
San Francisco Bay Regional Water Quality Control Board

December 14, 2017
File No. 01-0254 (RAL)

Ms. Linda Cademartori, Trustee
Cademartori Family Trust
One Hallidie Plaza, Suite 888
San Francisco, CA 94102
Sent via email: Linda@cadbookssf.com

SUBJECT: Transmittal of Closure Letter, Cademartori Trucking Inc., 1833 Peralta Street, Oakland, Alameda County

Dear Ms. Cademartori:

Attached please find the uniform underground storage tank closure letter and the case closure summary for the subject site. The current record fee title owners were notified of the proposed closure in accordance with Section 25296.20 of Chapter 6.7 of the health and Safety Code. We sent a public notification of the proposed case closure to all interested parties, which included a 60-day public comment period. No comments were received.

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 Water Board's Low-Threat Underground Storage Tank Case Closure Policy (Policy) and that a No Further Action determination is appropriate.

There may be residual petroleum-contaminated soil, groundwater, or vapor at this site that could pose an unacceptable risk as a result of future construction/redevelopment activities, such as on or off-site excavation activities, the installation of water wells at or near the site, or change to a more sensitive land use from commercial use. Contractors performing subsurface activities at the site should be prepared to encounter vapor and soil contaminated with petroleum hydrocarbons, and any encountered pollution should be managed properly to avoid threats to human health or the environment.

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,



Bruce H. Wolfe
Executive Officer

Digitally signed by Stephen Hill
Date: 2017.12.14 15:57:24
-08'00'

Attachments:

Case closure letter
Case closure summary

Copy sent via email with attachments:

State Water Resources Control Board
Underground Storage Tank Cleanup Fund Unit
Attn.: Mr. Micha Reich
E-mail: Michah.Reich@waterboards.ca.gov

PIC Environmental
Attn.: Mr. Tim Hersch
E-mail: PICenv@verizon.net

Mr. David Cademartori
E-mail: DC1451@mac.com

Ms. Carol Wattenburg
E-mail: ICuGirl@aol.com

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

Mr. Oliver Bray
E-mail: OBray@braygreenwood.com

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One Hallidie Plaza, Suite 888
San Francisco, CA 94102
Sent via email: Linda@cadbookssf.com

SUBJECT: Closure Letter, Cademartori Trucking Inc., 1833 Peralta Street, Oakland, Alameda County

Dear Ms. Cademartori:

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 "Stephen Hill". The signature is written in a cursive style. Below the signature, the word "for" is written in a small, faint font.

Digitally signed by Stephen Hill
Date: 2017.12.14 15:56:06
-08'00'

Bruce H. Wolfe
Executive Officer

CASE CLOSURE SUMMARY

I. AGENCY INFORMATION

December 14, 2017

Agency Name: San Francisco Bay Regional Water Quality Control Board	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: 510-622-2300
Responsible Staff Person: Mr. Ralph Lambert	Title: Engineering Geologist

II. SITE INFORMATION

Site Facility Name: Cademartori Trucking , Inc.				
Site Facility Address: 1833 Peralta Street, Oakland, CA 94607				
Regional Board Case No.: 01-0254	Local or LOP Case No.: RO0000015	Priority: C		
URF Filing Date: Not Available (NA)	SWEEPS No.:			
Responsible Parties c/o Linda Cademartori, Trustee Cademartori Family Trust One Hallidie Plaza, Ste. 888 San Francisco, CA 94102 Tel: 925-949-3929 Email: linda@cadbookssf.com				
Tank No.	Size in Gallons	Contents	Closed In—Place/Removed?	Date
1	10,000	Diesel	Removed	July 10, 1990
2	1,000	Gasoline	Removed	July 10, 1990
3a*	2,500	Waste Oil	Removed	July 10, 1990
3b*	2,500	Waste oil/water	Removed	July 10, 1990
*Dual Compartment Tank = 5,000 gallons Total				

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Underground Storage Tank leakage of diesel, gasoline, and waste oil		
Site characterization complete? Yes	Date Approved by Oversight Agency: 10/2/2017	
Monitoring wells installed? No	Number: 0	Proper screened interval? NA
Highest GW Depth Below Ground Surface: 4 feet below ground surface (bgs)	Lowest Depth: 10 feet bgs	Flow Direction: expected to be northwest
Most Sensitive Current GW Use: Potential drinking water		
Most Sensitive Potential GW Use: Municipal and Domestic Supply Probability of Use: Undetermined		
Summary of water wells in vicinity: There are no nearby water supply wells.		
Are drinking water wells affected? No	Aquifer Name: Merritt Sand sub-area of Santa Clara Valley - East Bay Plain	
Is surface water affected? No	Nearest surface water name: San Francisco Bay 1 mile to the west	

Offsite Beneficial Use Impacts (Addresses/Locations): None									
Report(s) on file? Yes					Where is report(s) filed? Regional Water Board				
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL									
Material	Amount (Include Units)			Action (Treatment or Disposal w/Destination)				Date	
Tanks	3			Offsite Disposal – Unknown Destination				7/10/1990	
Piping	All			Offsite Disposal – Unknown Destination				7/10/1990	
Free Product	None			Not Applicable (N/A)				N/A	
Soil	120 tons			Offsite Disposal – Vasco Landfill, Livermore				5/12-13/1998	
Groundwater	8,500 gallons			Offsite Disposal – Unknown Destination				1/17/1991	
Barrels	2 (one each of soil and water)			Offsite Disposal – U.S. Ecology, Nevada				10/6/2017	
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
TPHg	37	986*	3,200	102,000+	Naphthalene	NA	ND	NA	ND
TPHd	4,800	16,000*	77,000	ND	MtBE	NA	ND	NA	ND
benzene	0.24	ND	240	ND	TPHo	1,200	124	4	ND
Ethyl-benzene	0.38	ND	2.0	ND	Lead	NA	2,920	NA	263
Toluene	0.92	ND	14	ND	Total PAHs	NA	ND	NA	64.9
xylenes	2.0	ND	10	ND	Chlorinated VOCs	ND	ND	ND	ND
Comments/notes:									
<p>* = TPHg detected in only 1 of 33 recent soil samples. TPHd was detected in 2 of 33 soil samples above the Environmental Screening Level (ESL) for leaching to drinking water (the lowest ESL). However, TPHd was <u>not found</u> in any of the water samples and therefore appears to be weathered and non-leachable.</p> <p>+ = The other 5 recent groundwater samples had no detectable TPH. Taken together, these sampling results suggest a highly localized area of TPHd groundwater contamination that will not migrate further.</p> <p>ND = None Detected, the detection limits for VOCs ranged from 1 to 10 µg/L in water and 0.005 to 0.02 mg/kg in soil.</p> <p>PAH = Polycyclic Aromatic Hydrocarbons</p> <p>TPHd = Total Petroleum Hydrocarbons in the Diesel range</p> <p>TPHg= Total Petroleum Hydrocarbons in the Gasoline range</p> <p>TPHo = Total Petroleum Hydrocarbons Motor Oil</p> <p>MtBE = Methyl tert-Butyl Ether</p> <p>VOCs = Volatile organic compounds. As noted above no chlorinated VOCs were detected in any soil or groundwater sample.</p> <p>“Before” samples were from 1990-1991</p> <p>“After” samples are from 2016-2017</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: None	Number Decommissioned: N/A	Number Retained: 0
List Enforcement Actions Taken: None	List Enforcement Actions Rescinded: None	

V. ADDITIONAL COMMENTS, DATA, ETC.

This case meets the low-threat closure criteria in the State Water Board's *Low-Threat Underground Storage Tank Case Closure Policy*,¹ as shown below.

General Criteria

- a. The unauthorized release is located within the service area of a public water system:
Yes, East Bay Municipal Utility District
- b. The unauthorized release consists only of petroleum: Yes
- c. The unauthorized ("primary") release from the UST system has been stopped: Yes
- d. Free product has been removed to the maximum extent practicable: Yes
- e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed: Yes
- f. Secondary source has been removed to the extent practicable: Yes
- g. Soil or groundwater has been tested for methyl tert-butyl ether and results reported in accordance with Health and Safety Code section 25296.15: Yes
- h. Nuisance as defined by Water Code section 13050 does not exist at the site: Yes

Media-Specific Criteria

1. Groundwater. Has a stable or decreasing contaminant plume and fits into at least one of the five classes for groundwater.
This case meets class 1. The plume is less than 100 feet. There is no free product. The nearest water supply well is more than 250 feet from the groundwater plume.
2. Petroleum Vapor Intrusion to Indoor Air.
Meets criteria 2(b) site-specific risk analysis. The Site meets most of scenario 3a; the depth to groundwater is typically > 5 feet bgs, which is the bioattenuation zone. Benzene dissolved in groundwater is less than 100 µg/L. Twenty-three out of 27 (85%) of the soil samples collected between the ground surface and 10 feet had total petroleum hydrocarbons less than 100 mg/kg, and are therefore representative of the majority of the bioattenuation zone. Based on the lack of detections of benzene, ethylbenzene, and naphthalene in groundwater and soil, a site-specific risk evaluation demonstrates that human health is protected to the satisfaction of the regulatory agency.
3. Direct Contact and Outdoor Air Exposure. Meets at least one of the specific criteria.
This case meets class a. For commercial / industrial criteria in Table 1, benzene concentration in soil is below 8.2 mg/kg, ethylbenzene is below 89 mg/kg, naphthalene is below 45 mg/kg, and PAHs are below 0.68 mg/kg.

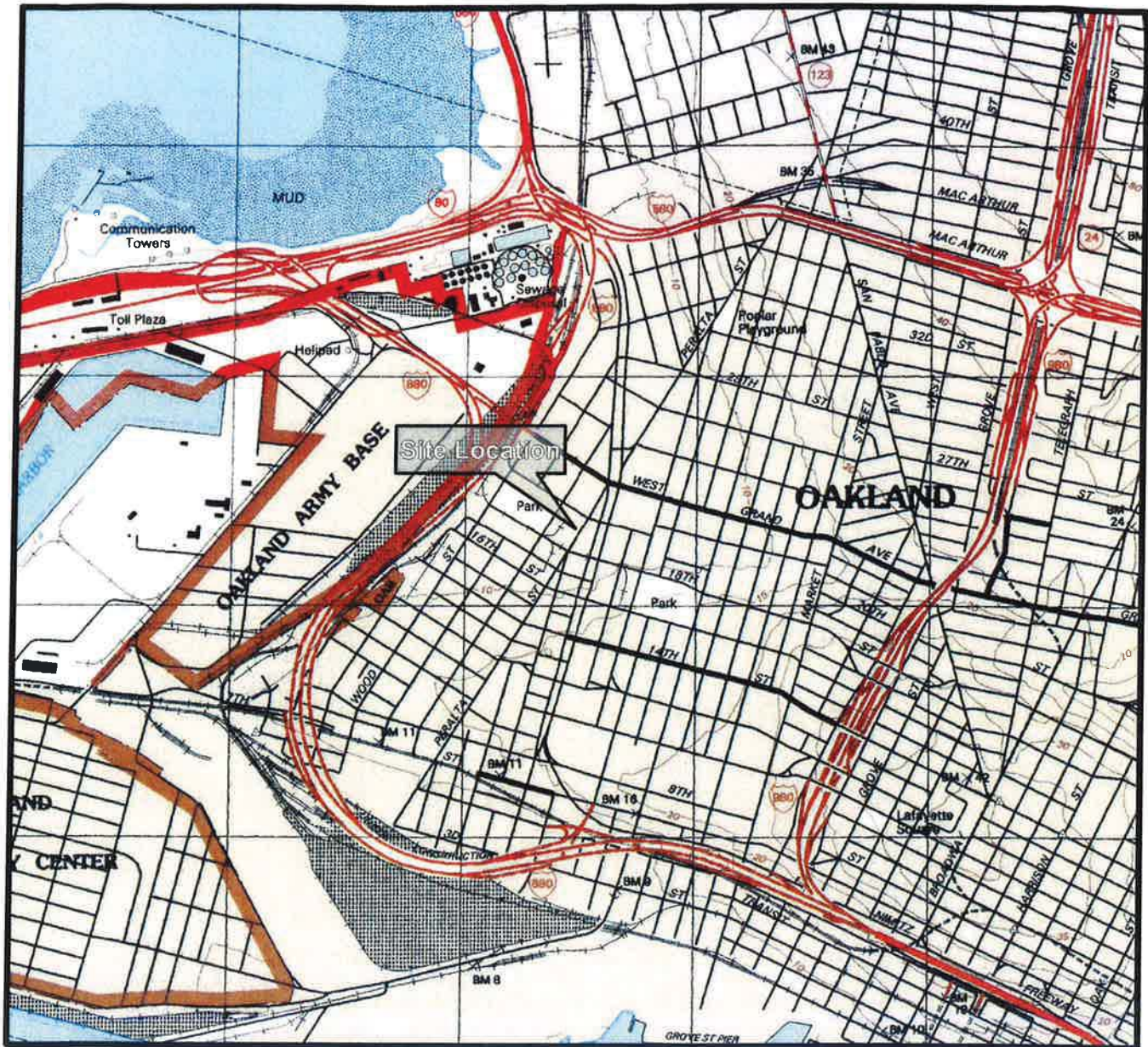
¹ See State Water Resources Control Board webpage:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

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

Report title & author (firm)	Date
Revised Site Assessment Geologic Report by PIC Environmental Services	February 10, 2017
Revised Additional Site Assessment Geologic Report by PIC Environmental Services	September 13, 2017

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



Site Latitude: N37.814816
 Site Longitude: W122.291609
 Site Elevation: 10 Feet
 Source: USGS Topographical Quadrangle



Environmental Services



**Site Location Map
Topographic Map**

Client:
Cademartori Family Trust

Drafted By:
EJH

Project Manger:
J. Tim Hersch

Project No:
E4156

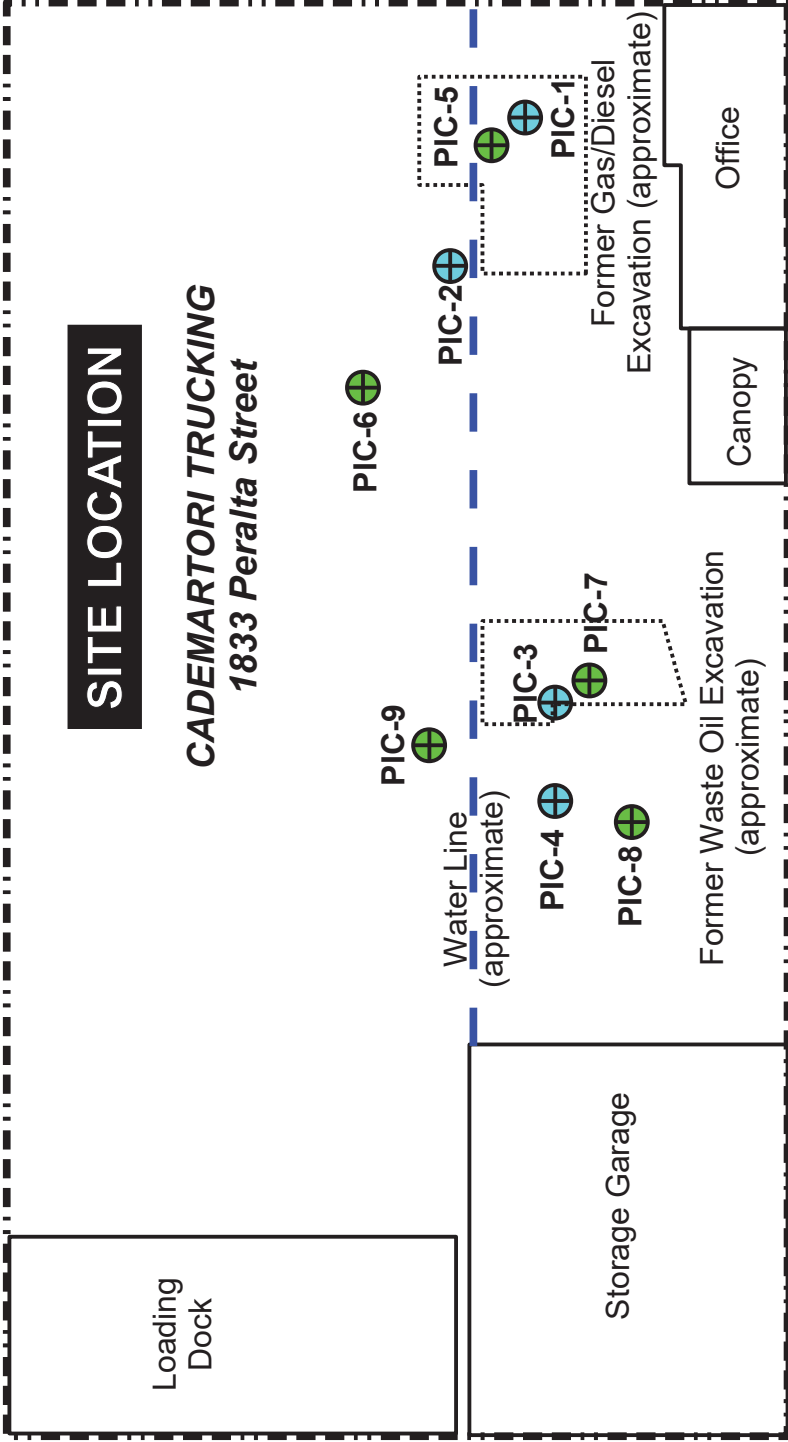
Site Location:
1833 Peralta Street, Oakland, CA 94607

Date:
10 / 2016

Figure:
1

SITE LOCATION

CADEMARTORI TRUCKING
1833 Peralta Street



Peralta Street



Environmental Services

Client: Cademartori Family Trust
Site Location: 1833 Peralta Street, Oakland, CA 94607

Site Map

Drafted By: EJH
Project Manager: J. Tim Hersch
Date: 7 / 2017

⊕ Boring Location (2016)
⊕ Boring Location (2017)

Project No: E4156
 Figure: 2