

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

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

November 15, 1996
STID 3743
page 1 of 2

John Toothman
California Building
1736 Franklin St., Suite 500
Oakland CA 94612

RE: **REMEDIAL ACTION COMPLETION CERTIFICATION**
California Bldg site, 1736 Franklin St., Oakland CA 94612

Dear Mr. Toothman,

Thank you for submitting the "Well Destruction and Pressure Grouting of Monitoring Well VH-1" letter report, dated 11/10/96, prepared by Vonderhaar Hydrogeology.

This letter confirms the completion of site investigation and remedial action for the 3,000-gallon and 6,000-gallon underground storage tanks (USTs), formerly located in the parking lot near Webster St. at the above referenced site. 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).

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**. 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.

Very truly yours,

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

Mee Ling Tung, Director

November 15, 1996
STID 3743
page 2 of 2
John Toothman

cc: Acting Chief, Environmental Protection Division
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
Dave Deaner, SWRCB, UST Cleanup Fund Program
S. Vonderhaar, 1609 Jaynes, Berkeley CA 94703
Jennifer Eberle (3 copies of letter only)

LOP/Completion
je.3743clos.let
enclosure (clos sum)

01-1679

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 7/19/96

Agency name: Alameda County-HazMat
City/State/Zip: Alameda CA 94502
Responsible staff person: Jennifer Eberle

Address: 1131 Harbor Bay Pky
Phone: (510) 567-6700
Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Toothman Development, aka California Building
Site facility address: 1736 Franklin St., Oakland CA 94612
RB LUSTIS Case No: N/A **Local Case No./LOP Case No.:** 3743
URF filing date: none filed **SWEEPS No:** N/A

Responsible Parties: **Addresses:** **Phone Numbers:**
John Toothman, California Building, 1736 Franklin St., Suite 500, Oakland CA 94612 (510-834-7761)

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	3,000	unknown (likely fuel)	removed	12/20/88
2	6,000	unknown (likely fuel)	removed	12/20/88

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown
Site characterization complete? YES
Monitoring Wells installed? YES **Number:** 1
Proper screened interval? YES
Highest Depth to Water (DTW) in feet bgs: 21.55' on 5/18/95 **Lowest DTW:** 22.63' on 11/17/95
Flow direction: based on groundwater flow results of the nearby Douglas Parking site (1721 Webster St.).
Groundwater flow at the Douglas Parking site was E at 0.008 ft/ft on 2/22/95, NE at 0.007 ft/ft on 7/11/95 (towards Lake Merritt), and NE at 0.007 ft/ft on 5/10/96.
Most sensitive current use: commercial
Are drinking water wells affected? NO **Aquifer name:**
Is surface water affected? NO **Nearest affected SW name:**
Off-site beneficial use impacts (addresses/locations): unknown
Report(s) on file? YES **Where is report(s) filed?**
Alameda County, 1131 Harbor Bay Pky, Alameda Ca 94502

96 SEP 11 AM 8:56

ENVIRONMENTAL PROTECTION

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	3K and 6K gal	disposed to Erickson (manifest #87774376)	12/20/88
Gas/Water Mixture	100 gal	disposed to ? (illegible manifest #87908447) Probably to Romac Chemical in East Palo Alto	12/19/88

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued) Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppm)#	
	Before*	After**	Before	After
TPH (Gas)	3900	ND	ND	
TPH (Diesel)	1200	ND	ND	
Benzene	12	ND	ND	
Toluene	120	ND	ND	
Ethylbenzene	33	ND	ND	
Xylenes	420	ND	ND	
Oil & Grease (503E)	260	NA	NA	

Comments (Depth of Remediation, etc.):

* from east end of tank cavity during tank removal, 12/20/88

** from borehole for MW, 4/13/95, located within 10' east of the former tank pit

from the MW (results were all ND for all four quarters)

Leaking Underground Fuel Storage Tank Program

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: NA

Should corrective action be reviewed if land use changes? YES
Monitoring wells Decommissioned: not yet; waiting for RWQCB signoff
Number Decommissioned: 0 Number Retained: 1
List enforcement actions taken: NOV dated 6/29/93, 2nd NOV dated 3/15/94
List enforcement actions rescinded: unknown

V. ADDITIONAL COMMENTS, DATA, ETC.

In May 1988, five soil borings were apparently drilled by a consultant known as Kleinfelder and Associates. See **Figures 1 and 2**. Although the file does not include a report, there is a laboratory report as well as a site map indicating the boring locations. Soil samples were collected between 3.5'bgs and 14'bgs. Boring logs indicate the soils were silty sand from grade to 6 to 8'bgs, then sandy clay from 6 to 8'bgs to 9.5 to 13'bgs, then clayey sand to the total depth drilled. There was no indication of groundwater on the boring logs. Results indicated ND BTEX, TPHg, TPHd, TOG, and HVOCs by Method 8240, with the exception of 0.007 mg/kg benzene, 0.008 mg/kg ethylbenzene, and 0.2 mg/kg TPHg in B2 at 8.5'bgs. See **Table 1**.

On 12/13/88, the County accepted a UST Closure Plan for two USTs (3,000-gallon and 6,000-gallon). On 12/20/88, these two USTs were removed in the presence of County inspector Dennis Byrne. Mr. Byrne noted that the "historic contents" of the USTs were "uncertain," and that there was "one obvious hole in the 6,000-gallon" UST. Three soil samples were apparently collected from the tank cavity for analysis. Mr. Byrne also noted that "the soil below the tanks was green in color and had a distinct odor of hydrocarbon."

The tank removal report, prepared by Crosby and Overton Inc. (C&O), dated 12/27/88, noted that there were "no apparent holes or cracks in the shells of either tank." This contradicts the notes from Mr. Byrne. The C&O report indicated that the soil samples were collected from a depth of 8'bgs. See **Figure 3**. Results indicated maximum soil concentrations of 3900 mg/kg TPHg, 1200 mg/kg TPHd, 12 mg/kg benzene, 120 mg/kg toluene, 33 mg/kg ethylbenzene, 420 mg/kg xylenes, and 260 mg/kg TOG (by 503E). See **Table 2**.

Leaking Underground Fuel Storage Tank Program

A document titled "Underground Tank Closure Plan Form," with the date 3/10/89, appears to have been submitted by W.A. Craig after the tank removals. This document includes a list of statements, including "native soil and rubble were discovered during backfill. Excavation was backfilled with imported quarry sand and class 2AB fill. No ground water was observed. Contamination was observed both in odor and stained soil. No free product was observed. The odor of hydrocarbons was observed."

A complaint was filed by DOHS-Toxics on 3/17/89. Mr. Byrne inspected the site the same day and noted that "soil from tank excavation in a pile along north side of parking lot on Webster access. About 1/3 of pile covered with plastic. I'll call T. Babcock and see what he can/will do in regards to keeping the pile covered."

One groundwater monitoring well was installed to the East of, and adjacent to, the former UST excavation; see **Figure 4**. The one well approach was accepted by the County inspector Jennifer Eberle, based on groundwater flow results of the nearby Douglas Parking site (1721 Webster St.). Groundwater flow at the Douglas Parking site was E at 0.008 ft/ft on 2/22/95, NE at 0.007 ft/ft on 7/11/95 (towards Lake Merritt), and NE at 0.007 ft/ft on 5/10/96.

The soils identified in the borehole are listed in **Table 3**. Groundwater was first encountered at 24'bgs. The well was screened from 19' to 34'bgs. Soils were sampled at 9-9.5' and 24-24.5'bgs. The 9-9.5' sample is close to the depth of the original tank cavity samples at 8'bgs. Since the one hit of benzene in the tank cavity was found in the southeast end, the soils sampled in this borehole was intended to delineate the extent of benzene to the east-southeast. Soil results indicated ND TPHg, TPHd, and BTEX; see **Table 4**.

The well was sampled on 5/18/95, 11/17/95, 2/27/96, and 6/7/96. Results were ND for TPHg, TPHd, and BTEX during each of these four sampling events.

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

- * The sources have been removed (two USTs);
- * The site has been adequately characterized;
- * The (downgradient) well has been ND for TPHg, TPHd, and BTEX for four quarters;
- * There are no sensitive environmental receptors in the site vicinity: Lake Merritt lies approximately 990 feet from the site (a significant and unlikely distance for a hydrocarbon plume to travel);
- * There is likely no significant risk to human health, since the groundwater does not contain any detectable concentrations of contaminants, and even though contaminated soil in the tank cavity was allowed to remain in place at 8'bgs, it has not leached to groundwater in 7+ years;
- * The closure letter will require a) 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).

Leaking Underground Fuel Storage Tank Program

VI. LOCAL AGENCY REPRESENTATIVE DATA

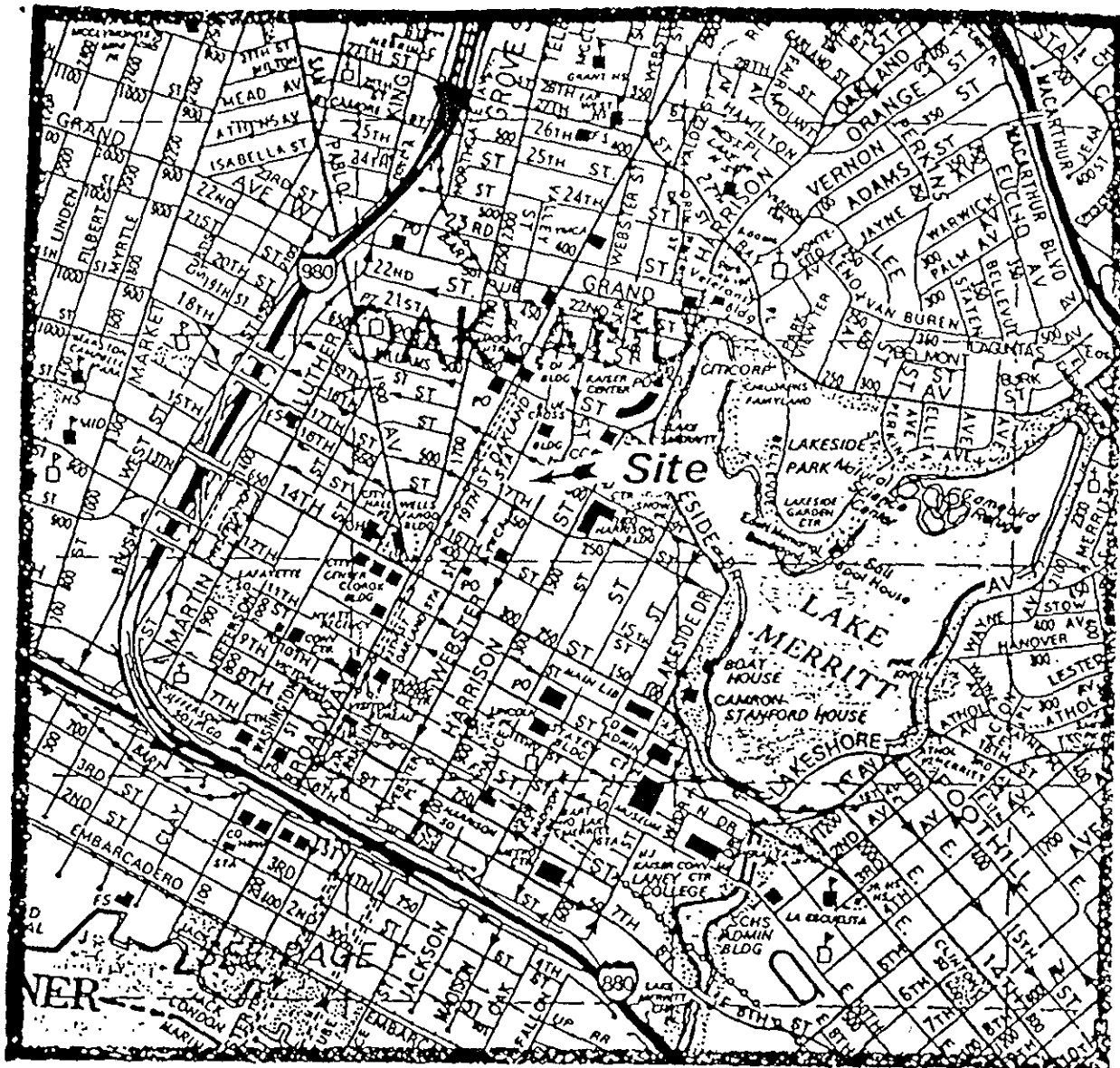
Name: Jennifer Eberle Title: Hazardous Materials Specialist
Signature: *J Eberle* Date: 7-24-96

Reviewed by
Name: eva chu Title: Hazardous Materials Specialist
Signature: *eva chu* Date: 7/24/96

Name: Tom Peacock Title: Manager
Signature: *Tom Peacock* Date: 8-16-96

VII. RWQCB NOTIFICATION

Date Submitted to RWQCB: 8-16-96 RWQCB Response: *Approved*
RWQCB Staff Name: Kevin Graves Title: Associate Water Resources Control Engineer
Date: *K Graves* 9/4/96



KI KLEINFELDER

PROJECT NO. 10-1854-01

SITE LOCATION MAP

TOOTHMAN/CALIFORNIA BUILDING
OAKLAND, CALIFORNIA

PLATE

1

19th St



California Building

CONCRETE PAD

LIFT CYLINDER

DRAIN

B-4

B-5

UNDERGROUND DRIVEWAY

tanks to be removed.

DISPENSER ISLAND

FILL PORTS

B-1

B-2

B-3

to Webster Street

to Franklin Street

LEGEND

⊕ B-1 SOIL BORING

--- UNDERGROUND STORAGE TANK

0 10 20 feet
Approximate Scale

17th St

KH KLEINFELDER

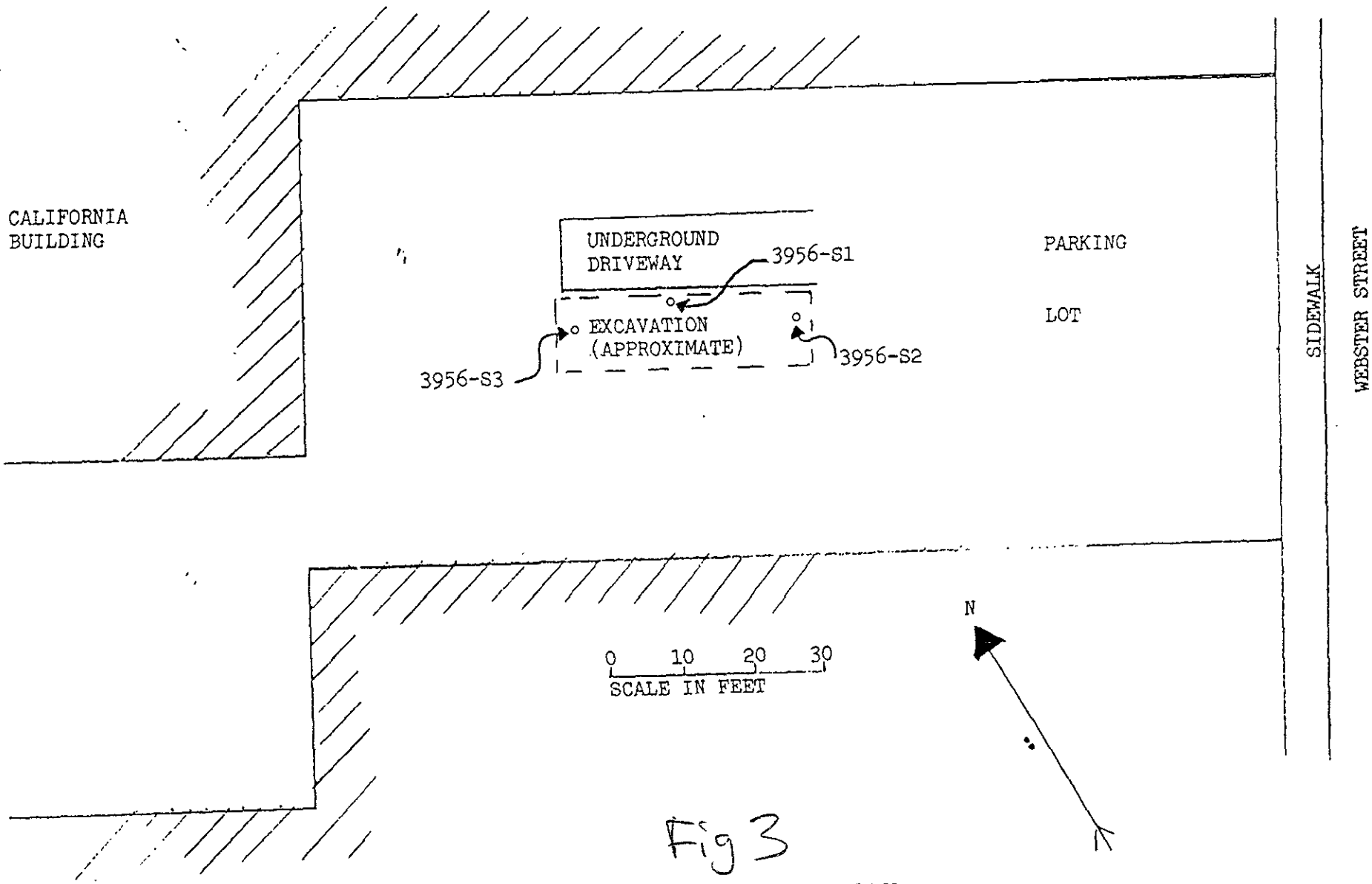
SITE MAP WITH SOIL BORING LOCATIONS

PLATE

TOOTHMAN/CALIFORNIA BUILDING
OAKLAND, CALIFORNIA

2

PROJECT NO. 10-1854-01



-- ~~FIGURE 1~~ SAMPLE LOCATIONS --

USFS?

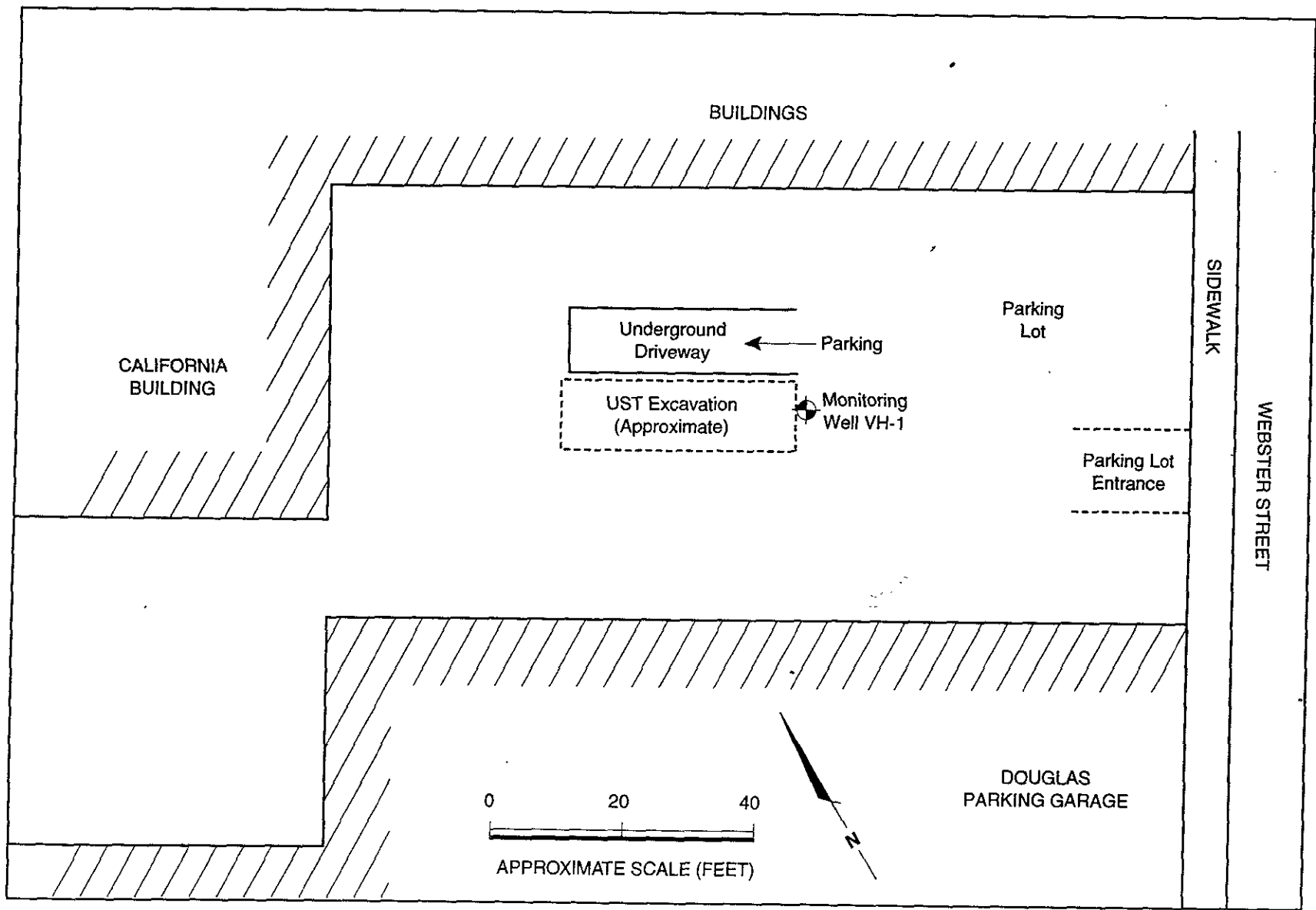


Figure 1. Site Map; California Building, 1736 Franklin, Oakland, CA

Fig. 4

ENVIRONMENTAL & OCCUPATIONAL HEALTH SERVICES

3440 Vincent Road • Pleasant Hill, CA 94523 • (415) 930-9090

LABORATORY ANALYSIS REPORT

J.H. KLEINFELDER & ASSOCIATES
2121 N. CALIFORNIA BLVD.
SUITE 570
WALNUT CREEK, CA 94596

REPORT DATE: 06/06/88
DATE SAMPLED: 05/18/88
DATE RECEIVED: 05/18/88
DATE ANALYZED: 05/19-31/88
MED-TOX JOB NO: 8805099

ATTN: ADAM KLEIN
CLIENT ID: 10-1854-01

ANALYSIS OF: FIVE SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND TOTAL PETROLEUM HYDROCARBONS; ONE SOIL SAMPLE FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, TOTAL PETROLEUM HYDROCARBONS, OIL & GREASE, AND VOLATILE ORGANICS

METHOD: EPA 8020, 8015 (PURGE & TRAP), 9071

Sample Identification Client	Lab No	Benzene (ug/kg)	Toluene (ug/kg)	Ethylbenzene (ug/kg)	Xylenes (ug/kg)	Total Petroleum Hydrocarbons As Gasoline (mg/kg)	Total Petroleum Hydrocarbons As Diesel (mg/kg)	Total Oil & Grease (mg/kg)
B-1-9',14'(comp)	01A	ND	ND	ND	ND	ND	ND	NA
B-2-8.5'	02A	7	ND	8	ND	0.2	ND	NA
B-2-13.5'	03A	ND	ND	ND	ND	ND	ND	NA
B-3-8.5',14 (comp)	04A	ND	ND	ND	ND	ND	ND	NA
B-4-4',8.5' (comp)	05A	ND	ND	ND	ND	ND	ND	NA
B-5-3.5,8.5'(comp)	06A	ND	1	ND	ND	ND	ND	ND
Detection Limit		1	1	1	3	0.2	0.5	100

ND = Not Detected
NA = Not Applicable; analysis not requested

Linnea M. Nowak for MJG
Michael J. Jaeger, Manager
Organic Laboratory

Results FAXed to Charlie Almestad 06/01/88

Table 2

SAMPLE	WASTE OIL	TPH-G	TPH-D	BENZENE	TOLUENE	ETHYLBENZE	XYLENE
middle 3956-S1	240 ✓	3,000 ✓	190 ✓	ND (<2.0)	ND (<2.0)	33	370
SE end 3956-S2	250 ✓	3,900 ✓	1,200 ✓	12 ✓	120	30	420
NW end 3956-S3	260 ✓	540 ✓	310 ✓	ND (<2.0)	ND (<2.0)	5.8	87

ALL RESULTS IN PARTS PER MILLION

TPH-G = Total Petroleum Hydrocarbons as Gasoline

TPH-D = Total Petroleum Hydrocarbons as Diesel

ND = Not Detected (< Detection Limit)

-- TABLE 1 --

4.0. Scope of Work

4.1. Exploratory Boring and Sampling

One exploratory boring was drilled at the location shown on Figure 1, and completed as a monitor well. Following are details:

1. A drilling and well installation permit, No. 95191, was obtained from Zone-7, the Alameda County Flood Control and Water Conservation District prior to drilling.
2. A Soils Exploration Service truck mounted drill rig with pre-cleaned hollow stem augers, and a split spoon type sampler with stainless steel tube liners was used.
3. Soil samples were collected in the stainless steel tubes, and then sealed with Teflon sheets and plastic end caps. These labeled samples were logged onto a chain of custody form, and then placed in a chilled ice chest for transportation to Curtis & Thompkins, a State certified laboratory.
4. The borehole was logged by Stephen P. Vonder Haar, a California Registered Geologist.
5. Samples were collected at 5 ft intervals.

Table
3

VH-1 BOREHOLE LOG (TD 35 feet)

Soil Identification	Depth from Surface
Asphalt paving and sub-gravel.	0 to 4 inches.
Brown gravelly sand.	4 inches to 5 feet.
Sandy clay.	5 to 8 feet.
Brown sandy, silty, clay.	8 to 18 feet.
Clayey sand.	18 to 23 feet.
Grey/brown clayey sand.	23 to 35 feet.
Grey sand	at 25 feet.
Brownish grey sand with some clay and silt.	at 28 to 29.5 ft.
Clay stringers.	at 28.5 feet.

6. The first water encountered during drilling was at 24 ft below the ground surface. The total borehole depth was 35 feet below the ground surface. Soil from the borehole was contained on Site in DOT approved 55 gallon drums. No petroleum or

5.0. Chemical Analyses

The soil samples and the groundwater sample were analyzed at Curtis & Thompkins, a State certified analytical laboratory, for the following:

Total Petroleum Hydrocarbons as gasoline (TPHg =TVHg); by California DOHS Method/LUFT Manual

Diesel Range Extractable Petroleum Hydrocarbons (TPHd) by California DOHS Method Luft Manual.

Benzene, toluene, ethylbenzene, and total xylenes (BTEX); by EPA Method 5030/8020.

4-13-95

~~Table 1.~~ ANALYTICAL RESULTS
BOREHOLE SOIL SAMPLES AND GROUNDWATER FROM WELL V-1

Sample	TVHg	TPHd	BTEX**
	in mg/kg	in mg/kg	in ug/kg
VH-1 9-9.5 ft, soil	ND(<1)	ND(<1)	ND(<5)
VH-1 24-24.5 ft, soil	ND(<1)	ND(<1)	ND(<5)
	in ug/L	in ug/L	in ug/L
VH-1 groundwater	ND(<50)	ND(<50)	ND(<0.5)

Note:** Each of the BTEX compounds was individually ND (not detected) at less than 0.5 ug/L for groundwater, or ND at less than 5 ug/kg for soil.

mg/kg = milligrams per kilogram
ug/kg = micrograms per kilogram
mg/L = milligrams per liter
ug/L = micrograms per liter

Table 4