

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

May 2, 1997  
STID 3921  
page 1 of 2

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

Dennis Cramer  
Western Seafare Co.  
1301-26th St.  
Oakland CA 94607

RE: **CASE CLOSURE**, Western Seafare Co., 1301-26th St., Oakland CA 94607

Dear Mr. Cramer,

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board (SWRCB) adopted this letter on 2/20/97. As of 3/1/97, Alameda County Health Care Services Agency, Environmental Health Services, Local Oversight Program is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. **The subject fuel leak case is closed.**

**SITE INVESTIGATION AND CLEANUP SUMMARY:**

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

- \* Fourteen parts per million (ppm) Total Petroleum Hydrocarbons as Gasoline (TPH-g), 0.770 ppm benzene, 1.60 ppm toluene, 1.80 ppm ethylbenzene, 6.90 ppm xylene and 0.150 ppm MTBE remain *in the native soil* beneath the former UST.
- \* Six thousand parts per billion (ppb) TPH-g, 74 ppb benzene, 75 ppb toluene, 73 ppb ethylbenzene, 590 ppb xylene remain *in the groundwater* beneath the former UST.

If you have any questions, please call Ms. Jennifer Eberle at 510-567-6761. Thank you.

Sincerely,

Tom Peacock  
Supervisor, Local Oversight Program

May 2, 1997  
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page 2 of 2  
Dennis Cramer

Enclosures:

1. Case Closure Letter
2. Case Closure Summary

cc: John Carver, Golden Gate Tank Removal, 255 Shipley St., San Francisco 94107  
Jennifer Eberle (3 copies of letter only)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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May 2, 1997  
STID 3921

Dennis Cramer  
Western Seafare Co.  
1301-26th St.  
Oakland CA 94607

RE: **REMEDIAL ACTION COMPLETION CERTIFICATION,**  
Western Seafare Co., 1301-26th St., Oakland CA 94607

Dear Mr. Cramer,

This letter confirms the completion of site investigation and remedial action for the 1,000-gallon gasoline underground storage tank (UST) formerly located near 26th St. at the above referenced site. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank is 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, **no further action related to the underground tank release 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 our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director

cc: Acting Chief, Environmental Protection Division  
Kevin Graves, RWQCB  
Lori Casias, SWRCB (with enclosure)  
Dave Deaner, SWRCB, UST Cleanup Fund Program  
John Carver, Golden Gate Tank Removal, 255 Shipley St., San Francisco 94107  
Jennifer Eberle (3 copies of letter only)

APR 02 1997 KG

QUALITY CONTROL BOARD

97 APR 31 PM 3:09

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

Date: 3/13/97

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Pky**  
City/State/Zip: **Alameda CA 94502** Phone: **(510) 567-6700**  
Responsible staff person: **Jennifer Eberle** Title: **Hazardous Materials Spec.**

**II. CASE INFORMATION**

Site facility name: **Western Seafare Company**  
Site facility address: **1301-26th St., Oakland CA 94607**  
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **3921**  
ULR filing date: **9/13/96** SWEEPS No: **N/A**

Responsible Parties: Addresses: Phone Numbers:  
Dennis Cramer, Western Seafare Co., 1301-26th St., Oakland CA 94607

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	1,000	Gasoline	Removed	8/29/96

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: unknown  
Site characterization complete? YES  
Monitoring Wells installed? No Number:  
Proper screened interval? n/a  
Highest GW depth below ground surface: n/a  
Lowest GW depth: n/a  
Flow direction: unknown  
Most sensitive current use at present: freight transfer facility  
Are drinking water wells affected? NO Aquifer name: n/a  
Is surface water affected? Probably not Nearest SW name: SF Bay  
Off-site beneficial use impacts (addresses/locations): n/a  
Report(s) on file? YES Where is report(s) filed?  
**Alameda County, 1131 Harbor Bay Pky, Alameda Ca 94502**

## 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	1,000 lb	Erickson (#95784746)	8/29/96
Soil	95.92 tons	Forward Landfill	10/96
Groundwater	440 gal	Alviso Oil (#95682165)	10/31/96

### Maximum Documented Contaminant Concentrations - - Before and After Cleanup

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)***</u>
	<u>Before*</u>	<u>After **</u>	
TPH (Gas)	3,100	14	6,000
Benzene	20	0.770	74
Toluene	39	1.60	75
Ethylbenzene	36	1.80	73
Xylene	150	6.90	590
Lead	29	NA	NA
MTBE	NA	0.150	NA

\* Soil samples from excavation during tank removal, 8/29/96; see Table 1

\*\* Soil samples left in place after overexcavation, 10/25/96; see Table 2

\*\*\* Grab groundwater sample taken after purging, 10/31/96

### 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: N/A

## Leaking Underground Fuel Storage Tank Program

List enforcement actions taken: none

List enforcement actions rescinded: none

### V. ADDITIONAL COMMENTS, DATA, ETC.

The subject site is located in West Oakland; See **Figure 1**. On 8/29/96, a 1,000-gallon gasoline UST was removed. The UST was single wall steel with a tar wrap. The tar wrap was absent on the fill end. There were strong gasoline odors throughout the project. Soil in the bottom of the excavation had a gasoline odor and was stained greenish. Two soil samples were initially collected below each end of the UST, at 9' bgs (E-9 and W-9). More soil was excavated below the east end, and another soil sample was collected at 10' bgs (E-10). This sample contained free product in the pore spaces. The stockpiled soil was also sampled.

Results from these three samples indicated an increase in contaminant concentrations from the 9' depth to the 10' depth. See **Table 1**. Maximum concentrations were at the 10'bgs depth: 3,100 mg/kg TPHg and 20 mg/kg benzene.

On 10/25/96, the tank cavity was overexcavated and resampled. Four sidewall and three bottom soil samples were collected. See **Table 2**. The bottom samples were collected from different depths and areas. However, the entire tank cavity was excavated down to 13'bgs, as per a telecon with John Carver of Golden Gate Tank Removal, on 11/7/96. The maximum soil concentrations left in place were 0.770 mg/kg benzene and 14 mg/kg TPHg. See **Figure 2** for sample locations.

As the tank cavity was excavated to 13'bgs, groundwater was observed to be seeping in. Groundwater stabilized around 12.5'bgs. Approximately 440 gallons of groundwater were removed from the pit on 10/31/96. A groundwater sample was collected after it recharged. Results included 6,000 ug/L TPHg and 74 ug/L benzene.

The benzene groundwater concentration (site concentration) of 74 ug/L was compared to the Tier 1 look up table in the American Society of Testing and Materials' (ASTM) "Risk Based Corrective Action Applied at Petroleum Release Sites," document E1739-95. The site concentration is less than the RBSL for outdoor air/commercial scenario/10-6 target level (5,340 ug/L), as well as indoor air/commercial scenario/10-5 target level (214 ug/L). Therefore, there is no risk to human health from the groundwater onsite.

The maximum benzene soil concentration (0.77 mg/kg) was compared to the Tier 1 look up table in the American Society of Testing and Materials' (ASTM) "Risk Based Corrective Action Applied at Petroleum Release Sites," document E1739-95. The site concentration is less than the RBSL for outdoor air/commercial scenario/10-5 target level (1.325 mg/kg). However, this site concentration is greater than the indoor air/commercial scenario/10-5 target level (0.05 mg/kg). Since the UST area is outdoors and the building is located approximately 50 feet from the UST area, the threat to indoor air was considered moot. Therefore, there is no risk to human health from the soil onsite.


## Leaking Underground Fuel Storage Tank Program

A total of 95.92 tons of contaminated soil was disposed offsite as Class II material.

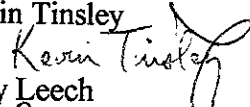
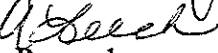

To summarize, the reasons that this case should be closed are as follows:

- \* The sources have been removed (UST, 440 gallons of water from the excavation, and 95.92 tons of contaminated soil);
- \* The site has been adequately characterized. The groundwater plume was not further defined because the sample collected in the UST area is likely the highest concentration onsite, and this concentration is fairly low and is protective of human health;
- \* Shallow groundwater is not used for drinking water in the vicinity of the site;
- \* There are no sensitive environmental receptors in the site vicinity: the estuary lies nearly one mile from the site (a significant and unlikely distance for a hydrocarbon plume to travel);
- \* There is likely no significant risk to human health, as per RBCA Tier 1 of the ASTM guidance; and
- \* The appropriate agencies must be notified if there is a proposal for a change in land use, site activity, or structural configuration of the site (e.g. new construction or excavation activities).

### VI. LOCAL AGENCY REPRESENTATIVE DATA

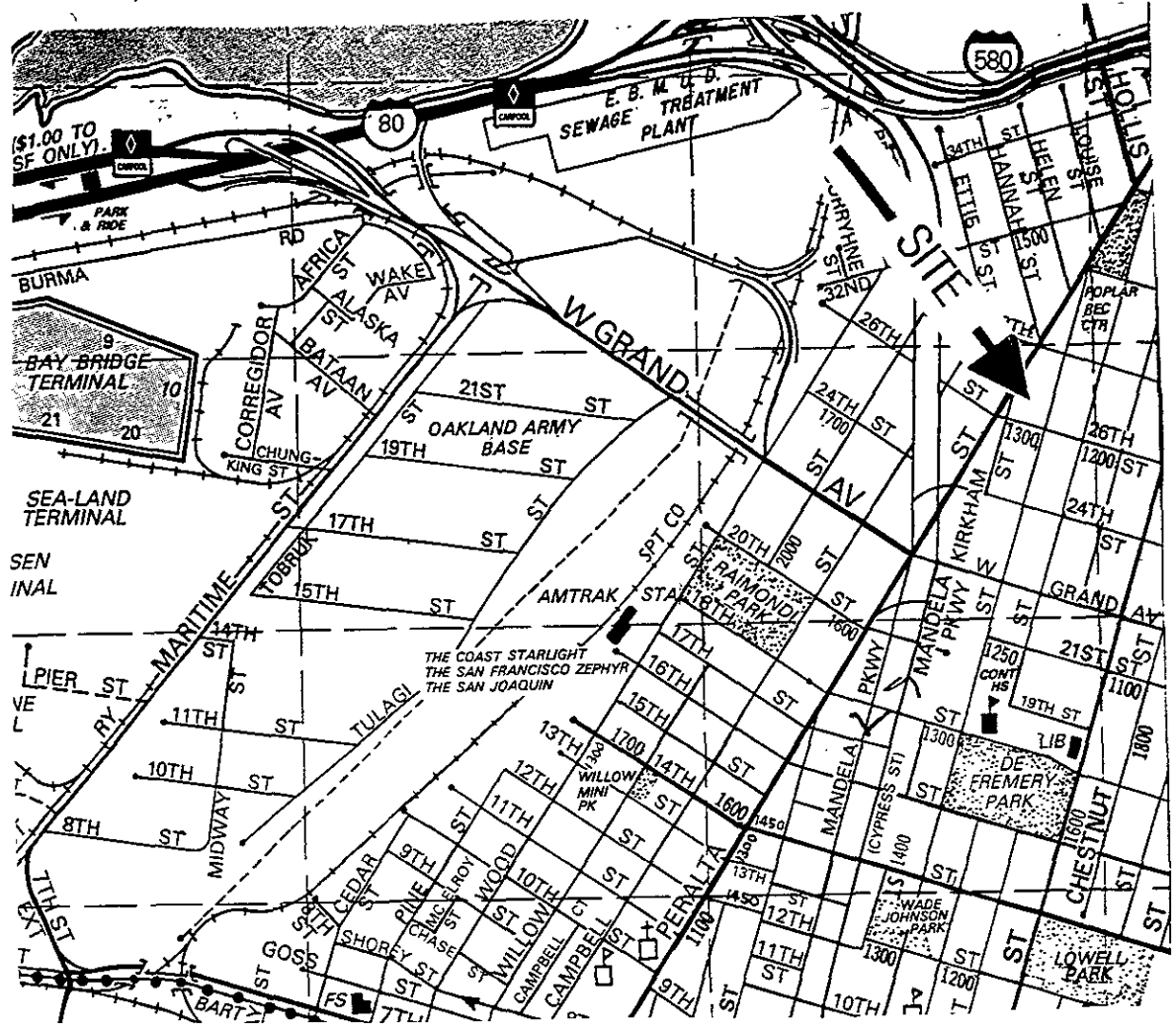
Name: Jennifer Eberle Title: Hazardous Materials Specialist  
Signature:  Date: 3-24-97

#### Reviewed by

- 1) Name: Kevin Tinsley Title: Hazardous Materials Specialist  
Signature:  Date: 3-25-97
- 1) Name: Amy Leech Title: Hazardous Materials Specialist  
Signature:  Date: 3-24-97
- 2) Name: Tom Peacock Title: Manager of LOP  
Signature:  Date: 3-28-97

### VII. RWQCB NOTIFICATION

Date Submitted to RWQCB: 3-28-97 RWQCB Response:  Date: 4/21/97  
RWQCB Staff Name: Kevin Graves, Associate Water Resources Control Engineer



**GOLDEN GATE TANK REMOVAL**

255 Shipley Street  
San Francisco, California 94107  
Telephone (415) 512 1555 Fax (415) 512 0964

**VICINITY MAP**

1301 26th Street  
Oakland, California

Project 7208

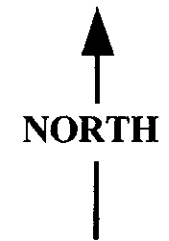
By: jnc

Not to scale

September, 1996

Figure 1



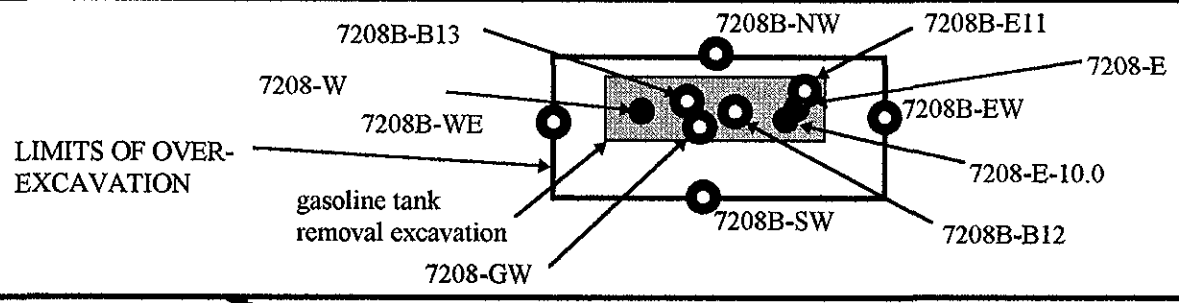


26th Street

telephone pole



Sidewalk



building overhang--limited access

commercial property at 1301 26th Street

**KEY**

- Sample taken during tank removal
- ⊙ Sample taken during over-excavation

**GOLDEN GATE TANK REMOVAL**

255 Shipley Street  
 San Francisco, California 94107  
 Telephone (415) 512 1555 Fax (415) 512 0964

**SITE PLAN**

1301 26th Street  
 Oakland, California

Project Number 7208

By: jnc

Not to scale

November, 1996

Figure 2

September 11, 1996  
1301 26th Street

Tank Removal Report  
Job #7208

8-29-96

**TABLE 1**  
**TANK REMOVAL SAMPLE RESULTS**  
(all results are in parts per million - ppm)

9'  
9'  
10'

SAMPLE I.D.	8015 TPH-G	8020 Benzene	8020 Toluene	8020 Ethylbenzene	8020 Xylenes	3050 Total Lead
7208-SP stockpile	310 ✓	0.41 ✓	3.5	2.5	21	29 ✓
7208-E excavation	530 ✓	2.3 ✓	0.92	6.7	35	11 ✓
7208-W excavation	3 ✓	0.39 ✓	0.005	0.029	ND	11 ✓
7208-E-10.0 excavation	3,100 ✓	20 ✓	39	36	150	8 ✓

During the over-excavation, Jennifer Eberle of Alameda County Health Care Services Agency observed the over-excavation and indicated the sampling locations and procedures of the over-excavation sidewalls. At the discretion and initiation of GGTR, additional soil samples were taken from the bottom of the excavation. The results of the additional testing are tabulated below. The results along with depths, dates and locations are also presented on the attached Soil/Groundwater Sampling Data Form.

10-25-96

**TABLE 2**  
**ADDITIONAL WORK SAMPLE RESULTS**  
(all results are in parts per million - ppm)

SAMPLE I.D.	8020 TPH-G	8020 Benzene	8020 Toluene	8020 Ethylbenzene	8020 Xylenes
9' 7208B-WE west end sidewall ✓	ND ✓	ND ✓	0.009	0.011	0.033
8' 7208B-NW north end sidewall ✓	11 ✓	0.110 ✓	0.190	0.280	0.270
8' 7208B-SW south end sidewall ✓	14 ✓	0.390 ✓	0.290	0.370	1.60
10' 7208B-EW east end sidewall ✓	9.1 ✓	0.770 ✓	1.60	1.80	6.90
11' g.c. 7208B-E11 east bottom at 11 feet ✓	340 ✓	2.2 ✓	3.10	4.60	24.0
12' 7208B-B12 center bottom at 12 feet ✓	0.7 ✓	0.580 ✓	0.120	0.330	0.390
13' 7208B-B13 center bottom at 13 feet ✓	ND ✓	ND ✓	0.007	ND	0.008

ave. = .79 @ 5  
ave. = .56 @ 7

As the excavation was continued to 13-feet below grade, there were indication of groundwater seeping into the excavation. The excavation was left open and the groundwater stabilized at about 12.5 feet below the parking surface by October 31, 1996. At that time, American Valley Environmental was contracted to remove 440 gallons of accumulated groundwater from the excavation. The groundwater was transported to a licensed Treatment, Storage and Disposal Facility (TSDF) under uniform hazardous waste manifest number 95682165. A copy of the manifest is attached

After the groundwater was purged, a groundwater sample was taken and analyzed for gasoline related constituents. The results of the additional testing are tabulated

the end(?)