

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



March 24, 1997
STID 5702

Attn: Lin Harris
YWCA of America
1515 Webster St.
Oakland CA 94612

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

RE: **REMEDIAL ACTION COMPLETION CERTIFICATION**
YWCA site, 1515 Webster St., Oakland CA 94612

Dear Ms. Harris,

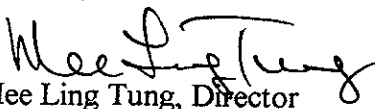
This letter confirms the completion of site investigation and remedial action for the underground storage tank formerly located below the sidewalk on Webster St. at the above referenced site. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to 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 attachment)
Dave Deaner, SWRCB, UST Cleanup Fund Program
Ron Brown, Microsearch, 318 Harrison St., Suite 1A, Oakland CA 94607
Dave Dement, ACC Environmental, 7977 Capwell Dr., Suite 100, Oakland CA 94621
Jennifer Eberle (3 copies of letter only)

LOP/Completion
je.5702clos.let
attachment (case closure summary)

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 12/13/96

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: **YWCA of Oakland**
Site facility address: **1515 Webster St., Oakland CA 94612**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **5702**
ULR filing date: **not filed** SWEEPS No: **N/A**

Responsible Parties: **Addresses:** **Phone Numbers:**
ATTN: **Lin Harris, YWCA of Oakland, 1515 Webster St., Oakland CA 94612 (510-451-7900)**

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	1500	heating oil	removed	6/10/96

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **tank-related**
Site characterization complete? **YES**
Monitoring Wells installed? **No**; three grab water samples via Geoprobe Number:
Proper screened interval? **N/A**
Highest GW depth below ground surface: **21'bgs (via Geoprobe)(borings B2 and B3)**
Lowest GW depth: **23'bgs (via Geoprobe)(boring B1)**
Flow direction: **not determined**
Most sensitive current use at present: **YWCA**
Are drinking water wells affected? **NO** Aquifer name:**n/a**
Is surface water affected? **Probably not** Nearest SW name: **Lake Merritt is approx 3/8 mile east of the site**
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 of Disposal w/destination)</u>	<u>Date</u>
Tank	1500 gal	disposed to Erickson (manifest #95894689)	6/10/96
Tank Contents	1500 gal Mostly water	disposed to Evergreen (manifest #95894713)	6/5/96
Tank Rinsate	300 gal	disposed to Evergreen (manifest #95894720)	6/10/96

Maximum Documented Contaminant Concentrations - -

Contaminant	Soil (ppm)*	Water (ppb)**
TPH (Diesel)	8,800	1,600
Benzene	<0.20	<0.5
Toluene	<0.20	5.8
Ethylbenzene	<0.20	0.76
Xylene	<0.20	4.9

* initial tank pit samples collected on 6/10/96

** Geoprobe grab water samples collected on 7/24/96

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

Number Decommissioned: N/A Number Retained: N/A

List enforcement actions taken: none

List enforcement actions rescinded: none

Leaking Underground Fuel Storage Tank Program

V. ADDITIONAL COMMENTS, DATA, ETC.

On 6/10/96, one 1,500-gallon heating oil UST was removed from below the sidewalk along Webster St. at the corner of 15th St. This tank was reportedly not in use for over 20 years. There was a sizable hole near the top of the UST. Two soil samples (SB-02 and SB-03) were collected from 6" to 1' below the UST, or 17.5'bgs to 18.0'bgs. They were designated as East and West samples, respectively. A four-point composite soil sample was collected from the stockpiled soil (approximately 70 cubic yards). Microsearch Environmental conducted the tank removal and initial soil sampling.

Analysis of the soil samples revealed 3,300 mg/kg TPHd from the East sample, and 8,800 mg/kg TPHd from the West sample. The stockpiled soil contained 530 mg/kg TPHd. BTEX was ND in all 3 samples, although the detection limits (DLs) were raised due to sample interference. In particular, the DL for benzene was raised to 0.20 ppm.

On 6/18/96, additional soil samples were collected in the tank pit via hand augering. **See Figure 1.** The purpose of the additional sampling was to determine the vertical limits of soil contamination. Six soil samples were collected between 19'bgs and 22'bgs. Results indicated maximum soil concentrations of 430 mg/kg TPHd and ND BTEX. The maximum concentration was found in the west boring at the maximum depth explored (sample S-W-22.0). This phase of work was conducted by ACC Environmental. **See Table 1 and 2.**

The soil stockpile contained 530 mg/kg of TPHd and ND BTEX, and was returned to the excavation.

On 7/24/96, ACC used a Geoprobe rig to drill three borings in the vicinity of the former UST. **See Figure 1.** Soil samples were collected from the capillary fringe from each boring. Results indicated up to 1.8 mg/kg TPHd and ND BTEX. Grab water samples were collected. Results indicated 130, 200, and 1,600 ug/L TPHd and ND benzene. Trace concentrations of TEX were detected in one sample; the other two were ND.

The maximum soil concentrations left in place were 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. Even though benzene was ND, the detection limit (DL) was raised to 0.20 mg/kg, as stated earlier. The DL for benzene is usually 0.005 ppm. So it is possible that up to **0.19 ppm benzene** was present in the tank pit soils. This soil concentration (0.19 ppm) is less than the Risk Based Screening Levels (RBSLs) for 1) the "soil to outdoor air" pathway, commercial scenario, 10-4 target level (13.25 ppm); 2) the "soil to outdoor air" pathway, commercial scenario, 10-5 target level (1.325 ppm); and 3) the "soil to indoor air" pathway, commercial scenario, 10-4 target level (0.49 ppm).

Leaking Underground Fuel Storage Tank Program

In addition, the human health threat from the **maximum residual soil concentration of TPH-d (8,800 ppm)** was evaluated. The chemicals of concern (COCs) in TPH-d are naphthalene and benzo(a)pyrene. Although analyses were not completed to determine the presence and/or concentrations of naphthalene and benzo(a)pyrene, the maximum expected concentrations of naphthalene and benzo(a)pyrene are 11.44 mg/kg and 6.16×10^{-4} ppm respectively. These expected concentrations are based on the maximum concentration of TPH-d identified in the UST pit (8,800 mg/kg) and published data indicating diesel consists of approximately 0.13% naphthalene and 0.07 mg/kg of benzo(a)pyrene (LUFT Manual, 1989).

ATM's Tier 1 Risk-Based Screening Level Look-up Table with values corrected for CalEPA's toxicity value does NOT indicate a 1×10^{-6} increased cancer risk for any of the plausible commercial/industrial exposure scenarios for the calculated maximum expected concentration of 6.16×10^{-4} ppm benzo(a)pyrene in soil. Likewise, the calculated maximum expected concentration of naphthalene in soil (11.44 ppm) does not appear to exceed the chronic hazard quotient for commercial/industrial exposures.

Similarly, the **maximum groundwater concentration of TPH-d (1,600 ppm)** was compared to the Tier 1 look up table; benzene was ND. The maximum expected concentrations of naphthalene (0.002 ppb) and benzo(a)pyrene (1.1×10^{-4} ppb) were also determined. **It can be concluded that the concentrations left in place do not pose a threat to human health.**

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

- * The source has been removed (1,500-gallon UST);
- * The site has been adequately characterized;
- * Maximum groundwater concentrations were 1,600 ppb TPHd and ND benzene. Maximum soil concentrations were 8,800 ppb TPHd and ND benzene. These maximum concentrations were found to present no threat to human health, when 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.
- * There are no sensitive environmental receptors in the site vicinity. Lake Merritt lies approximately 1,000 feet east of the site, which is a significant and unlikely distance for a hydrocarbon plume to travel).
- * 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 (e.g. new construction or excavation activities), and **b)** a health and safety plan if excavation occurs at a depth of 17' bgs in the location of the former UST.

Leaking Underground Fuel Storage Tank Program

VI. LOCAL AGENCY REPRESENTATIVE DATA

Name: Jennifer Eberle Title: Hazardous Materials Specialist
Signature: *J Eberle* Date: 1-8-97

Reviewed by
Name: Amy Leech Title: Hazardous Materials Specialist
Signature: *A Leech* Date: 01-09-97

Name: Tom Peacock Title: Manager of LOP
Signature: *Tom Peacock* Date: 1-23-97

VII. RWQCB NOTIFICATION

Date Submitted to RWQCB: 2-19-97 RWQCB Response: *Approved*
RWQCB Staff Name: Kevin Graves Date: *3-18-97*
Associate Water Resources Control Engineer *K Graves*

TABLE 1 - SOIL SAMPLE ANALYTICAL RESULTS

Sample No. - Depth	Date Sampled	TPHd (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)
SB-02 East*	6-10-96	3,300	<0.20	<0.20	<0.20	<0.20
SB-03 West*	6-10-96	8,800	<0.20	<0.20	<0.20	<0.20
S-N-19.0	6-18-96	4.6	<0.005	<0.005	<0.005	<0.005
S-E-19.0	6-18-96	1.0	<0.005	<0.005	<0.005	<0.005
S-E-21.0	6-18-96	120	--	--	--	--
S-W-19.0	6-18-96	<1.0	<0.005	<0.005	<0.005	<0.005
S-W-20.0	6-18-96	230	<0.005	<0.005	<0.005	<0.005
S-W-22.0	6-18-96	430	--	--	--	--
B1-22.5	7-24-96	1.1	<0.005	<0.005	<0.005	<0.005
B2-20	7-24-96	<1.0	<0.005	<0.005	<0.005	<0.005
B3-19	7-24-96	1.8	<0.005	<0.005	<0.005	<0.005

Notes: mg/kg = milligrams per kilograms equivalent to ppm
 * Samples collected by Microsearch Environmental during UST removal

1515 Webster Street
 Oakland, California

ACC Project No. 96-6262-1.1
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TABLE 2 - GROUNDWATER SAMPLE ANALYTICAL RESULTS

Sample No.	Date Sampled	TPHd (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)
B1-H20	7-24-96	130	<0.5	<0.5	<0.5	<0.5
B2-H20	7-24-96	200	<0.5	<0.5	<0.5	<0.5
B3-H20	7-24-96	1,600	<0.5	5.8	0.76	4.9

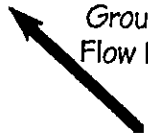
Notes: µg/L = micrograms per liter approximately equivalent to parts per billion

5.0 DISCUSSION

5.1 Soil

Soil was investigated in two phases. Phase one consisted of further characterizing vertical impacts in the area by conducting soil sampling using a hand auger and sample

Assumed
Groundwater
Flow Direction



15th Street

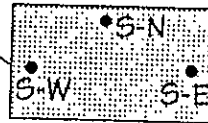
Sidewalk

YWCA
(Renovation
In Progress)

B3

B1

Sidewalk

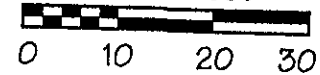


Approximate
Limit of Excavation

B2

Webster Street

Scale in Feet



Legend

- - Soil Boring Location
- ▨ - Approximate Area of Soil and Underground Storage Tank Excavation
- - Excavation Soil Sample Location

Title Site Plan YWCA 1515 Webster Street Oakland, California	
Figure No. 2	Date: 8/15/96
Drawn By: MCR	Scale: 1" = 20'
Project No. 6262-1.1	
ACC Environmental Consultants 7977 Capwell Drive, Suite 100 Oakland, California 94621 (510)638-8400 Fax: (510)638-8404	

ENVIRONMENTAL
PROTECTION
97 MAR 21 PM 2:26