



April 3, 1998

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

REMEDIAL ACTION COMPLETION CERTIFICATE

Mr. Phil Tagami
California Commercial Investments
600 Grand Av., #404
Oakland CA 94612

RE: Financial Center Building, 405 14th St., Oakland CA 94612
(Our site # 6331)

Dear Mr. Tagami:

This letter confirms the completion of a site investigation for the underground storage tank formerly located at the above referenced 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 complete, no further action related to the underground tank investigation is required.

This Notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact Pamela Evans of our office with any questions at (510)567-6770.

Sincerely,

Mee Ling Tung
Director, Environmental Health Specialist

c: Dick Pantages, Environmental Health Services

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

March 18, 1998

Chuck Headlee ✓
California Regional Water Quality Control Board
2101 Webster St., Suite 500
Oakland CA 94612

RACC to
Mee Ling
4/3/98
PC

RE: Case Closure – Financial Center Building, 405 14th St., Oakland 94612
Our site #6331

Dear Mr. Headlee:

Enclosed is a case closure summary for your review and sign-off.

Thank you for your attention and assistance in this matter. Please contact me with any questions at 567-6770.

Sincerely,

Pamela J. Evans
Senior Hazardous Materials Specialist

Enclosure

C: Dick Pantages, Environmental Health Services

03/18/98
11:30 AM

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 3/2/98

Agency name: **Alameda County-EPD** Address: **1131 Harbor Bay Pkwy**
 City/State/Zip: **Alameda, CA 94502** Phone: **(510) 567-6770**
 Responsible staff person: **Pamela J. Evans** Title: **Senior Hazardous Materials Specialist**

II. CASE INFORMATION

Site facility name: **Financial Center Building**
 Site facility address: **405 14th St., Oakland, California 94612**
 RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **6331**
 URF filing date: **2/05/98** SWEEPS No: **N/A**

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Phil Tagami California Commercial Investments	600 Grand Av., # 404 Oakland CA 94612	(510) 268-8500 (Phone) (510)834-5380 (FAX)

<u>Tank</u> <u>No:</u>	<u>Size in</u> <u>gal.:</u>	<u>Contents:</u>	<u>Closed in-place</u> <u>removed?:</u>	<u>Date:</u>
1	2,500	heating oil	closed in place	3/7/97

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **unknown**
 Site characterization complete? **Yes**
 Date approved by oversight agency: **05/7/97**
 Monitoring Wells installed? **None** Number: **Zero**
 Proper screened interval? **N/A**
 Highest GW depth below ground surface: **22 ft** Lowest depth: **22 ft**
 Flow direction: **unknown**
 Most sensitive current use: **unknown**
 Are drinking water wells affected? **unknown** Aquifer name: **unknown**
 Is surface water affected? **NO** Nearest affected SW name: **unknown**
 Off-site beneficial use impacts (addresses/locations): **unknown**
 Report(s) on file? **YES** Where is report filed? **Alameda County**
1131 Harbor Bay Pkwy
Alameda CA 94502

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> <u>(include units)</u>	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
Tank	1,500 gallons	3X rinsed, inerted with CO2, filled with cement sand slurry	3/7/97
Piping	not specified	---	----
Tank rinsate	200 gallons	Disposed by Evergreen to Newark facility	3/11/97
Residual heating oil	2,306 gallons	“ “ “	3/6/97
Soil	4 cubic yards	Bay Area Soil disposal site @ Richmond landfill	5/19/97

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before*	After**	Before***	After****
TPHd	13,000	ND	NT	ND
Benzene	ND	ND	NT	ND
Toluene	0.059	ND	NT	ND
ethyl-benzene	0.074	ND	NT	ND
Xylene	0.410	ND	NT	6

Notes:

*Before soil sample results are from a hand augered boring next to tank, @ 20' bgs, done at time of closure in place (3/97).

**After soil sample results are from boring B-1 done in 4/97, ~8' southwest of closed tank.

***No groundwater available for testing at time of tank closure.

****After groundwater samples from B-1 at 22' bgs.

NT = Not tested, ND = Not detected

Comments:

A 2,500 gallon heating oil tank was closed in place in March, 1997. Its location beneath the sidewalk and basement of a downtown Oakland building made closure in place necessary. The contractor removed concrete and five feet of overlying soil prior to closure. This soil was sampled along with soil from a boring adjacent to the tank. Up to 13,000 TPHd was found in soil from the boring, along with detectable TE and X (see above table). Benzene was not detected in any soil samples. No groundwater was encountered at the time of the closure. The stockpiled soil was later removed for disposal. The piping that ran from the UST to the boiler was within a vault and could be inspected visually, hence no soil samples were taken along the piping run.

In April 1997, further investigation of the soil and groundwater was carried out. A boring (B-1) was advanced to 22' bgs, where first groundwater was encountered. This boring was located to the southwest of the closed tank. The contractor attempted three other borings to the north and west of the tank, but encountered obstacles such as utilities and foundation structures. The soil and groundwater samples taken from B-1 were all ND except for a finding of 6 ppb xylenes in groundwater.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? _____

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? _____

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: **None** Number Retained: **None**

List enforcement actions taken: None

List enforcement actions rescinded: None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Pamela J. Evans

Title: **Senior Hazardous Materials Specialist**

Signature: *Pamela J. Evans* Date: 3/2/98

Reviewed by

Name: Tom Peacock

Title: **Supervising Hazardous Materials Specialist**

Signature: *Tom Peacock* Date: 3-13-98

Name: **Barney Chan**

Signature:

Barney Chan

Title: **Hazardous Materials Specialist**

Date: *3/2/98*

VI. RWQCB NOTIFICATION

Date Submitted to RB: *3/23/98*

RB Response: *3/26/98*

RWQCB Staff Name: ~~Stephen Hill~~

Title: ~~Supervising Environmental Specialist~~ Date:

Chuck Headlee
Chuck Headlee

Associate Engineering Geologist

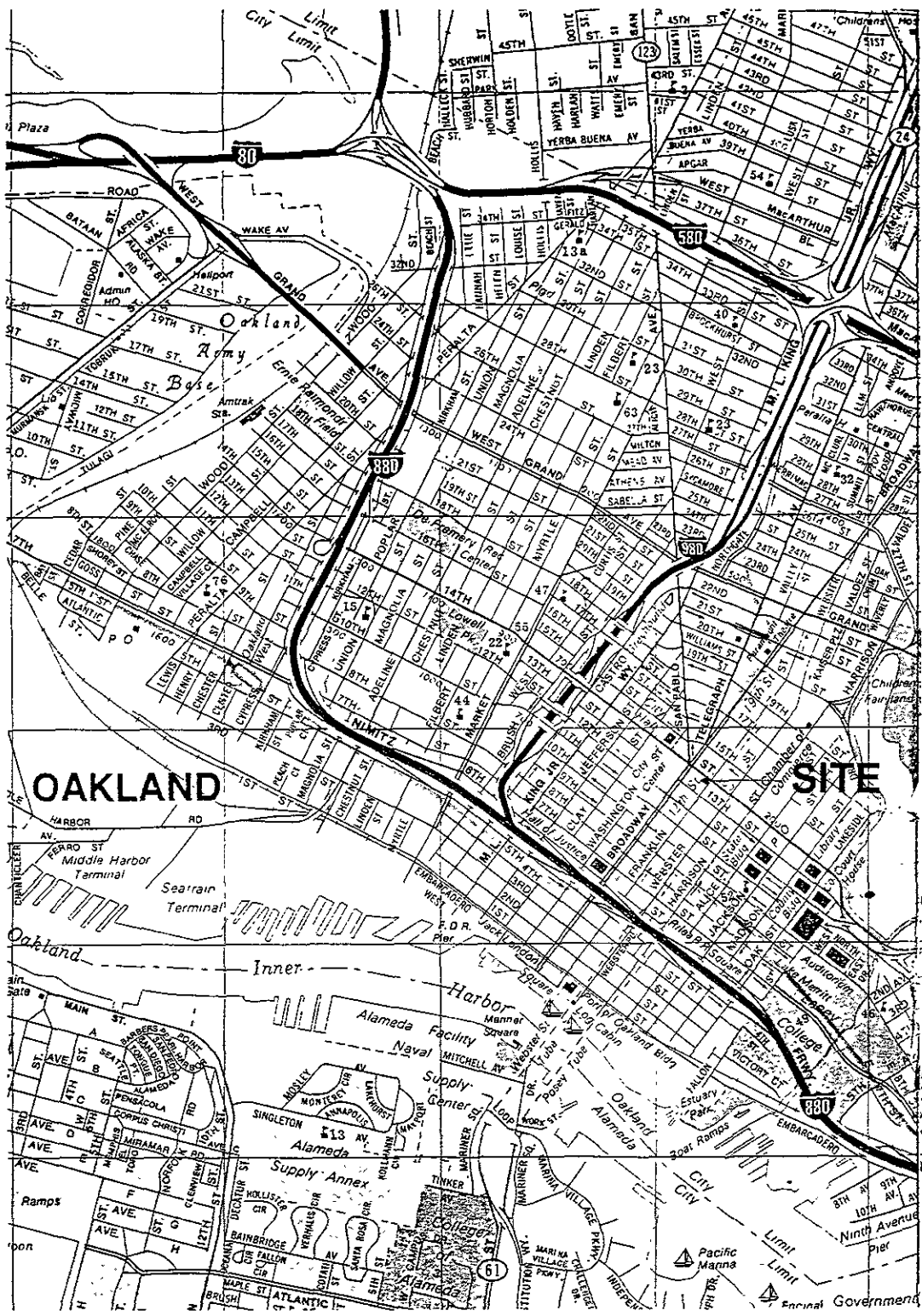
VII. ADDITIONAL COMMENTS, DATA, ETC.

This case warrants closure for the following reasons:

1. The leak has been stopped and the source (tank) has been removed. Some contaminated soil was left in place, but does not present a human health risk.
2. The site has been adequately characterized. Soil conditions were noted at the time of the tank closure. While only one soil boring was made, it was not possible to do more due to site conditions. However, soil and groundwater from the boring showed no detectable petroleum hydrocarbon contamination except for 6 ppb xylene in groundwater. This level is below MCLs and falls below levels of human health risk for any one using the building.
3. There is no apparent impact to groundwater besides the 6 ppb xylene finding, which is below MCLs. No water wells, deeper drinking water aquifers, surface waters, or other sensitive receptors are likely to have been impacted.
4. The site presents no significant risk to human health or the environment.

See attachments:

1. Site general vicinity map.
2. Site diagram showing borings, closed tank location and building location.
3. Soil and groundwater analysis report from 5/97.



HK2, Inc./SEMCO
 1751 Leslie Street
 San Mateo, CA 94402
 Project No 97-0135.2

Legend

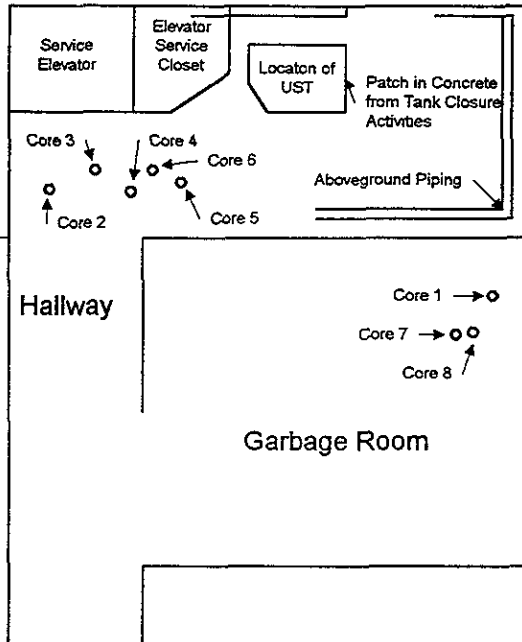


Site Location
 Financial Center Building
 405 14th Street
 Oakland, CA
Figure 1

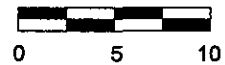
Franklin Street
(Parking Lane)

○ ← B1

Sidewalk
(above basement)



Scale in feet
(approximate)



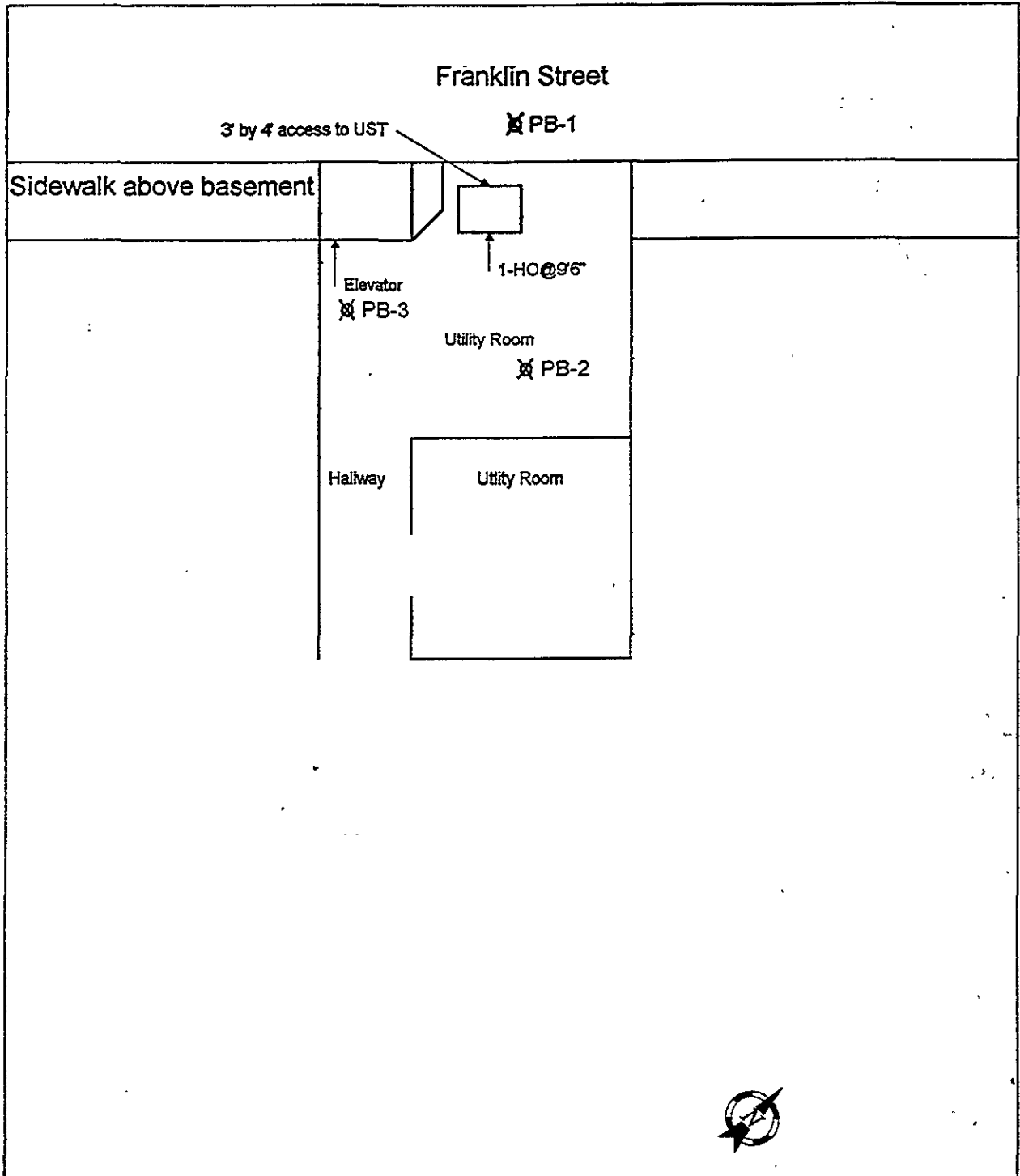
HK2, Inc./SEMCO
1751 Leslie Street
San Mateo, CA 94402

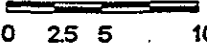
Project No. 97-0135.2

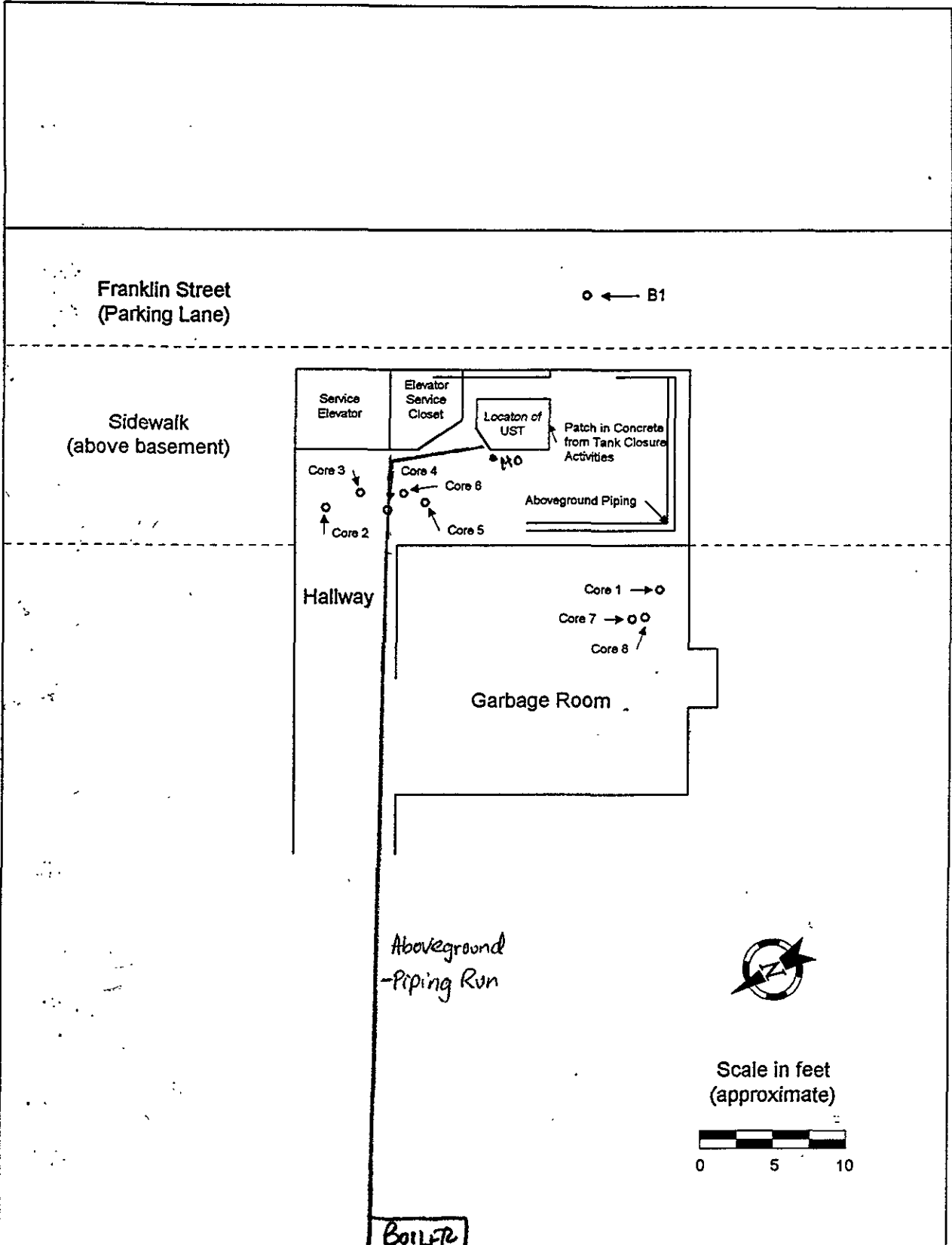
Legend

Core 1 = Location of boring attempts
B1 = Boring B1

Site Plan
Financial Center Building
405 14th Street
Oakland, CA
Figure 2



<p>HK2, Inc./SEMCO 1751 Leslie Street San Mateo, CA 94402</p>	<p><u>Legend</u></p> <p>Proposed Boring X PB-1</p>  <p>0 2.5 5 10 (approximate)</p>	<p>Site Plan 405 14th Street Oakland, CA</p>
<p>Project No. 97-0135</p>	<p>Figure 2</p>	



HK2, Inc./SEMCO
 1751 Leslie Street
 San Mateo, CA 94402

Project No. 97-0135.2

Legend
 Core 1 = Location of boring attempts
 B1 = Boring B1

Site Plan
 Financial Center Building
 405 14th Street
 Oakland, CA
Figure 2

... to their disposal facility in Newark, California. A copy of the waste manifest is in Appendix B.

Table 1
Soil Sample Laboratory Results

Sample ID	Depth BBF (feet)	Depth BFS (feet)	TPH-D mg/kg	B mg/kg	T mg/kg	E mg/kg	X mg/kg
1-HO@9'6"	9.5	20.0	13,000	ND	0.059	0.074	0.410
2-COMP	-	-	1800	ND	0.009	0.010	0.046
B1-20'	9.5	20.0	ND	ND	ND	ND	ND
B1-22'	11.5	22.0	ND	ND	ND	ND	ND
Lab Reporting Limit (soil)			1	0.005	0.005	0.005	0.010

Table 2
Groundwater Sample Laboratory Results

Sample ID	TPH-D ug/L	Benzene ug/L	Toluene ug/L	Ethylbenzene ug/l	Xylenes ug/L
B1-Water	ND	ND	ND	ND	6
Lab Reporting Limit	50	0.5	0.5	0.5	1.0

Note: mg/kg = milligrams per kilogram (parts per million)
 ug/L = micrograms per liter (parts per billion)
 BBF = Below Basement Floor
 BFS = Below Franklin Street