 92805

RE: P.E. O'Hare site, 309-4th St., aka 339-3rd St., Oakland CA 94607

Dear Mr. Boust,

Thank you for submitting the "Summary Report," dated 8/8/96, prepared by William Dubovsky Environmental. This report documents the destruction of three groundwater monitoring wells, as well as two soil borings in the vicinity of the former USTs.

This letter confirms the completion of site investigation and remedial action for the following two underground storage tanks at the above referenced site: 1,000-gallon gasoline, and 550-gallon heating oil. Based on 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 at this time.** Please be aware that this does not free present or future landowners or operators from cleanup responsibilities in the event that new information indicates a pollutant problem on the site or originating from the site. 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 you have any questions regarding this letter, please contact Jennifer Eberle at (510) 567-6700, ext. 6761. Attached is a copy of the Case Closure Summary, which was reviewed and approved by this agency and the Regional Water Quality Control Board (RWQCB).

Very truly yours,

A handwritten signature in cursive script that reads "Mee Ling Tung".


Mee Ling Tung, Director

September 12, 1996

STID 3697

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Jim Bickley

cc: Acting Chief, Environmental Protection Division  
Kevin Graves, RWQCB  
Lori Casias, SWRCB (with attachment)  
Bill Dubovsky, 3931 Luneman Rd., Placerville CA 94667  
 Jennifer Eberle (3 copies)

LOP/Completion

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enclosure (clos sum)

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

**I. AGENCY INFORMATION**

Date: August 20, 1996

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

**II. CASE INFORMATION**

Site facility name: P.E. O'Hare  
Site facility address: 309 4th Street, Oakland 94607  
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3697  
URF filing date: 1/12/90 SWEEPS No: N/A

Responsible Parties:                      Addresses:                      Phone Numbers:

Jim Bickley, Westburne Supply, P.O. Box 65013, Anaheim, CA 92805

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	1,000	Gasoline	Removed	1/22/90
2	550	heating oil	removed	4/29/96

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: Unknown  
Site characterization complete? YES  
Date approved by oversight agency: 12/26/95  
Monitoring Wells installed? Yes Number: 3  
Proper screened interval? Yes, 7 to 20' bgs  
Highest GW depth below ground surface: 10.08' Lowest depth: 11.34' in MW-1  
Flow direction: Westerly  
Most sensitive current use: Light industrial and commercial  
Are drinking water wells affected? No Aquifer name: Unknown  
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

96 SEP 11 AM 8:56  
EMERGENCY  
PROTECTION  
71 INVENTOR

Page 1

## Leaking Underground Fuel Storage Tank Program

### 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	1,000 gal	unknown	1/22/90
Tank	550 gal	disposed to Erickson	4/29/96
Soil	54 cy	Vasco Rd L.F. in Livermore	9/9-12/94

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

Contaminant	Soil (ppm)		Water (ppb)	
	Before <sup>1</sup>	After <sup>2</sup>	Before	After
TPH (Gas)	18,000	ND	300	61
TPH (Diesel)		15*		
Benzene	63	ND	ND	ND
Toluene	790	ND	ND	ND
Ethylbenzene	310	ND	ND	ND
Xylenes	2,300	ND	0.6	ND

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

- 1 Sidewall soil sample collected at 12' bgs from east wall during overexcavation. Additional soil was not removed.
- \* Maximum TPHd concentration from below heating oil UST removed 4/29/96; BTEX was ND.
- 2 Soil borings done at 12'bgs on 7/19/96 in same area as original hits.

**See Section VII, Additional Comments, etc...**

## 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: **None**

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

Monitoring wells Decommissioned: **3**

Number Decommissioned: **3**      Number Retained: **0**

List enforcement actions taken: **None**

List enforcement actions rescinded: **NA**

## Leaking Underground Fuel Storage Tank Program

### V. ADDITIONAL COMMENTS, DATA, ETC.

There is no complete documentation available to this agency regarding the subsurface investigations prior to, and up to the time of the removal of a 1,000 (?) gallon gasoline UST, which reportedly occurred on January 22, 1990. Originally it was proposed to close the tank in place, and on August 22, 1988 a soil boring was advanced adjacent to the tank where a soil sample was collected and analyzed for TPH-G and BTEX. Up to 2,100 ppm TPH-G, and 20, 130, 50, and 300 ppm BTEX, respectively, were detected.

Since it appeared there was a significant release of fuel products to the subsurface, the UST was removed on 1/22/90. Soil samples collected from the bottom of the tank pit exhibited up to 1,400 ppm TPH-G, and ND, ND, 2.0, and 13 ppm BTEX, respectively. A sample from under the pump island exhibited up to 13,000 ppm TPH-G, and ND, ND, 2.0, and 640 ppm BTEX, respectively. **See Figure 1** for the site vicinity.

In October 1992 the tank pit was overexcavated to a depth of approximately 13' where groundwater was encountered. Confirmation soil samples were collected from each sidewall at approximately 12 to 13' bgs. Sample 3 from the east wall exhibited up to 18,000 ppm TPH-G, and 63, 790, 310, and 2,300 ppm BTEX, respectively. **See Figure 2**. The pit was backfilled at this point with clean imported soil.

Three monitoring wells (MW-1, MW-2, and MW-3) were installed to evaluate groundwater quality and flow direction beneath the site. **See Figure 3**. Soil samples were only collected from boring/well MW-1, immediately southwest of the former tank pit. Soil was collected in the borehole for MW-1 at 5', 10', 15', and 19.5' bgs. These four samples were analyzed. Results indicated ND concentrations of gasoline and BTEX, with the exception of 0.53 mg/kg TPHg at 5' bgs.

Groundwater has been sampled for 8 events (from 11/92 to 3/95), exhibiting low to trace levels of TPH-G (55 to 300 ppb) and ND for BTEX; **See Table 1**. Groundwater has consistently flowed to the west. The fuel release has not significantly impacted groundwater quality beneath the site. Subsurface soils in the vicinity of the former USTs consist of sands to 14' bgs, then clay to 21' bgs.

Further investigation was conducted in order to assess the current state of residual hydrocarbon soil contamination. **See Figure 4**. Two soil borings were drilled on 7/19/96; SB1 was located approximately 4' East of the former "hotspot" shown on Figure 2. SB2 was located between SB1 and the building, in order to identify possible contamination that may exist towards or beneath the building. The borings were drilled to 12' bgs; soils encountered were sands. Groundwater was encountered at 11' in SB1 and 12' in SB2. One soil sample was collected from each boring at a depth of 12', which is the same depth as the previous "hotspot" sample. Results from each boring indicated ND TPHg and ND BTEX.

### Leaking Underground Fuel Storage Tank Program


The three wells were destroyed during this investigation, on 7/19/96, under supervision of a Civil Engineer.

To summarize, the reasons that this case should be closed are as follows:

- \* The sources have been removed (two USTs and 54 cubic yards of contaminated soil);
- \* The site has been adequately characterized;
- \* The downgradient wells (MW1 and MW2) have been ND for BTEX;
- \* TPH-g has been ND or at low concentrations in the downgradient wells;
- \* There are no sensitive human or environmental receptors in the site vicinity: the estuary lies approximately 1,700 feet from the site (a significant and unlikely distance for a hydrocarbon plume to travel);
- \* There is likely no significant risk to human health; and
- \* The closure letter will require agency notification if there is a proposal for a change in land use, site activity, or structural configuration of the site (ie basements in new buildings where none were before).

#### VI. LOCAL AGENCY REPRESENTATIVE DATA

Name: Jennifer Eberle Title: Haz Mat Specialist


Signature: 

Date: 8-20-96

Reviewed by

Name: Eva Chu


Title: Haz Mat Specialist

Signature: 

Date: 8/20/96

Name: Tom Peacock

Title: LOP Manager

Signature: 

Date: 8-21-96

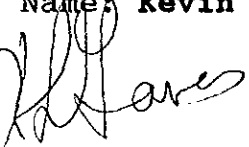
#### VII. RWQCB NOTIFICATION

Date Submitted to RB: 8-22-96

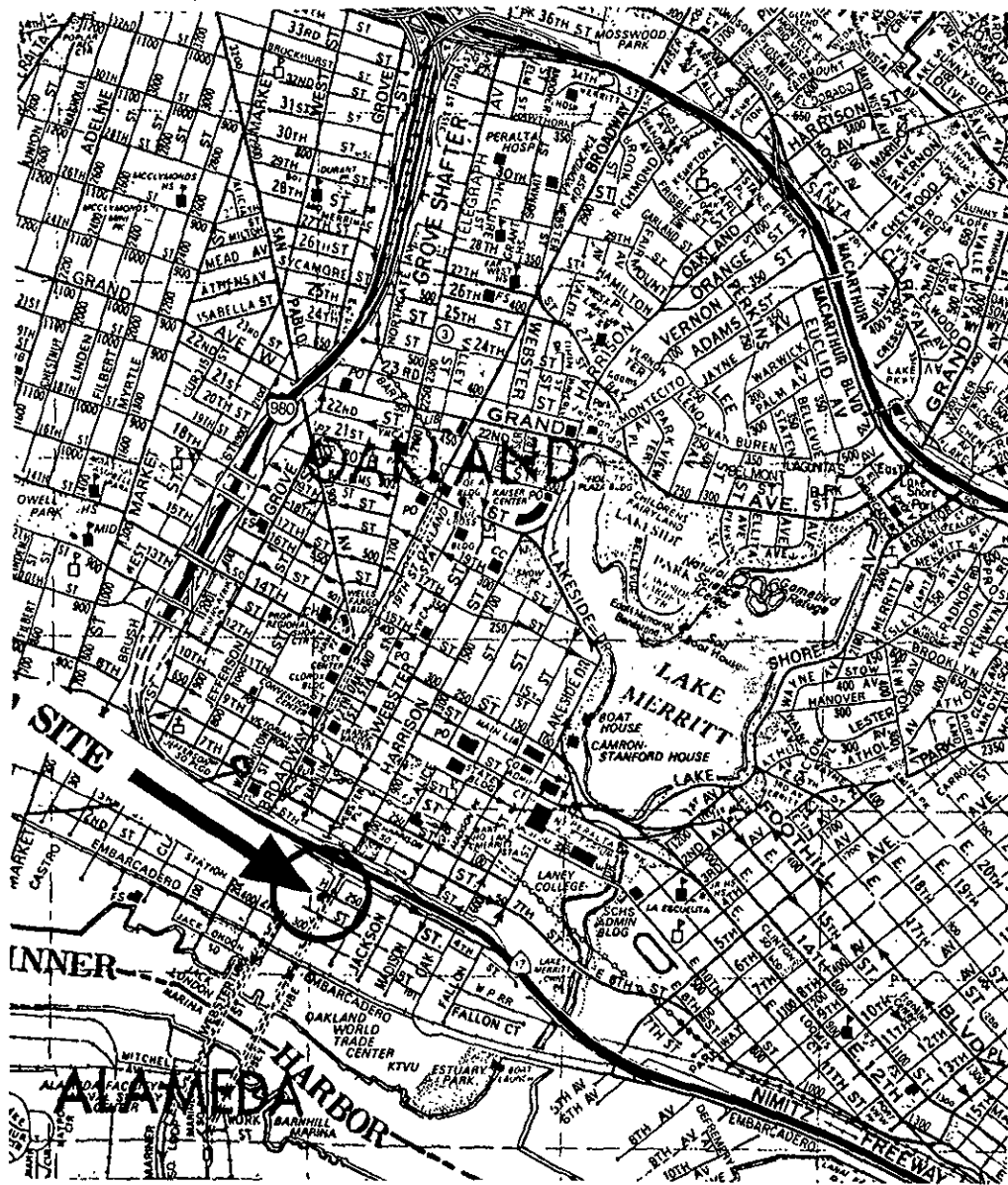
RB Response: 

RWQCB Staff Name: Kevin Graves

Title: AWRCE

Signature: 

Date: 9/5/96



**William Dubovsky Environmental**

*Brokerage • Environmental Consultant • Project Management*

**Vicinity Map**

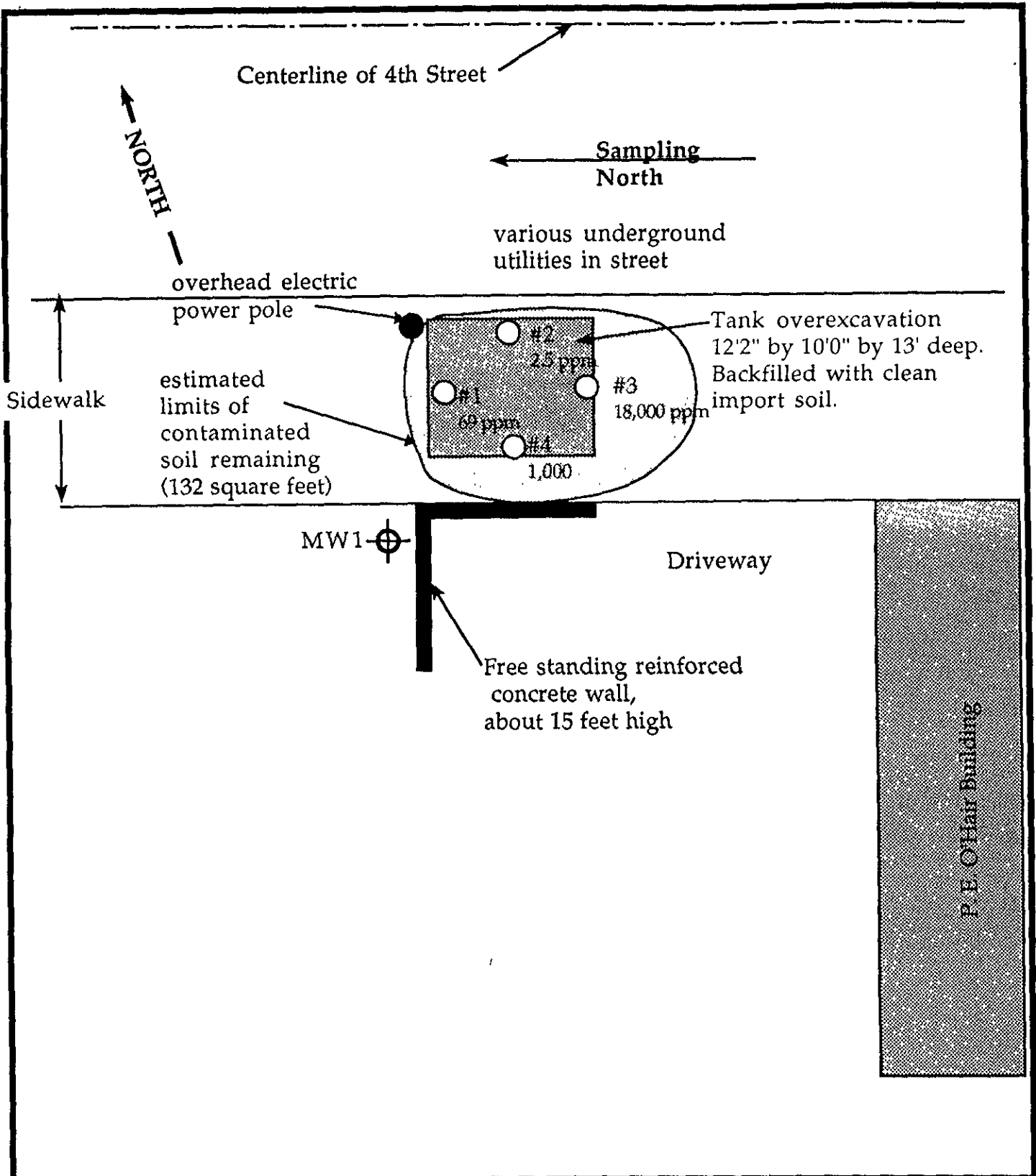
P. E. O'Hair  
309 Fourth Street  
Oakland, California

Project Number: 9253

Drawn by: JNC

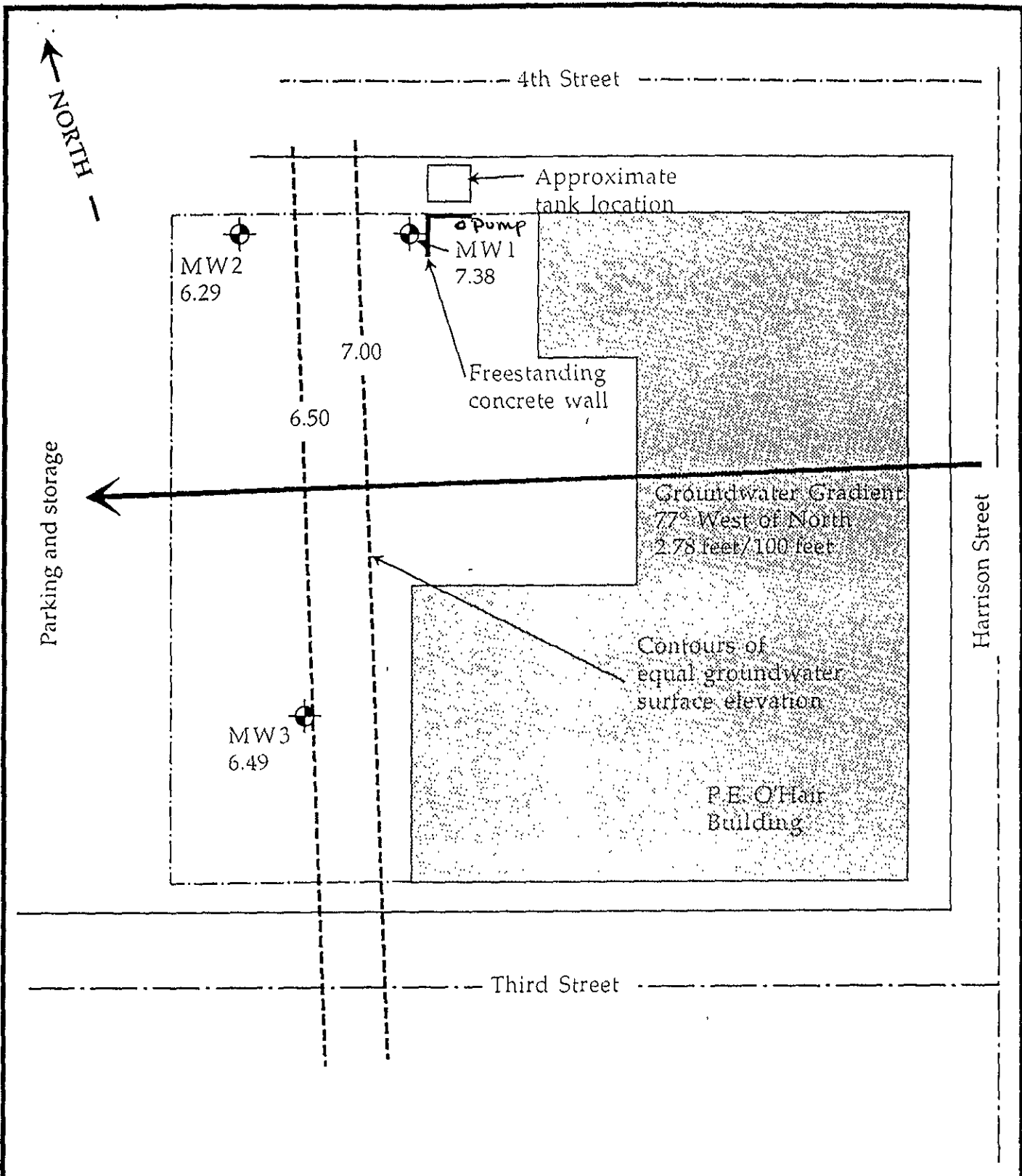
Date: August, 1996

Figure Number: 1



WILLIAM DUBOVSKY ENVIRONMENTAL		LIMITS OF SOIL CONTAMINATION	
		P. E. O'Hair	
		309 4th Street	
		Oakland, California	
○ Sample location and designation			
Project Number: 9253	Drawn by: JNC	1" = 10'	December 1995
			Figure Number: 2





WILLIAM DUBOVSKY ENVIRONMENTAL

Groundwater Gradient  
 03/14/95  
 P. E. O'Hair  
 339 Third Street  
 Oakland, California

⊙ Boring and Monitoring Well Location

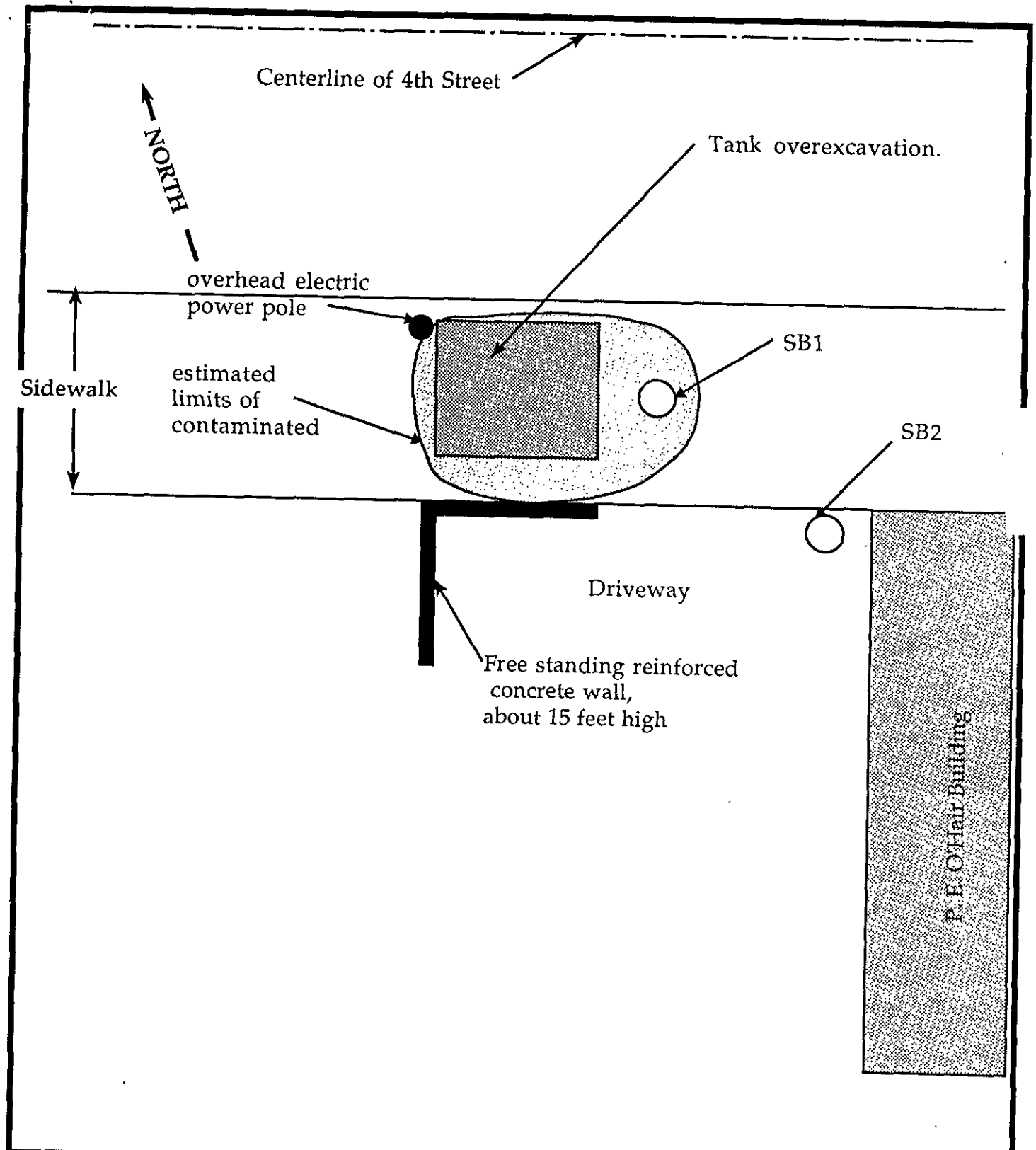
Project Number: 9253

Drawn by: JNC

1" = 40'

April, 1995

Figure Number: 3



WILLIAM DUBOVSKY ENVIRONMENTAL		Soil Boring Location Plan P. E. O'Hair 309 4th Street Oakland, California		
○ Boring location and designation				
Project Number: 9253	Drawn by: JNC	1" = 10'	August 1996	Figure Number: 4

TABLE 1  
GROUNDWATER ANALYTICAL RESULTS

Well ID	Date of Sampling	Casing Elevation	Depth to Water (feet)	Ground Water Elevation	Free Product or Sheen	TPH-G (ppb)	BTEX (ppb)	LABORATORY
MW1	11/02/92	17.46	10.82	6.64	None	220	ND/ND/ND/0.6	ANAMETRIX
MW1	01/19/93	17.46	10.32	7.14	None	300	ND/ND/ND/ND	ANAMETRIX
MW1	03/23/93	17.46	11.34	6.12	None	270	ND/ND/ND/ND	ANAMETRIX
MW1	06/24/93	17.46	10.62	6.84	None	ND	ND/ND/ND/ND	ANAMETRIX
MW1	09/21/93	17.46	10.95	6.51	None	150	ND/ND/ND/ND	ANAMETRIX
MW1	12/16/93	17.46	10.78	6.68	None	100	ND/ND/ND/ND	ANAMETRIX
MW1	03/16/94	17.46	10.54	6.92	None	260	ND/ND/ND/ND	ANAMETRIX
MW1	03/14/95	17.46	10.08	7.38	None	61	ND/ND/ND/ND	ANAMETRIX
MW2	11/03/92	16.96	11.41	5.55	None	160	ND/ND/ND/ND	ANAMETRIX
MW2	01/19/93	16.96	10.86	6.10	None	85	ND/ND/ND/ND	ANAMETRIX
MW2	03/23/93	16.96	11.43	5.53	None	ND	ND/ND/ND/ND	ANAMETRIX
MW2	06/24/93	16.96	11.25	5.71	None	ND	ND/ND/ND/ND	ANAMETRIX
MW2	09/21/93	16.96	11.53	5.43	None	ND	ND/ND/ND/ND	ANAMETRIX
MW2	12/16/93	16.96	11.36	5.60	None	56	ND/ND/ND/ND	ANAMETRIX
MW2	03/16/94	16.96	11.15	5.81	None	ND	ND/ND/ND/ND	ANAMETRIX
MW2	03/14/95	16.96	10.67	6.29	None	55	ND/ND/ND/ND	ANAMETRIX

screened 7-21'  
~~6-20' by 5~~  
(1st water 18')

screened  
~~9-24'~~ 10-25'  
(1st water not documented)

Well ID	Date of Sampling	Casing Elevation	Depth to Water (feet)	Ground Water Elevation	Free Product or Sheen	TPH-G (ppb)	BTEX (ppb)	LABORATORY
MW3	11/03/92	16.56	10.94	5.92	None	ND	ND/ND/ND/ND	ANAMETRIX
MW3	01/19/93	16.56	10.26	6.30	None	53	ND/ND/ND/1.1	ANAMETRIX
MW3	03/23/93	16.56	10.27	6.29	None	ND	ND/ND/ND/ND	ANAMETRIX
MW3	06/24/93	16.56	10.65	5.91	None	ND	ND/ND/ND/ND	ANAMETRIX
MW3	09/21/93	16.56	10.96	5.60	None	180	ND/ND/ND/ND	ANAMETRIX
MW3	12/15/93	16.56	10.73	5.83	None	ND	ND/ND/ND/ND	ANAMETRIX
MW3	03/16/94	16.56	10.54	6.02	None	ND	ND/ND/ND/ND	ANAMETRIX
MW3	03/14/95	16.56	10.07	6.49	None	ND	ND/ND/ND/ND	ANAMETRIX

*screened  
10-25'  
(1st water not  
documented)*

NOTES: ND Not detected above detection limit  
 TPH-G Total Petroleum Hydrocarbons as GASOLINE  
 BTEX Benzene, Toluene, Ethylbenzene, Xylenes  
 ppb parts per billion

*probably all wells are  
screened  
properly.*