ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

January 27, 1998
StID# 5487

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Mr. Jim Feit
Kaiser Foundation Health Plan
1950 Franklin St., 11th Floor
Oakland, CA 94612

RE: Fuel Leak Site Case Closure Kaiser Foundation Health Plan
3451 Piedmont Ave., Oakland CA 94611

Dear Mr. Feit:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, Chapter 6.75 (Article 4, Section 25299.37 h). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site.

Site Investigation and Cleanup Summary:

Please be advised that the following conditions exist at the site:

* 52 parts per million (ppm) Total Petroleum Hydrocarbons as motor oil (TPHmo) and 210 ppm Total Petroleum Hydrocarbons as diesel (TPHd) remain in the soil at the site.

* 200 parts per billion (ppb) TPHmo and 1,300 ppb TPHd remain in groundwater at the site.

This site should be included in the City's permit tracking system. Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

c: Mr. L. Griffin, City of Oakland OES, 505 14th St., Suite 702, Oakland CA 94612
B. Chan, files (letter only)
trlt3451

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January 23, 1998
StID # 5487

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Jim Feit
Kaiser Foundation Health Plan
1950 Franklin St., 11th Floor
Oakland, CA 94611

RE: Kaiser Foundation Health Plan, 3451 Piedmont Ave., Oakland CA 94611

Dear Mr. Feit:

This letter confirms the completion of site investigation and remedial action for the one 1000 gallon heating oil underground tank removed from 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 tank is greatly appreciated.

Based upon the available information and with provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank releases 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 Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director, Environmental Health

c: B. Chan, Hazardous Materials Division-files
Stephen Hill, RWQCB
Mr. Dave Deaner, SWRCB Cleanup Fund
Mr. Leroy Griffin, City of Oakland OES, 505 14th St., Suite 702, Oakland CA 94612
RACC3451

RB file # 01-2266

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION **Date:** 12/12/97

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Parkway Rm 250, Alameda CA 94502**

City/State/Zip: **Alameda** Phone: **(510) 567-6700**

Responsible staff person:Barney Chan Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: Kaiser Foundation Health Plan

Site facility address: 3451 Piedmont Ave., Oakland CA 94611

RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: 5487

ULR filing date: 8/30/95 SWEEPS No: **N/A**

Responsible Parties:	**Addresses:**	**Phone Numbers:**
Kaiser Foundation Health Plan c/o Mr. Jim Feit	1950 Franklin St., 11th Floor Oakland CA 94612	510-987-1832

Tank No:	**Size in gal.:**	**Contents:**	**Closed in-place or removed?:**	**Date:**
1	1000	Heating oil	Removed	1/6/95

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Likely from the observed holes in the tank

Site characterization complete? Yes

Date approved by oversight agency:

Monitoring Wells installed? No Number:

Proper screened interval? N/A

Highest GW depth: ~30'bgs Lowest depth: ~36' bgs, from borings SB-1 through SB-4.

Leaking Underground Fuel Storage Program

Flow direction: Not determined

Most sensitive current use: commercial

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): None

Report(s) on file? **Yes** Where is report(s)? Alameda County
1131 Harbor Bay Parkway,
Room 250, Alameda CA 94502-6577

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tank	1-1000 gallon	Disposed, @ Erickson, Richmond	1/6/95
Soil	50 cy	Disposed at BFI Landfill Livermore	6/7 & 6/29/95
Groundwater	1500 gallon	Recycled at Gibson Oil Redwood City	1/6/95
	4021 gallon	Recycled at Int. Waste Mgmt., Fremont	2/24/95
	~500 gallon	disposed to recyling facility	6/7/95

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) [1] Before	[2] After		Water (ppb) [3] Before	[4] After
TPH (Oil)	20	ND	52*	1,000	200
TPH (Diesel)	ND	ND	210*	29,000	1,300
Benzene	ND	ND		ND	ND
Toluene	ND	ND		ND	ND
Ethylbenzene	ND	ND		ND	ND
Xylenes	ND	ND		ND	ND

Comments (Depth of Remediation, etc.):
1 soil sample TE-N-5, 5' beneath northeast end of UST
2 results from samples from 11-12' below UST after overexcavation
3 grab "groundwater" sample from UST excavation @ 11' depth
4 grab groundwater sample from boring SB-2, drilled to 36' bgs
*** 8.3' sample from boring SB-3**

Leaking Underground Fuel Storage Tank Program

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? unknown

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? unknown

IV. CLOSURE

Does corrective action protect public health for current land use? YES

Site management requirements: NA

Should corrective action be reviewed if land use changes? Yes

Monitoring wells Decommisioned: NA

Number Decommisioned: NA Number Retained:

List enforcement actions taken: None

List enforcement actions rescinded:None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: Barney M Chan Date: 1/6/98

Reviewed by

Name: Eva Chu Title: Hazardous Materials Specialist

Signature: Eva Chu Date: 12/18/97

Name: Tom Peacock Title: Manager

Signature: Tom Peacock Date: 1-2-98

VI. RWQCB NOTIFICATION

Date Submitted to RB: 1/12/98 RB Response: Concur

RWQCB Staff Name: ~~K. Graves~~ Stephen Hill Title: ~~AWRCE~~ ESE Sup. Date: 1/13/98

VII. ADDITIONAL COMMENTS, DATA, ETC.

A 1000 gallon heating oil tank was removed located in front of a former building and the former sidewalk on Piedmont Avenue on January 6, 1995. See Plate 1 for site location. Water within the tank pit had free product floating on it and was pumped out prior to the tank removal. Approximately 30 cy of spoils was generated from the tank excavation.

The single walled steel tank had corrosion holes observed on its top but none on its bottom. Residual water in the tank pit had oil droplets on it. At the time of the removal, this water was believed to be groundwater, therefore, two sidewall soil samples were taken at each end of the tank just above water level. The soil samples were designated TE-N-5 and TE-S-5. The water appeared to be entering the tank pit from the adjacent building basement walls. Groundwater at a nearby site was found at approximately 20' bgs, therefore, the encountered water was likely infiltrated surface water. Sample, WS-1, was taken from the water which came into the pit immediately after the removal of the initial water.

Additional accumulated water was removed from the tank pit then the pit was overexcavated down to 11-12' bgs. Soil samples TE-N-11 and TE-S-12 were then collected from the ends of the tank pit. See Plate 2 for soil sample locations. Another water sample, WS-2, was collected from the tank pit. A total of 40 cy of soil was generated from the excavations.

The soil and water samples collected were analyzed for TPH as Oil, TPH as diesel and BTEX. TPH as oil was 20 ppm and 9 ppm in samples TE-N-5 and TE-S-5, respectively while TPHd and BTEX were ND. All analytes were ND in soil samples TE-N-11 and TE-S-12. Water sample, WS-1, exhibited 2.6 mg/l TPHoil, 24 mg/l TPHd and ND, 1,ND, 3 ppb BTEX, respectively. Water sample, WS-2, exhibited 7 mg/l TPHoil, 29 mg/l TPHd and ND for BTEX. See Table 1 for a summary of soil and water results. Although soil was not significantly impacted, there appeared to be a potential threat to groundwater.

To investigate this potential, on April 13, 1995 four soil borings, SB-1 through SB-4, were advanced around the former tank pit. The borings were advanced to groundwater, approximately 30- 36'bgs. Both soil and groundwater samples were taken for analysis. No borings were taken to the north of the tank due to the proximity of the adjacent building's basement. Soil samples from the borings were screened with a PID to determine which samples should be analyzed. The soils encountered were characterized as poorly graded sand from 2-5' bgs, brown sandy clay from 8-12' bgs and sandy clay from 15-24'. Soil samples from SB-2 and SB-3 had detectable TPHd.

The 5′ soil boring from SB-2 exhibited 620 ppm TPHd and 250 ppm TPHo, however, the soil boring from SB-2 @ 10′ bgs exhibited only 6 ppm TPHd.

Based on the initial 5′ sample result, on June 7 and 29, 1995 additional soil around SB-2 was excavated to 12′ bgs. The initial excavation was taken down to 8′ bgs. Three sidewall and one floor soil sample were taken. The north wall sidewall sample was not taken due to its proximity to the former underground tank pit. The floor sample, AE#1, exhibited 4500 ppm TPHd, therefore, the pit was further excavated to 12′bgs and soil sample AE#6 taken. AE#6 exhibited 14 ppm TPHd. Water entered this second pit from the original tank pit. Approximately 500 gallons of water with some oil was pumped from the pit and disposed to a recycling facility.

Among the four grab groundwater samples taken from the borings, SB-1 exhibited 1.3 mg/l TPHd and 0.2 mg/l TPHo while SB-4 exhibited 0.08 mg/l TPHd. All other water samples were ND for all analytes, TPHo, TPHd and BTEX. See Plate 3 for locations of additional borings. Table 2 gives a summary of analytical results from these borings.

A qualitative risk evaluation was performed by the consultant. Using the assumption that the only chemical of concern in TPHd and TPHo are PAHs and the assumption that PAHs compose about 0.003 % of motor oil, it's estimated that the highest concentration of PAHs in soil is 6 ug/kg. Further, using the same assumptions, the highest concentration of PAHs in the shallow groundwater is estimated to be 3.9E-5 ug/l. Both soil and groundwater estimated concentrations are below the PRG value of benzo[a]pyrene, the most toxic PAH.

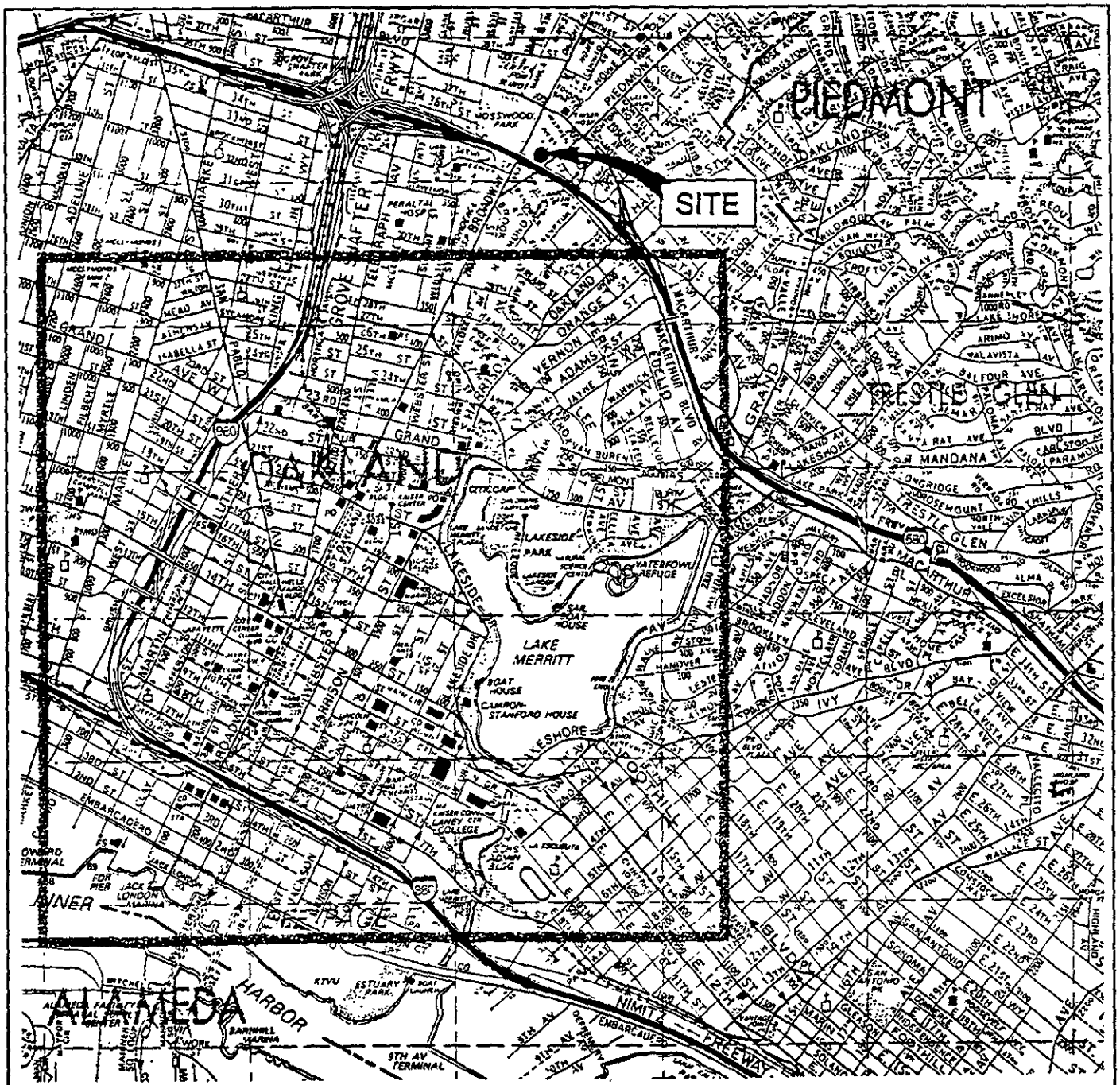
This site is recommended for closure based upon:

* Adequate source removal; the underground tank, approximately 50 cy of soil and 6000 gallons of water was removed from the tank and adjacent pits.

* The limits of both horizontal and vertical contamination in soil has been delineated. Both soil and groundwater contamination is limited to area around the former underground tank.

* Both soil and groundwater residual concentrations are low and by a qualitative risk assessment are determined not to be a risk to human health.

* The site is located in a commercial setting and no environmental receptors have been identified.



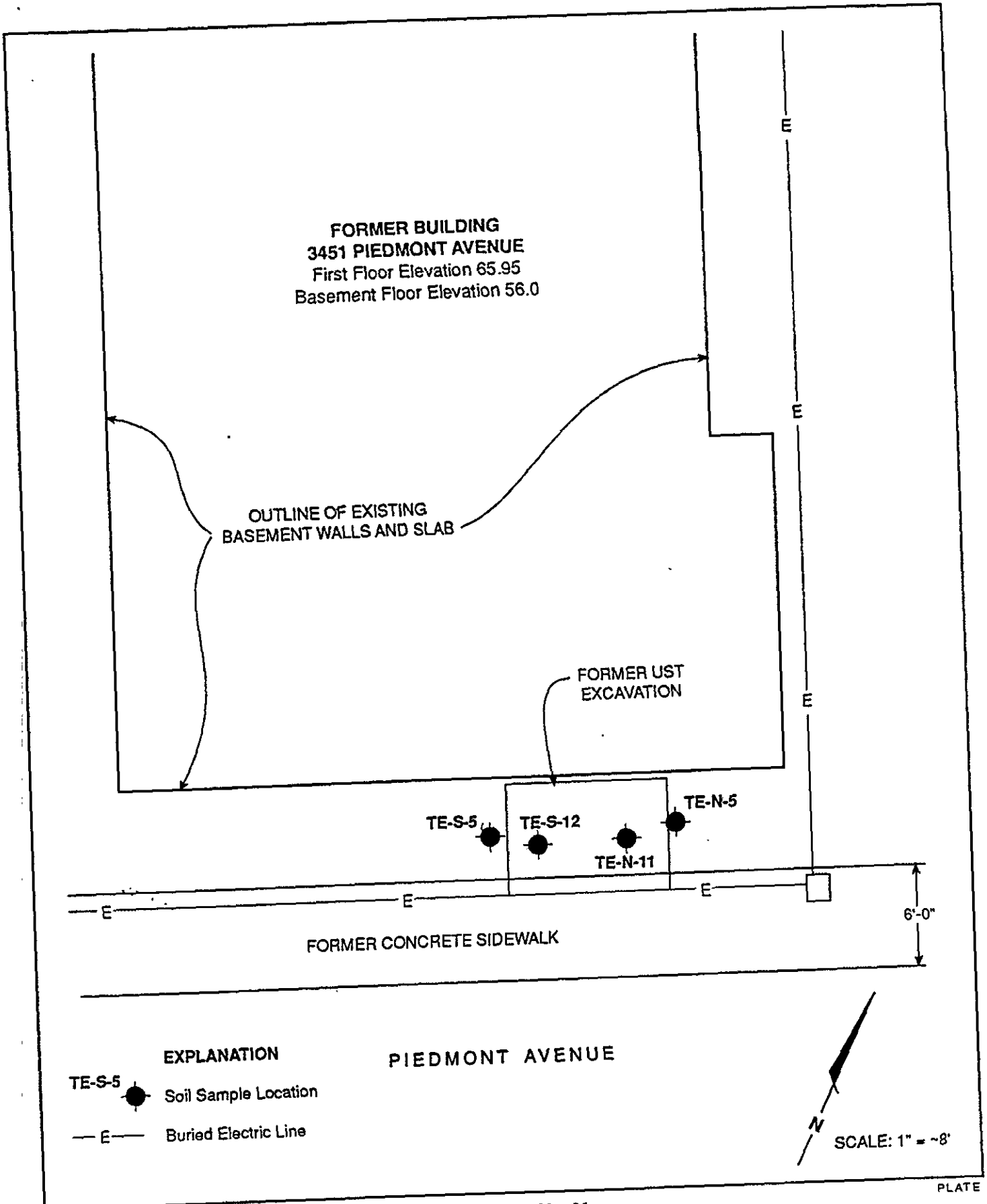
REFERENCE : THOMAS BROS. MAPS, 1991

Harding Lawson Associates
Engineering and
Environmental Services

Vicinity Map
Subsurface Exploration and Soil Removal Report
3451 Piedmont Avenue
Oakland, California

PLATE **1**

DRAWN	JOB NUMBER	APPROVED	DATE	REVISED DATE
RK	29924.7		6/20/95	



PLATE

2

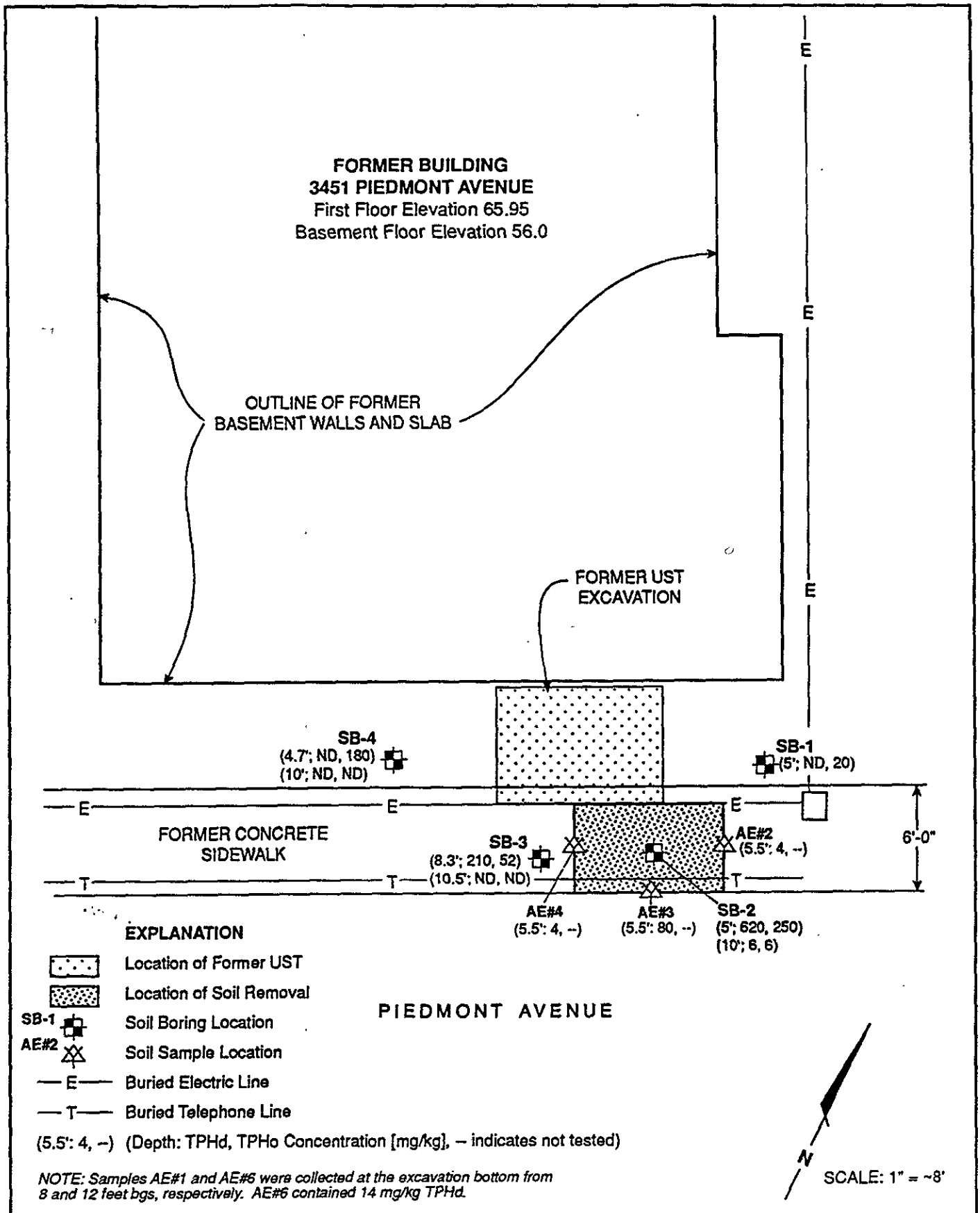
Site Map
Underground Storage Tank Closure Report
3451 Piedmont Avenue
Oakland, California

Harding Lawson Associates
Engineering and
Environmental Services

DRAWN	PROJECT NUMBER	APPROVED	DATE	REVISED DATE
RK	29924.3		3/15/95	

Table 1. Summary of Analytical Results
Underground Storage Tank Removal Closure Report
3451 Piedmont Avenue
Oakland, California

Sample I.D.	Location and Depth	Date Sampled	Benzene (µg/kg)	Toluene (µg/kg)	Ethyl-benzene (µg/kg)	Xylenes (µg/kg)	Total Petroleum Hydrocarbons as Diesel Fuel (mg/kg)	Total Petroleum Hydrocarbons as Oil (mg/kg)
Soil Samples from Limits of Excavation								
TE-N-5	Northeast end of UST, 5 feet bgs	01/06/95	ND (<5)	ND (<5)	ND (<5)	ND (<5)	ND (<1)	20
TE-S-5	Southeast end of UST, 5 feet bgs	01/06/95	ND (<5)	ND (<5)	ND (<5)	ND (<5)	ND (<1)	9
TE-N-11	Northeast end of UST, 11 feet bgs	01/06/95	ND (<5)	ND (<5)	ND (<5)	ND (<5)	ND (<1)	ND (<5)
TE-S-12	Southeast end of UST, 12 feet bgs	01/06/95	ND (<5)	ND (<5)	ND (<5)	ND (<5)	ND (<1)	ND (<5)
Water Samples								
WS-1	Water sample from UST excavation, 5 feet bgs	01/06/95	ND (<0.5)	1	ND (<0.5)	3	24	2.6
WS-2	Water sample from UST excavation, 11 feet bgs	01/06/95	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<2)	29	7
EX1	Water Sample from UST excavation	01/19/95	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<2)	2.0	--



NOTE: Samples AE#1 and AE#6 were collected at the excavation bottom from 8 and 12 feet bgs, respectively. AE#6 contained 14 mg/kg TPHd.

Harding Lawson Associates
Engineering and
Environmental Services

Site Map
Subsurface Exploration and Soil Removal Report
3451 Piedmont Avenue
Oakland, California

PLATE **3**

DRAWN	PROJECT NUMBER	APPROVED	DATE	REVISED DATE
RK	29924.7		10/26/95	

Table 2: Summary of Chemical Testing Results
3451 Piedmont Avenue
Oakland, California

Sample	Location	Date	TPHd	TPHo	Benzene	Toluene	Ethylbenzene	Xylene
Soil Borings			*(mg/kg)*	*(mg/kg)*	*(µg/kg)*	*(µg/kg)*	*(µg/kg)*	*(µg/kg)*
SB-1 @ 5'	Boring 1	4/13/95	ND(<1)	20	ND(<5)	ND(<5)	ND(<5)	ND(<5)
SB-2 @ 5' **	Boring 2	4/13/95	620	250	ND(<20)	ND(<20)	ND(<20)	ND(<60)
SB-2 @ 10'	Boring 2	4/13/95	6	6	ND(<5)	ND(<5)	ND(<5)	ND(<5)
SB-3 @ 8.3'	Boring 3	4/13/95	210	52	ND(<5)	ND(<5)	ND(<5)	ND(<5)
SB-3 @ 10.5'	Boring 3	4/13/95	ND(<1)	ND(<5)	ND(<5)	ND(<5)	ND(<5)	ND(<5)
SB-4 @ 4.7'	Boring 4	4/13/95	ND(<1)	180*	ND(<5)	ND(<5)	ND(<5)	ND(<5)
SB-4 @ 10'	Boring 4	4/13/95	ND(<1)	ND(<5)	NT	NT	NT	NT
Groundwater			*(mg/L)*	*(mg/L)*	*(µg/L)*	*(µg/L)*	*(µg/L)*	*(µg/L)*
SB-1	Boring 1	4/13/95	ND(0.05)	ND(<0.2)	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<2)
SB-2	Boring 2	4/13/95	1.3	0.2	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<2)
SB-3	Boring 3	4/13/95	ND(0.05)	ND(<0.2)	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<2)
SB-4	Boring 4	4/13/95	0.08	ND(<0.2)	ND(<0.5)	ND(<0.5)	ND(<0.5)	ND(<2)
Limits of Excavation			*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*
AE#1 **	Bottom (8' bgs)	6/07/95	removed 4,500	NT	NT	NT	NT	NT
AE #2	East Wall (5.5' bgs)	6/07/95	4	NT	NT	NT	NT	NT
AE #3	South Wall (5.5' bgs)	6/07/95	80	NT	NT	NT	NT	NT
AE #4	West Wall (5.5' bgs)	6/07/95	4	NT	NT	NT	NT	NT
AE #6	Bottom (12' bgs)	06/28/95	14	NT	NT	NT	NT	NT

(mg/kg) or (mg/L) = milligrams per kilogram or Liter (parts per million, ppm)
(µg/kg) or (µg/L) = micrograms per kilogram or Liter (parts per billion, ppb)
ND(<0.05) = not detected at or above the detection limit listed in parenteses
NT = Not Tested
* = Chemical testing laboratory attributed detected TPHo concentrations to small grains of asphalt observed in sample
bgs = below ground surface
** = Removal during soil excavation activities.
= Shading indicates soil sasmples collected from the final limits of the excavation

Equipment: Limited Access Rig with 8" Hollow Stem Auger

Elevation: -- Date: 4/13/95

Laboratory Tests	Blows/foot	Moisture Content (%)	Dry Density (pcf)	OVM (ppm)	Depth (ft.)	Sample	
					0		
				9			GREY POORLY-GRADED SAND (SP), loose, moist, fine-grained
				18			GRAY SANDY CLAY (CL), soft, moist, strong hydrocarbon odor — Fill
	NA			28	5		GREY SANDY CLAY (CL), medium stiff, moist, strong hydro-carbon odor (grey due to hydrocarbon staining)
							LIGHT GREY-BROWN SILTY CLAY (CL), stiff, moist
	NA			ND	10		
	NA			ND	15		same, light brown
	NA			ND	20		same, some sand and gravel
	NA			ND	25		
	NA			ND	30		
	NA			ND	35		GREY SILTY SAND (SM), dense, wet, very fine-grained
					40		Bottom of boring at 36 feet *Groundwater encountered at 35 feet*

Harding Lawson Associates
Engineering and Environmental Services

Log of SB-2
Subsurface Exploration and Soil Removal Report
3451 Piedmont Avenue
Oakland, California

PLATE **5**

DRAWN	PROJECT NUMBER	APPROVED	DATE	REVISED DATE
RK	29924.5		6/20/95	