

**ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY**



ALEX BRISCOE, Agency Director

**Notification of
Potential Case Closure for Fuel Leak Case**

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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1310 14th Street, Oakland, CA
Fuel Leak Case No. RO000018 and
Geotracker Global ID T0600100262

Site Remediation Summary

This Fact Sheet has been prepared to inform community members and other interested stakeholders regarding potential case closure for a fuel leak case in the northwest portion of the property located at 1310 14th Street, Oakland, California (Site). Petroleum hydrocarbons were detected in soil and groundwater samples collected during removal of underground storage tanks (UST) in December 1988 and January 1989. Approximately 1,200 cubic yards of contaminated soil was removed during the UST excavation. Further cleanup using product skimming, soil vapor extraction, groundwater extraction, and multi-phase extraction was conducted at the site from 1989 until 1999 when cleanup was stopped due to limited contaminant recovery by the remediation system. Following groundwater monitoring and additional site investigation activities including soil vapor sampling, a screening health risk evaluation was completed in May 2009. The screening health risk evaluation found that risks/hazards due to the residual contamination on site were within acceptable ranges for on-site commercial users of the site and off-site residents. However, the residual contamination may pose an unacceptable risk to future construction workers during intrusive construction work such as excavation. In order to prevent potential future exposure to residual contamination, institutional controls are proposed to control future land use and on-site activities. The institutional controls will be in the form of a Deed Restriction and Risk Management Plan (RMP).

implementation of a Deed Restriction and an RMP. The requirements of the Deed Restriction include, but are not limited to: (a) future development is limited to industrial, commercial, or office space, and no residential or municipal development would be permitted; (b) maintenance of a surface cap across the deed restricted portion of the property; (c) notification of regulatory agencies prior to disturbing surface soils; and (d) no installation of groundwater supply wells on the Site. Key requirements of the RMP are: (a) compliance with deed restriction requirements during any site redevelopment; and (b) development of a site-specific health and safety plan for future any future disturbance of subsurface soils.

Next Steps

The responsible parties are working with Alameda County Environmental Health (ACEH) to implement the institutional controls. The implementation process is described in a report prepared by Environmental Cost Management titled *Corrective Action Plan*, dated April 19, 2010. The public is invited to review and comment on the cleanup action proposed in this report, available on the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). In addition, an annual report of site conditions will be submitted to the ACEH to ensure compliance with the various institutional controls outlined in the Deed Restriction and RMP.

Site Background

The Site is located at the northeast corner of 14th Street and Mandela Parkway. When the facility was operational, it was used for distribution of ice cream and packaged fresh milk by trucks. The trucks were fueled and maintained at the northwest corner of the facility. Land use surrounding the Site is light industrial and residential.

Please send written comments regarding the corrective action to Jerry Wickham at the address below. All written comments will be considered and responded to, prior to a final determination of the proposed cleanup.

For additional information, please contact:

Jerry Wickham Alameda County Environmental Health 1131 Harbor Bay Parkway, Ste 250 Alameda, CA 94502 Phone: 510-567-6791 E-mail: jerry.wickham@acgov.org	Binayak Acharya ECM, Inc. 3525 Hyland Ave., Ste 200 Costa Mesa, CA 92626 Phone: 661-255-1693 E-mail: bacharya@ecostmanage.com
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Remediation Alternative: Institutional Controls

Following 15 years of active remediation (including soil excavation, vapor extraction, and groundwater extraction), and monitoring of hydrocarbon impacts at the Site, implementation of institutional controls are being recommended as a final corrective action. Institutional controls for the Site consist of two primary components:

Site:

1310 14th Street
Oakland, CA

Proposed Action:
Institutional controls

Public Comment Period:
October 21, 2010
through
November 20, 2010

