

ALAMEDA COUNTY
HEALTH CARE SERVICES



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AGENCY
DAVID J. KEARS, Agency Director

Alameda County CC4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

July 19, 1996
SLIC STID 4641
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Attn: Jeff Rubin
Port of Oakland
530 Water St.
Oakland CA 94607

RE: **CASE CLOSURE LETTER**, Bioremediation Site, Langley and Doolittle Streets,
Oakland CA 94621

Dear Mr. Rubin,

I am in receipt of the 6/5/96 Uribe & Associates (Uribe) report entitled "Report of Background Sampling of Soils at the Port of Oakland Bioremediation Site. This report documents the soil sampling conducted in order to assess potential impacts of bioremediation activities following the completion of soil treatment, as per the July 1994 "Operations Manual." Soil samples were analyzed for TPH-d and TPH-mo by 8015-modified, and O&G by 5520E&F. Samples were not analyzed for BTEX and TPH-g because sampling of the soils undergoing treatment indicated that these constituents were already degraded.

The TPH-d results were well below the site cleanup level of 50 mg/kg. Some of the TPH-mo and O&G analyses exceeded the site cleanup levels of 100 mg/kg. However, it is likely that much of these hydrocarbons are due to past site uses, as evidenced by the asphalt fragments used as fill throughout the site. **I agree with the conclusion that it is unlikely that site operations have impacted the underlying soils onsite.** The planned future use for this site is a parking lot (for a rental car agency). The residual concentrations of long-chain hydrocarbons in onsite soils are relatively low, and unlikely to present a risk to the environment or to public health.

I am also in receipt of the 4/29/96 Uribe report entitled "Annual Groundwater Monitoring Report," and the 6/14/96 Uribe report entitled "Supplemental Groundwater Monitoring Report." These reports document groundwater sampled from the three wells on 4/1/96 and again on 6/11/96. The wells were resampled on 6/11/96 because a laboratory blank was contaminated during the 4/1/96 sampling event. Groundwater results indicate that TPH-g has never been detected. TPH-jet fuel was detected only during the 4/1/96 sampling event, when the analyte was also found in the blank, thus making the 4/1/96 results questionable. TPH-motor oil has been ND or present at low concentrations; the maximum concentration was 2,500 ug/L or ppb. Motor oil has low mobility in the subsurface and contains few volatile constituents. It is therefore unlikely to pose a threat to the environment or human health.

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TPH-d in groundwater has been non-detectable (ND) or present in relatively low concentrations (less than 1 mg/L). The maximum TPHd concentration ever detected in groundwater was 810 ug/L on 4/1/96. It should be noted that semi-volatile organic compounds were also analyzed (via method 8270) in groundwater samples collected on 4/1/96. Results were entirely ND for all three wells. These analytes included naphthalene and benzo(a)pyrene, which are two constituents found in TPH-d, and are included in the Tier 1 look up table of the American Society of Testing and Materials' (ASTM) "Risk Based Corrective Action Applied at Petroleum Release Sites," document E1739-95.

I am also in receipt of the 5/16/96 Uribe report (huge, white binder) entitled "Summary of the Source, Treatment, and Disposition of Soils." This report documents the history of the sources, treatment, and disposition of the soils which have arrived at this site since operations began in 1990. Approximately 2266 cubic yards were successfully treated and disposed on other Port facilities. Currently, approximately 7000 cubic yards of soil remains onsite; this soil has reportedly been successfully treated. This soil may be reused onsite, or disposed to another Port facility, as per the "Operations Manual." The supplemental offsite soil disposal documentation from Dillard and BFI was submitted under your cover letter dated 6/19/96. The Dillard and BFI documents report that approximately 4000 cubic yards (or 4760 tons) of soil were offhauled to Vasco Road landfill in Livermore.

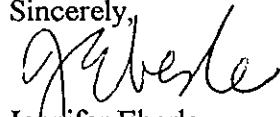
Lastly, I am in receipt of your letter dated 7/17/96, with attached letter from Uribe dated 7/15/96, Zone 7 well destruction permit, DWR Well Completion Reports, and hazardous waste manifest for the disposal of 40 gallons of purge water. This documents the overdrilling of the three wells, and the disposal of the purge water.

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 is required** at this time. 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. The proposed future use is a paved parking lot. **If a change in proposed land use is proposed, the owner must promptly notify this agency as well as the City of Oakland Dept. of Public Works.**


The remainder of your deposit will be refunded to you. Please contact Candyce Kelly of our Billing Dept if you have questions concerning this matter, at 567-6854. If you have any questions regarding the case closure, please contact me at 510-567-6761.

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Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc:  Acting Chief/file
Kevin Graves, RWQCB
Mark O'Brien, Manager, Port of Oakland, 530 Water St., Oakland CA 94607
Stephanie Knott, Uribe & Associates, 220 California Ave., Suite 201, Palo Alto CA

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