

Detterman, Mark, Env. Health

From: Lambert, Ralph@Waterboards [ralph.lambert@waterboards.ca.gov]
Sent: Wednesday, July 01, 2015 7:28 AM
To: WAmiri@actransit.org; bwright@cameron-cole.com
Cc: Reich, Micah@Waterboards; Detterman, Mark, Env. Health
Subject: Case closure for AC Transit, aa77 47th St. Oakland, case 01-3594
Attachments: 01-3594 NFA Package.pdf

Please see the attached case closure package.

Ralph Lambert, PG, CHg
Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay St., Suite 1400
Oakland, CA 94612

(510) 622-2382

San Francisco Bay Regional Water Quality Control Board

June 30, 21015
File No: 01-3594 (RAL)

AC Transit
Attn.: Wahid Amiri
10626 International Blvd.
Oakland, CA 94603
Sent via email: WAmiri@actransit.org

**SUBJECT: Transmittal of Closure Letter for AC Transit Facility,
1177 47th Street, Emeryville, Alameda County**

Dear Mr. Amiri:

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 Case Closure Policy¹ and that a No Further Action determination is appropriate.

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 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

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,

Handwritten signature of Cheryl Prowell in black ink, with the word "for" written below it.

Digitally signed by Cheryl Prowell
Date: 2015.06.30 16:46:23 -07'00'

Bruce H. Wolfe
Executive Officer

Attachments:

Case closure letter
Case closure summary
Site Map

Copy via email with attachments:

State Underground Storage Tank Fund Unit
Attn.: Mr. Micah Reich
Email: Micah.Reich@waterboards.ca.gov

Cameron-Cole
Attn.: Mr. Brad Wright
Email: BWright@cameron-cole.com

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

San Francisco Bay Regional Water Quality Control Board

June 30, 21015
File No. 01-3594 (RAL)

AC Transit
Attn.: Wahid Amiri
10626 International Blvd.
Oakland, CA 94603

Sent via email: WAmiri@actransit.org

**SUBJECT: Closure Letter for AC Transit Facility, 1177 47th Street, Emeryville,
Alameda County**

Dear Mr. Amiri:

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 tanks 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.

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,

A handwritten signature in black ink, appearing to read "Cheryl Prowell" with the word "for" written below it.

Digitally signed by Cheryl Prowell

Date: 2015.06.30 16:47:18 -07'00'

Bruce H. Wolfe
Executive Officer

CASE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: 6/30/2015

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: AC Transit – Division 2				
Site Facility Address: 1177 47 th Street, Emeryville, California				
RB Case Nos.: 01-3594		Local or LOP Case No.:N/A	Priority:	
URF Filing Date:		SWEEPS No.: N/A		
Responsible Parties: Alameda-Contra Costa Transit District: Mr. Wahid Amiri, Manager, Safety and Environmental Engineering 1600 Franklin Street, Oakland, CA 94612 Tel: (510) 891-4839 Email: WAmiri@actransit.org				
Tank No.	Size in Gallons	Contents	Closed In— Place/Removed?	Date
Former Tank Farm Underground Storage Tanks (USTs)	Documentation not found, likely similar to Tank Farm 1	Documentation not found, likely similar to Tank Farm 1	Documentation not found. Tank farm replaced in 1986.	1986
Tank Farm 2 UST	8,000	Motor Oil	Removed	Dec - 1999
Tank Farm 2 UST	8,000	Coolant	Removed	Dec - 1999
Tank Farm 2 UST	8,000	Transmission Fluid	Removed	Dec - 1999
Tank Farm 2 UST	4,000	Waste oil	Removed	Dec - 1999
Tank Farm 2 UST	3,000	Waste solvent	Removed	Dec - 1999
Tank Farm 2 UST	3,000	Solvent	Removed	Dec - 1999
Tank Farm 1 UST	20,000	Diesel	Active	
Tank Farm 1 UST	20,000	Diesel	Active	
Tank Farm 1 UST	20,000	Diesel	Active	
Tank Farm 1 UST	20,000	Diesel	Active	
Tank Farm 1 UST	10,000	Gasoline	Active	

Tank No.	Size in Gallons	Contents	Closed In— Place/Removed?	Date
Tank Farm 1 UST	8,000	Gasoline	Active	
Tank Farm 1 UST	8,000	Gasoline	Active	

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Fueling Operations and bus maintenance – diesel, hydraulic oil									
Site characterization complete? Yes					Date Approved by Oversight Agency: 12/19/2014				
Monitoring wells installed? Yes					Number: 19		Proper screened interval? Yes		
Highest Groundwater (GW) Depth Below Ground Surface: 2.83 feet (ft)					Lowest Depth: 11.80 ft		Flow Direction: northwest		
Most Sensitive Current GW Use: Potential drinking water									
Most Sensitive Potential GW Use: Drinking Water Probability of Use: Undetermined									
Summary of water wells in vicinity: No supply wells within ½ radius of property									
Are drinking water wells affected? No					Aquifer Name: East Bay Plain Groundwater Basin				
Is surface water affected? No					Nearest surface water name: Temescal Creek				
Offsite Beneficial Use Impacts (Addresses/Locations): None									
Report(s) on file? Yes					Where are reports filed? GeoTracker database: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600118672				
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL									
Material	Amount (Include Units)			Action (Treatment or Disposal w/Destination)			Date		
Tanks	3-8,000 gal, 1-4,000 gal, 2-3,000 gal			Transported for disposal to ECI Richmond, CA			12/20/1999		
Piping	Unknown			Unknown			Unknown		
Free Product	<7 gallons			Processed with facility waste oil			2002-2013		
Soil	None								
Groundwater	None								
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
Total Petroleum Hydrocarbon (TPH) gasoline	74 ^a	74 ^a	7,300 ^b	5,700 ^c	Methyl tert-butyl ether (MtBE)	<0.1	<0.1	687 ⁱ	<1.0
TPH diesel	31,000 ^d	143 ^e	320,000 ^f	38,000 ^g	Naphthalene	NA	<5.3	<5.0	<2.0

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
Benzene	<0.1	<0.1	180 ^h	9.4 ^c	Other Volatile Organic Compounds (VOCs)	NA	ND	NA	ND
Toluene	<0.1	<0.1	34,000	<1.0	Polycyclic Aromatic Hydrocarbons (PAHs)	NA	<0.17	N/A	N/A
Ethylbenzene	0.73	0.73	64.4 ^l	<1.0	Metals Cadmium, Chrome, Lead, Nickel and Zinc	N/A	At Background	N/A	N/A
Xylenes	0.24	0.24	49 ^l	<2.0					
<p>Comments (Depth of Remediation, dates of before & after samples, etc.):</p> <p>Monitored natural attenuation was the primary remediation for groundwater across the Site with the exception of free product removal from well MW-13 associated with the tire shop hydraulic lift leak.</p> <p><i>Footnotes Legend</i></p> <p>a: sample collected December 1999 b: sample collected June 2001 W-1 c: sample collected August 2014 W-1 d: sample collected November 1998 e: sample collected June 2013 f: sample collected September 2002 MW-6 g: sample collected August 2014 MW-13 h: sample collected September 2001 MW-6 i: sample collected March 2000 MW-1 j: sample collected February 2014 MW-11 k: sample collected November 2011 W-1 l: sample collected February 2005 W-1 NA = not analyzed N/A = Not Available ND = Not Detected < # = Not detected at stated concentration</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
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 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.

Should corrective action be reviewed if land use changes: Yes		
Monitoring Wells Decommissioned: 19	Number Decommissioned: 19	Number Retained: 0
List Enforcement Actions Taken:	List Enforcement Actions Rescinded:	

V. ADDITIONAL COMMENTS, DATA, ETC.

This case meets the low-threat closure criteria in the State Water Resources Control Board's Low-Threat Underground Storage Tank Case Closure Policy¹, as shown below.

General Criteria

- The unauthorized release is located within the service area of a public water system;
- The unauthorized release consists only of petroleum;
- The unauthorized ("primary") release from the UST system has been stopped;
- Petroleum free product has been removed to the maximum extent practicable;
- A conceptual site model that assesses the nature, extent, and mobility of the release has been developed;
- Secondary source has been removed to the extent practicable;
- Soil or groundwater has been tested for MtBE and results reported in accordance with Health and Safety Code section 25296.15; and
- Nuisance as defined by Water Code section 13050 does not exist at the Site.

Media-Specific Criteria

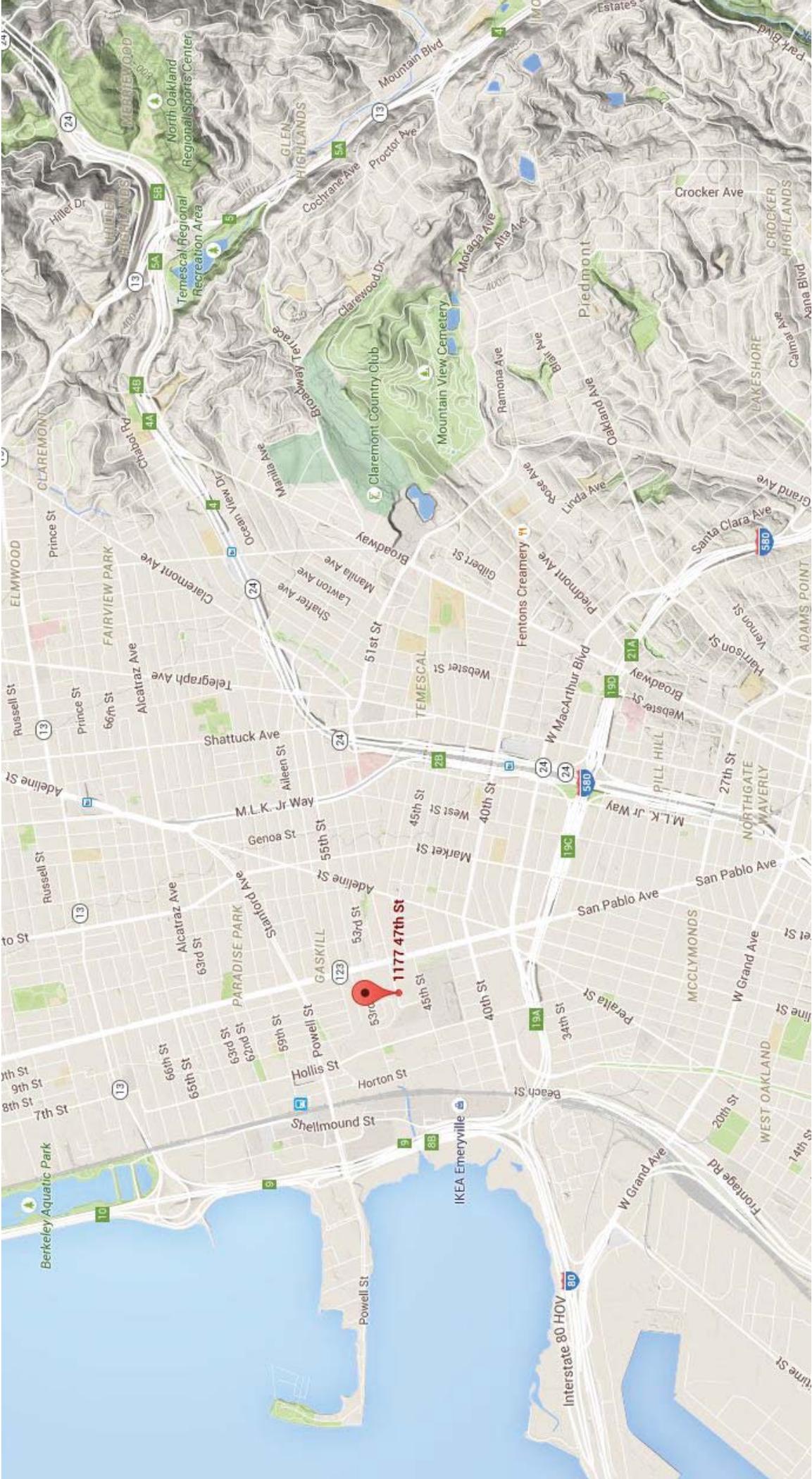
- Groundwater.* Has a stable or decreasing contaminant plume and fits into at least one of the five classes of sites for groundwater plume length. Class 4 stable plume length <750 feet, no free product, nearest water supply well and surface water is greater than 1,000 feet from the defined plume boundary and dissolved benzene and MtBE is less than 1,000 µg/l.
- Petroleum Vapor Intrusion to Indoor Air.* The Site is an active fueling facility. Satisfaction of the media specific criteria for petroleum vapor intrusion to indoor air is not required at active commercial petroleum fueling facilities, except in cases where release characteristics can be reasonably believed to pose an unacceptable health risk.
- Direct Contact and Outdoor Air Exposure.* Meets at least one of the specific criteria. Maximum concentrations of petroleum constituents in soil are less than those listed in Table 1.

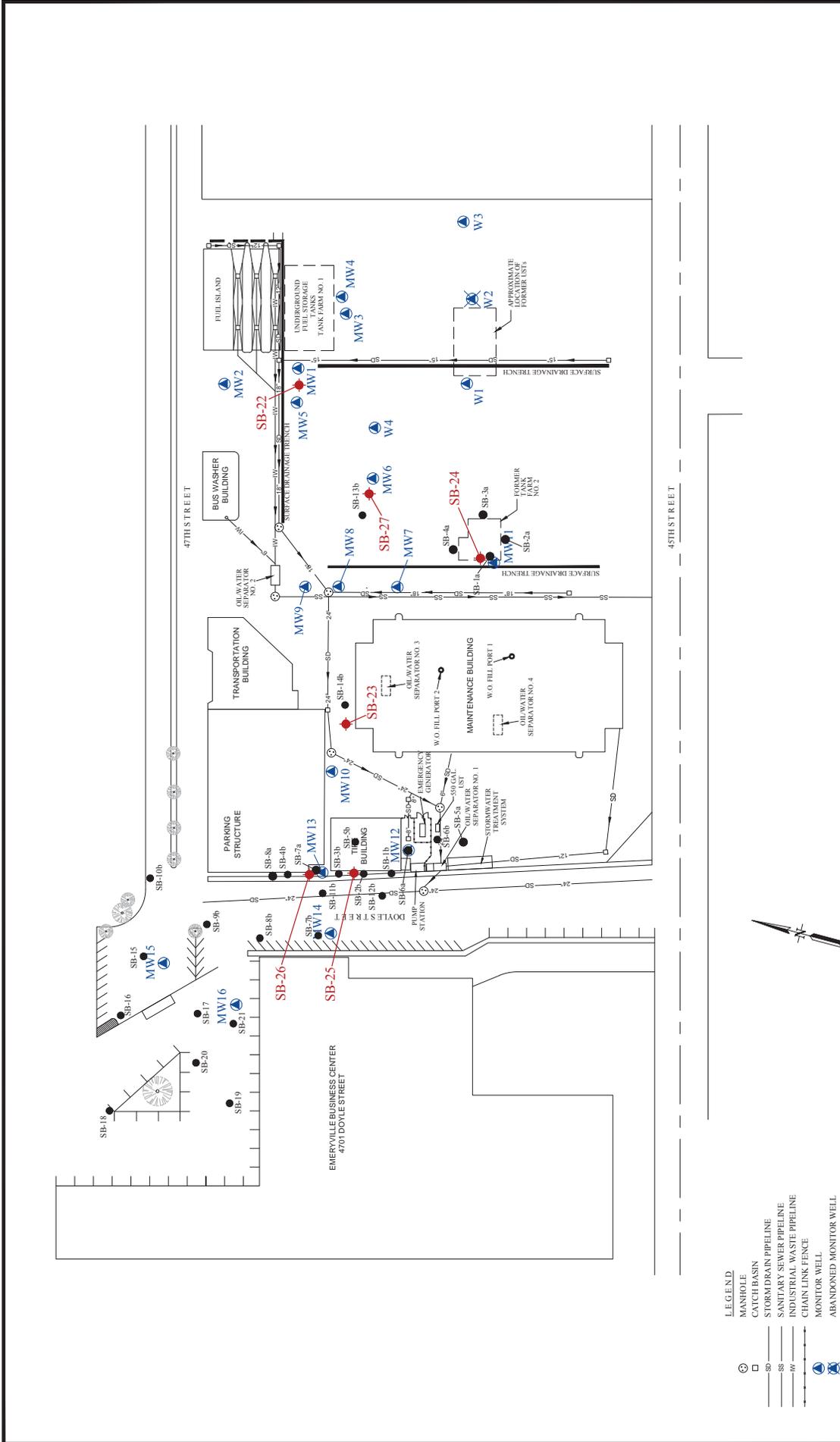
VI. TECHNICAL REPORTS, CORRESPONDENCE, ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Report title/firm	Report Date
Soil Investigation Report for the AC Transit 1177 47 th Street Facility, Emeryville California /Cameron-Cole LLC	7/23/2013
Site History and Data Presentation Report for the AC Transit Division 2 Facility/ Cameron-Cole LLC	1/7/2013
Third Quarter 2014 Groundwater Monitoring Report for the AC Transit Facility Located at 1177 47 th Street, Emeryville, California/Cameron-Cole LLC	10/9/2014
Technical Report documenting Decommissioning of Monitoring Wells Located at the AC Transit D2 Facility, Cameron-Cole LLC	6/24/2015

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

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





- LEGEND**
- ☉ MANHOLE
 - CATCH BASIN
 - STORM DRAIN PIPELINE
 - SANITARY SEWER PIPELINE
 - INDUSTRIAL WASTE PIPELINE
 - CHAIN LINK FENCE
 - MONITOR WELL
 - ABANDONED MONITOR WELL
 - SOIL BORING
 - SOIL BORING (JUNE 2013)



BY	DATE
AWJ	07/18/13

Cameron-Cole
 3155 KENNEDY LOOP
 OAKLAND, CALIFORNIA 94612
 PHONE: 510.777-8870
 FAX: 510.777-8871
 Email: www.cameron-cole.com

FIGURE 2
SOIL BORING AND MONITORING WELL LOCATIONS
AC TRANSIT, EMERYVILLE, CA
 SCALE: 1" = 100'
 DWG. NO.: SITE0713.DWG