



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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March 9, 2011

Dr. Sadiq B. Ikharo
Vice Chancellor of General Services
Peralta Community College District
333 East 8th Street
Oakland, CA 94606

Subject: Case File Review for Fuel Leak Case No. RO0000384 and GeoTracker Global ID T0600100983,
Peralta College District, 501 5th Avenue, Oakland, CA 94606

Dear Dr. Ikharo:

The above referenced site remains as an open fuel leak case. Based on our review of the case files, tank removals, soil and groundwater sampling, interim soil excavation, and groundwater monitoring took place at various times between 1992 and 1999. No site investigation, cleanup, or monitoring activities related to the former underground storage tanks (USTs) appear to have taken place after 1999 although additional actions were requested by Alameda County Environmental Health (ACEH) staff in 2001.

Releases of petroleum hydrocarbons occurred from USTs in at least two areas of the site. In 1992, five USTs were removed from an area west of the Main Warehouse Building at 501 5th Avenue and east of the Peralta Community College District Administration Building. During excavation and removal of the five USTs, a brown liquid was observed floating on groundwater in the excavation. Soil and groundwater samples collected from the UST excavation in September 1992 contained petroleum hydrocarbons as gasoline and diesel. In May and June 1995, soil excavation was initiated in the area of the five former USTs. During the course of the soil removal action, an additional four unknown abandoned USTs were encountered. One of the four unknown USTs was left in place to avoid damaging a nearby portable structure. The extent of excavation was apparently also limited by the presence of utilities. Soil confirmation samples collected at the sidewalls of the final excavation indicated that elevated concentrations of petroleum hydrocarbons were left in place outside the excavation. No confirmation soil samples appear to have been collected at the base of the excavation to indicate what was left in place below the excavation. In 1998, the portable structures were moved and the fourth UST was removed. Additional soil was excavated around the UST and monitoring well MW-3.

In November 1993, three fiberglass gasoline USTs were removed from the site from an area southwest of the Main Warehouse Building and southeast of the Peralta Community College District Administration Building. Petroleum hydrocarbons were detected in soil and groundwater samples collected from the excavation.

I have been assigned the case worker for this fuel leak case. Please send all future correspondence to my attention. Based on recent review of the case files by ACEH staff, several issues, which are identified in the technical comments below, have not been fully addressed. We request that you prepare a Work Plan that addresses the technical comments below.

TECHNICAL COMMENTS

- 1. Potential for Additional Abandoned USTs to Remain in Place.** Prior to use by Peralta Community College District, the site was previously a City of Oakland Vehicle and Equipment Maintenance Yard. A facility labeled on Sanborn maps as the City of Oakland Gas Station/Oil Depot was present from the 1936 to the 1960s in the area of the former USTs. The Main Warehouse Building at 501 5th Avenue was apparently the Oakland Vehicle Maintenance Garage. Four abandoned USTs were encountered in this area during a soil removal action in 1995. It is not clear whether attempts were made to locate possible additional abandoned USTs outside the area of the 1995 excavation. We request that you provide additional information regarding previous attempts to locate possible abandoned USTs in this area or conduct a geophysical survey in the area. Please include this information or plans for geophysical surveys in the Work Plan requested below.
- 2. Residual Petroleum Hydrocarbons in Area of USTs.** The 1995 soil removal action uncovered various concrete pillars, dikes, sumps, layers of buried asphalt, and "oil-coated baserock". Soil confirmation samples collected from the sidewalls of the 1995 excavation contained up to 5,200 milligrams per kilogram of TPH as gasoline (E24). The extent of the potentially impacted area outside the former UST excavation does not appear to have been fully defined. In addition, no confirmation soil samples appear to have been collected at the base of the excavation to indicate what was left in place below the excavation. We request that you include plans to complete definition of the extent of contamination in the Work Plan requested below. Please see technical comments 3, 4, 5, and 6 below regarding other areas where residual contamination was detected and/or likely remains in place.
- 3. Unknown Hydrocarbons in Groundwater from Soil Boring B-8.** In 1992, a Phase II Site Investigation was conducted throughout a portion of Laney College by Environ Corporation on behalf of Kaiser Permanente (*Site Investigation Report*, Environ Corporation, September 21, 1992). A total of 24 soil borings were advanced throughout an area bordered by 10th Street, 5th Avenue, the Nimitz Freeway, and Lake Merritt Tidal Canal. Soil boring B-8 was advanced adjacent to the Main Warehouse Building at 501 5th Avenue at a location which is south of the former USTs removed in 1992 and 1995. A groundwater sample collected from boring B-8 contained 730,000 micrograms per liter of "unknown hydrocarbons." Total Recoverable Petroleum Hydrocarbons (TRPH) were detected in a soil sample from boring B-8 at a concentration of 20,000 milligrams per kilogram. The source of the TRPH and "unknown hydrocarbons," is unknown and does not appear to have been investigated. We request that you include plans to identify the source and nature of the "unknown hydrocarbons," detected in soil and groundwater in boring B-8.
- 4. Petroleum Hydrocarbons Detected in Boring B-20 (Plume A).** Petroleum hydrocarbons were detected in a groundwater sample collected from boring B-20, which is located near the intersection of East 8th Street towards the Lake Merritt Tidal Canal (see attached Plate 6). Boring B-20 was advanced as part of a Phase II Site Investigation that was conducted throughout a portion of Laney College by Environ Corporation on behalf of Kaiser Permanente (*Site Investigation Report*, Environ Corporation, September 21, 1992). Boring B-20 was apparently advanced at this location to investigate a truck service station that was present at this location from 1947 to 1969. A plume (Plume A on attached Plate 6) appears to originate from this area. No follow-up investigation to boring B-20 appears to have taken place. We request that you include plans in the Work Plan

requested below to investigate the former truck service station area and also to investigate the potential for Plume A to discharge to the Lake Merritt Tidal Canal.

5. **Petroleum Hydrocarbons Detected in Borings B-10 and B-14 (Plume B).** Petroleum hydrocarbons were detected in a groundwater samples collected from borings B-10 and B-14, which are located near the baseball field at Laney College (see attached Plate 6). Borings B-10 and B-14 were advanced as part of a Phase II Site Investigation that was conducted throughout a portion of Laney College by Environ Corporation on behalf of Kaiser Permanente (*Site Investigation Report*, Environ Corporation, September 21, 1992). Borings B-10 and B-14 were apparently advanced at this location to investigate a former service station that was present at this location from 1959 to 1969. A plume (Plume B on attached Plate 6) appears to originate from this area. No follow-up investigation to borings B-10 and B-14 appear to have taken place in this area. We request that you include plans in the Work Plan requested below to investigate the former service station area and also to investigate the potential for Plume B to discharge to the Lake Merritt Tidal Canal.
6. **Potential Discharge to Lake Merritt Tidal Canal near B-1.** Petroleum hydrocarbons were detected in a groundwater sample collected from boring B-1, which is located adjacent to the Lake Merritt Tidal Canal. Boring B-1 was advanced as part of a Phase II Site Investigation that was conducted throughout a portion of Laney College by Environ Corporation on behalf of Kaiser Permanente (*Site Investigation Report*, Environ Corporation, September 21, 1992). Boring B-1 was advanced at this location to investigate an area of stained soils. No follow-up investigation to boring B-1 appears to have taken place in this area. We request that you include plans in the Work Plan requested below to investigate the area of Boring B-1 and the potential for discharges of petroleum hydrocarbons to the Lake Merritt Tidal Canal.
7. **Potential Vapor Intrusion to Indoor Air.** No soil vapor sampling or an assessment of the potential for vapor intrusion to indoor air has been conducted in the areas affected and potentially affected by releases from the former USTs. Please include plans to conduct soil vapor sampling in the Work Plan requested below.
8. **Sensitive Receptors.** We request that you include a sensitive receptor survey in the Work Plan requested below to identify any sensitive receptors or water supply wells that currently and potentially could be affected by releases from the former USTs and the petroleum hydrocarbon plumes described in the technical comments above.
9. **GeoTracker Requirements.** A review of the State Water Resources Control Board's GeoTracker database indicates that your site still has not been "claimed," and documents have not been uploaded to the GeoTracker database. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). In order for your site to be in compliance with these requirements, you are required to claim your site and subsequently electronically transmit reports and other site data, as required. Failure to claim the site and upload the required documents may result in ineligibility of site investigation and corrective action costs incurred at the site from the Underground Storage Tank Clean-Up Fund. Please visit the SWRCB website for more information on these

requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting). To “claim” your site, you or your consultant are required to obtain a password by logging on to the State Water Board Web site at <http://geotracker.swrcb.ca.gov> and then clicking on Electronic Submittal of Information. The password is used by you or your consultant to upload the required analytical data into the GeoTracker database.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **June 9, 2011** – Site Investigation Work Plan

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org. Case files can be reviewed online at the following website: <http://www.acgov.org/aceh/index.htm>.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

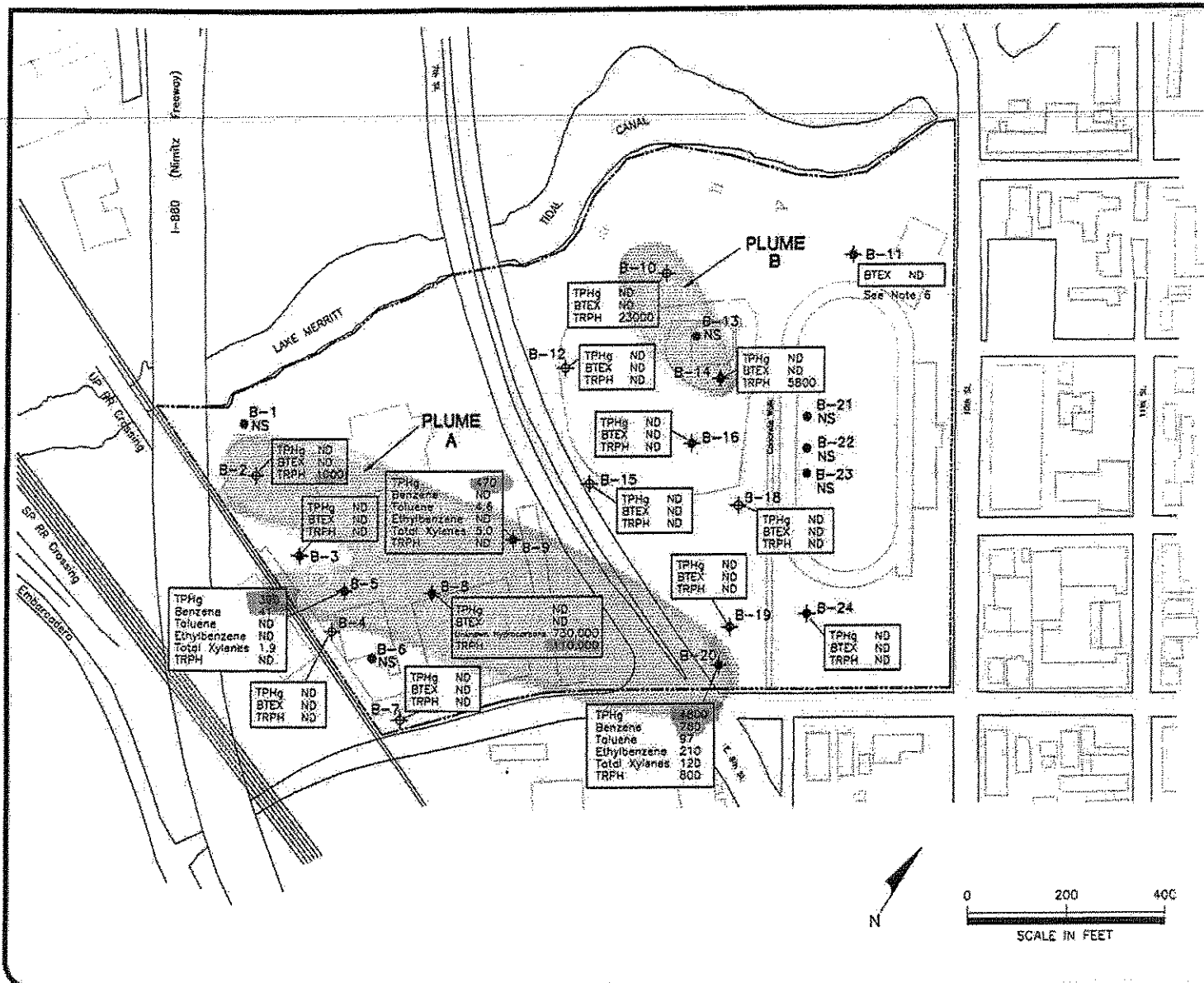
Attachments: Plate 6 from *Site Investigation Report*, Environ Corporation, September 21, 1992
Responsible Party(ies) Legal Requirements/Obligations
Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (*Sent via E-mail to: lgriffin@oaklandnet.com*)

Robert Mibach, Peralta Community College District, 333 East 8th Street, Oakland, CA 94606

Donna Drogos, ACEH (*Sent via E-mail to: donna.drogos@acgov.org*)
Jerry Wickham, ACEH (*Sent via E-mail to: jerry.wickham@acgov.org*)

GeoTracker, e-File



EXPLANATION

Existing Buildings

Site Boundary

◆ B-11 Ground Water Grab and Soil Sample Location

● B-21 NS Soil Sample Location, No Ground Water Sample Collected

◆ B-18 Ground Water Grab Sample Location

ND Compound(s) Not Detected

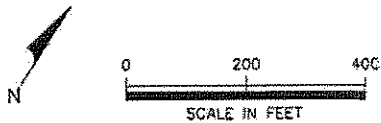
NOTES:

1. TPHg = Total Petroleum Hydrocarbons, gasoline fraction, by modified EPA Test Method 8015.
2. BTEX = Benzene, Toluene, Ethylbenzene and Xylenes by modified EPA Test Method 8015.
3. TRPH = Total Recoverable Petroleum Hydrocarbons by EPA Test Method 418.1.
4. Test results are from ground water grab samples collected between August 25 and 28, 1992.
5. All results in ug/l.
6. Because of very fine-grained soils at this location, only enough sample could be collected to test by EPA Test Methods 8010 and 8020.

ENVIRON
 Center in Health and Environmental Science
 2820 Shellmound Street, Suite 703, Emeryville, California 94508

**Ground Water Test Results
 Petroleum Hydrocarbons and BTEX
 Compounds
 Laney College
 Oakland, California**

DATE 9/10/92	CONTRACT NUMBER 05-28218	PAGE 6
DRIVER DC	APPROVED	POSTED



Attachment 1

Responsible Party(ies) Legal Requirements / Obligations

REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	REVISION DATE: July 20, 2010
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as **a single portable document format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

- 1) Obtain User Name and Password
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to dehloptoxic@acgov.org
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses,** and the **Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
 - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload.** (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
 - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.