



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

San Francisco Bay Regional Water Quality Control Board

January 22, 2015
File No. 01-0170 (RAL)

Desert Petroleum Inc.
Attn: Mr. Robert Tribble
3781 Telegraph Road
Ventura, CA 93003-3420
e-mail: R_Tribble@sbcglobal.net

Kin Man Li et al.
P.O. Box 348
Oakland, CA 94604
e-mail: TomLee919@gmail.com

SUBJECT: Transmittal of Closure Letter for the Former Desert Petroleum Underground Storage Tank Site, 4035 Park Blvd., Oakland, Alameda County

Dear Messrs:

Attached please find the uniform underground storage tank closure letter and the case closure summary for the subject site.

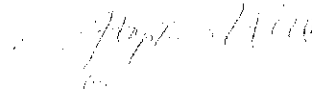
Based on the site specific information and data available in GeoTracker and the Regional Water Board's case file, we conclude that this case meets all the criteria of the State Board's Low-Threat Underground Storage Tank Case Closure Policy and that a No Further Action determination is appropriate.¹

There is minor residual petroleum-contaminated soil and groundwater at this site that could pose an unacceptable risk as a result of future construction/redevelopment activities, such as onsite excavation activities, the installation of water wells at or near the site, or change to a more sensitive land use. Contractors performing subsurface activities at the site should be prepared to encounter soil and groundwater contaminated with petroleum hydrocarbons, and any encountered pollution should be managed properly to avoid threats to human health or the environment. Proper management may include sampling, risk assessment, additional cleanup work, mitigation measures, or some combination of these tasks.

¹ See State Water Resources Control Board webpage:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

If you have any questions, please contact Ralph Lambert of my staff at (510) 622-2382 or at RALambert@waterboards.ca.gov.

Sincerely,



Digitally signed by Stephen Hill
Date: 2015.01.22 14:46:51
-08'00'

Bruce H. Wolfe
Executive Officer

Attachments:

Case closure letter
Case closure summary
Site Map

Copy via email with attachments:

Alameda County Environmental Health
Attn.: Mr. Mark Detterman
Email: Mark.Detterman@acgov.org

SWRCB, UST Cleanup fund Unit
Attn.: Ms. Lisa Labrado
Email: LLabrado@waterboards.ca.gov

Western Geo-Engineers
Attn.: Mr. George Converse
Email: Wege@cal.net

Mr. Tony Razi
3609 East 14th Street
Oakland, CA 94601

Attorney for Glenview Neighborhood Association
Attn.: Mr. Robert Gray
Email: R_Gray40@sbcglobal.net

Glenview Neighborhood Association
Attn.: Robert Roat
Email: Broat@earthlink.net



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3781 Telegraph Road
Ventura, CA 93003-3420
e-mail: R_Tribble@sbcglobal.net

Mr. Kin Man Li et al.
P.O. Box 348
Oakland, CA 94604
e-mail: TomLee919@gmail.com

SUBJECT: Closure Letter for the Former Desert Petroleum Underground Storage Tank Site, 4035 Park Blvd., Oakland, Alameda County

Dear Messrs:

This letter confirms the completion of a site investigation and corrective action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank are greatly appreciated. Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

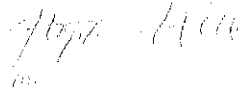
- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

DR. PERRY F. YOUNG, CHAIR | BRUCE H. WOLFE, EXECUTIVE OFFICER

1515 Clay St., Suite 1400, Oakland, CA 94612 | www.waterboards.ca.gov/sanfranciscobay

Please contact Ralph Lambert of my staff at (510) 622-2382 or by email at RALambert@waterboards.ca.gov if you have any questions regarding this matter.

Sincerely,



Digitally signed by Stephen Hill
Date: 2015.01.22 14:47:32
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Bruce H. Wolfe
Executive Officer

CASE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: January 22, 2015

Agency Name: SF Bay Regional Water Quality Control Board	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: 510-622-2382
Responsible Staff Person: Ralph Lambert	Title: Engineering Geologist

II. SITE INFORMATION

Site Facility Name: Desert Petroleum #793				
Site Facility Address: 4035 Park Blvd., Oakland, CA. 94602				
RB Case Nos.: 01-0170	Local or LOP Case No.: 1248	Priority: N/A		
URF Filing Date: 12/08/1989	SWEEPS No.: N/A			
Responsible Parties (include addresses, phone numbers and email) Desert Petroleum, Attn.: Mr. Robert Tribble, 3781 Telegraph Road, Ventura, CA 93003-3420, (805) 654-8084, R_Tribble@sbcglobal.net . Kin Man Li et al., PO Box 348, Oakland, CA. 94604 (510) 599-7000, TomLee919@gmail.com				
Tank No.	Size in Gallons	Contents	Closed In—Place/Removed?	Date
T1	8,000	Leaded regular gasoline	Removed	June 23, 1994
T2	10,000	Unleaded gasoline	Removed	June 23, 1994
T3	6,000	Unleaded gasoline	Removed	June 23, 1994
WO1	500	Waste oil	Removed	June 23, 1994
WO2	200	Waste oil	Removed	Aug 31, 1995

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: unleaded fuel line leak after Loma Priete Earthquake		
Site characterization complete? yes	Date Approved by Oversight Agency: 12/30/2014	
Monitoring wells installed? yes	Number: 15	Proper screened interval? yes
Highest GW Depth Below Ground Surface (bgs): 1.75 feet	Lowest Depth: 34.0 feet	Flow Direction: Northeast
Most Sensitive Current GW Use: Potential Drinking Water Use		
Most Sensitive Potential GW Use: Drinking Water Use Probability of Use: Undefined		
Summary of water wells in vicinity: no water supply wells within 1,000 feet of Site		
Are drinking water wells affected? No	Aquifer Name: East Bay Plain basin	
Is surface water affected? No	Nearest surface water name: none within 1,000 feet of Site	

Offsite Beneficial Use Impacts (Addresses/Locations): None									
Report(s) on file? Yes					Where is report(s) filed? Geotracker				
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL									
Material	Amount (Include Units)		Action (Treatment or Disposal w/Destination)				Date		
Soil Vapor	Unknown		SVE system operated for a short time period				Started 12/13/89		
Tanks	1 - 8000 gallons	1 - 10,000 gallons	Disposal H&H Service Co., 220 China Basin St., San Francisco, CA.				6/23/94		
	1 - 6,000 gallons								
	1 - 500 gallons								
	1 - 250 gallons								
Piping	Approx 150 feet		Disposal H&H Service Co., 220 China Basin St., San Francisco, CA.				6/23/94		
Free Product	0.14 gallon		Evaporated while storing in 55 gallon drum				Nov. 20 - Dec. 12, 2002		
Soil	1,700 yards		Disposal: Forward Landfill, Manteca, CA & Vacaville Landfill, Vacaville, CA				Aug. 14, 1995 & Aug. 12, 1999		
	18 yards		Disposal Laidlaw Env. , Buttonwillow, CA.				Aug. 31, 1995		
	148 yards		Disposal, BJ Landfill, Vacaville, CA				Aug. 13, 1999		
	0.55 tons		Disposal, Vasco Road Landfill, 4001 N. Vasco Rd., Livermore, CA.				Nov. 6, 2014		
Groundwater	7,200 gallons		Transport/Disposal H&H Ship Service, 220 China Basin Street, San Francisco				Dec. 13 - 26, 1989		
	2,160 gallons		Transport/Disposal Evergreen Oil Inc, 6880 Smith Ave., Newark, CA.				Oct. 4, 1995 - Nov. 24, 1998		
	2,287,507 gallons		Pump Treat w/carbon sewer discharge under East Bay Municipal Utility District permit No. 50435501				Jan. 1, 2000 - June 12, 2013		
Soil & Groundwater	550 pounds		Injected oxygen reducing compounds (ORC) - Advanced in interceptor trench as part of closure				9/26-29/14		
MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS—BEFORE AND AFTER CLEANUP									
POLLUTANT	Soil (mg/kg)		Water (µg/L)		POLLUTANT	Soil (mg/kg)		Water (µg/L)	
	Before	After	Before	After		Before	After	Before	After
TPH Total Petroleum Hydrocarbon (TPH) gasoline	4,000	1,500	560000	3,000	Ethylbenzene	110	16	50,000	170
TPH-diesel	N/A	N/A	N/A	N/A	Xylenes	580	11	740,000	500
Benzene	17	0.41	24,000	830	MtBE	4.5	NA	570	<0.5

Others – see notes below					Naphthalene	NA	ND in soil gas	NA	NA
<p>Notes (Depth of Remediation, dates of before & after samples, etc.): NA = Not analyzed ND = Not Detected The metals cadmium, chromium, lead, nickel, and zinc were all within background concentration range in soil. Volatile & semi-volatile compounds in soil via EPA methods 8240 & 8270 were all ND from below the waste oil tank when removed in 1994 except for chloromethane at 10 mg/kg.</p>									
<p>Excavation of the pump island area and waste oil tank area to 17 bgs. Excavation of Underground Storage Tank (UST) area to 14 foot bgs. Excavation of RS07 ORC injection point - Brighton Avenue area to 8 feet bgs. Excavation of Intercept trench – Brighton Avenue to 15 feet bgs. Before” soil samples collected in 1989 and 1995. Before groundwater samples were collected in July 1990. “After” soil samples collected in 2012. After water samples are from the most recent sampling in June 2013.</p>									

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		
<p>Site Management Requirements: There may be residual petroleum-contaminated soil and groundwater at this Site that could pose an unacceptable risk as a result of future construction/redevelopment activities, such as onsite excavation activities, the installation of water wells at or near the Site, or change to a more sensitive land use. Contractors conducting subsurface activities at the Site should be prepared to encounter soil and groundwater contaminated with petroleum hydrocarbons, and any encountered pollution should be managed properly to avoid threats to human health or the environment. Proper management may include sampling, risk assessment, additional cleanup work, mitigation measures, or some combination of these tasks.</p>		
Should corrective action be reviewed if land use changes: Yes		
Monitoring Wells Decommissioned: 16	Number Decommissioned: 16	Number Retained: 0
List Enforcement Actions Taken: None	List Enforcement Actions Rescinded: N/A	

V. ADDITIONAL COMMENTS, DATA, ETC.

<p>This case qualifies for closure pursuant to the State Water Board’s Low-Threat Underground Storage Tank Case Closure Policy (Policy).¹</p> <p>General Criteria as listed below are met</p> <p>a) The unauthorized release is located within the service area of a public water system.</p> <p>b) The unauthorized release consists only of petroleum.</p> <p>c) The unauthorized (“primary”) release from the UST system has been stopped. All underground storage tanks along with delivery piping and dispensers were removed by June 23, 1994.</p> <p>d) Petroleum free product has been removed to the maximum extent practicable.</p> <p>e) A conceptual site model that assesses the nature, extent, and mobility of the release has been developed;</p> <p>f) Secondary source has been removed to the extent practicable. Excavation of the former UST area, dispenser area</p>
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¹ See State Water Board webpage:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

and piping route removed 1,700 cubic yards of soil along with 148 cubic of yards of soil removed during excavation of the receptor (intercept) trench of gasoline contaminated soils.

g) Soil and groundwater has been tested for methyl tert-butyl ether and results reported in accordance with Health and Safety Code section 25296.15.

h) Nuisance as defined by California Water Code section 13050 does not exist.

1. Groundwater Specific Criteria (5) a. The regulatory agency determines, based on an analysis of site specific conditions that under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment. Water quality objectives will be achieved within a reasonable time frame. To enhance the biodegradation of groundwater contamination located in the intercept trench located along the eastern curb area of Brighton Avenue 550 pounds of slow release oxygenant ORC Advance was mixed as a slurry with water. This mixture was injected into the pea gravel fill of the intercept trench (16 injection points) and into the gravel fill located at RS07 (1 injection point) on September 26 and 29, 2014.

2. Petroleum Vapor Intrusion to Indoor Air Scenario 4 – Direct Measurement of Soil Gas Concentrations – Soil Gas Sampling – with Bioattenuation Zone. Soil gas samples obtained from eight probes located onsite at 4035 Park Blvd. and two soil gas samples obtained from two probes located on the adjacent residential sites at 4006 Brighton Avenue and 4010/4012 Brighton Avenue were well below the Residential criteria for Benzene of 85,000 $\mu\text{g}/\text{m}^3$, Ethylbenzene of 1,100,000 $\mu\text{g}/\text{m}^3$ and Naphthalene of 93,000 $\mu\text{g}/\text{m}^3$. The highest concentrations discovered from the soil gas sample probes were obtained from sample point SG-10 containing Benzene at 72 $\mu\text{g}/\text{m}^3$ and Ethylbenzene at 5.4 $\mu\text{g}/\text{m}^3$. Oxygen in the samples (Bioattenuation) ranged between 12 and 21%.

3. Direct Contact and Outdoor Air Exposure meets criteria (a.) Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in LTCP Table 1. Comparison to the Residential allowable concentrations (the lowest acceptable concentrations):

Benzene 0 to 5 feet bgs (below ground surface) could contain 1.9 mg/Kg, highest concentration discovered in core samples obtained November 2012 was from sample C7-SP-5 at the five foot depth containing 0.41 mg/Kg.

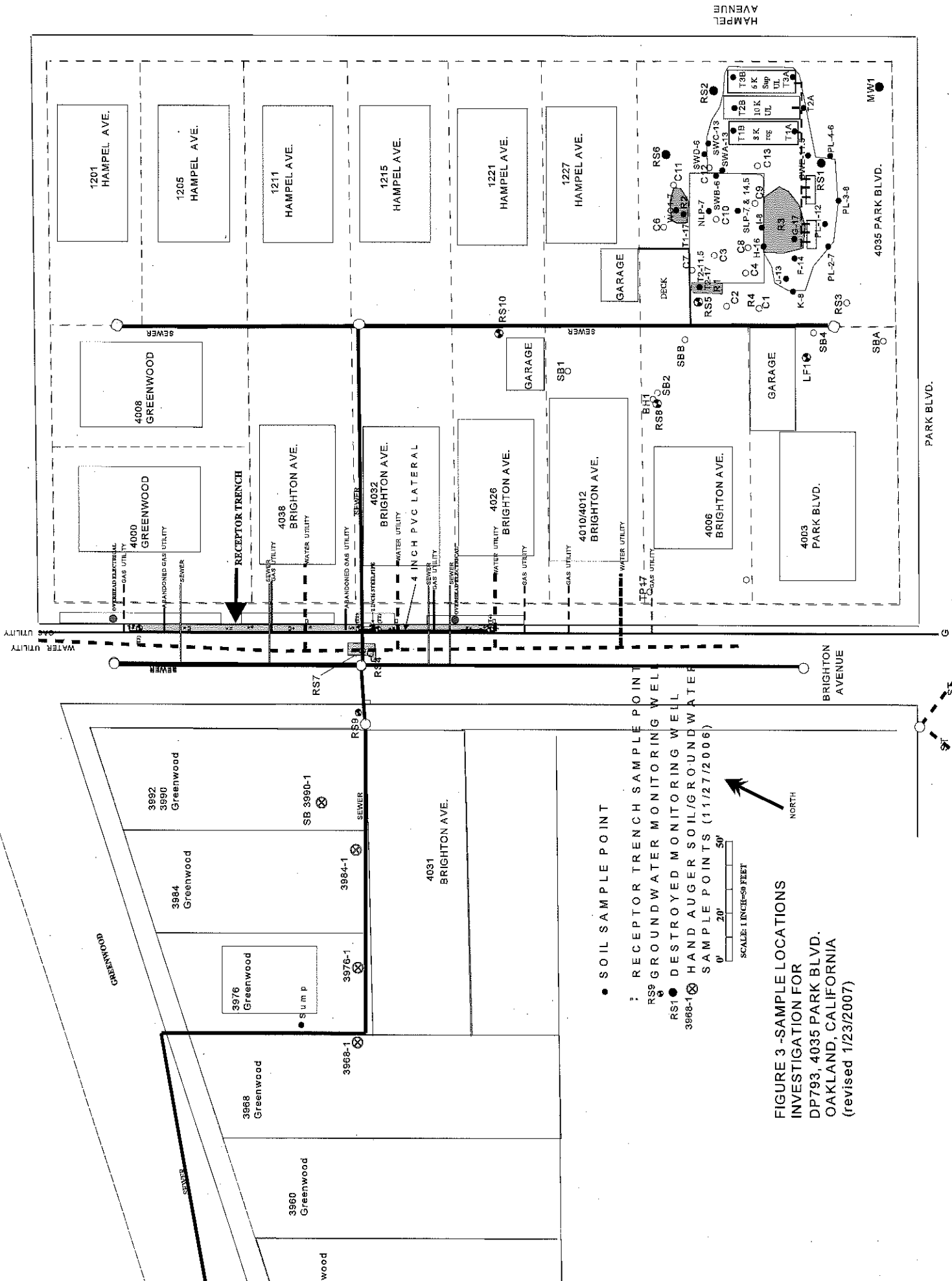
Ethylbenzene 0 to 5 feet bgs could contain 21 mg/Kg, highest concentration discovered in core samples obtained November 2012 was from sample C7-SP-5 at the five foot depth containing 0.43 mg/Kg.

Naphthalene 0 to 5 feet bgs could contain 9.7 mg/Kg. Naphthalene was not analyzed in the shallow soils, but soil gas samples obtained in November 2012 and June 2013 were below laboratory lower detection limits of <6 to <21 $\mu\text{g}/\text{m}^3$.

VI. TECHNICAL REPORTS, CORRESPONDENCE, ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Report title/firm	Report Date
Waste Oil and Fuel UST's and Product Line Removal Sample Report	July 23, 1994
Over – Excavation and Quarterly Ground Water Sample Report	November 24, 1995
Further Assessment, Installation of Brighton Avenue Receptor Trench	October 20, 1999
Soil & Groundwater Investigation with Conceptual Model	March 8, 2005
June 2013 Quarterly Update Status Report "Low Threat UST Case Closure"	August 26, 2013
Site Restoration and Well Destruction for Site Closure "No Further Action".	December 10, 2014

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official Site file



● SOIL SAMPLE POINT
 ○ RECEPTOR TRENCH SAMPLE POINT
 ○ RS9 GROUNDWATER MONITORING WELL
 ○ RS1 DESTROYED MONITORING WELL
 ○ SB388-1 HAND AUGER SOIL/GROUNDWATER SAMPLE POINTS (11/27/2006)

FIGURE 3 - SAMPLE LOCATIONS
 INVESTIGATION FOR
 DP793, 4035 PARK BLVD.
 OAKLAND, CALIFORNIA
 (revised 1/23/2007)

HAMPEL AVENUE

PARK BLVD.

4035 PARK BLVD.

LF1

SBA

SB4

SB8

SB2

BH1

RS8

RS10

RS11

RS12

RS13

RS14

RS15

RS16

RS17

RS18

RS19

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