

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

July 8, 1994
STID 1220

REMEDIAL ACTION COMPLETION CERTIFICATION

John Sprott, Operations Manager
Ordway Associates
1 Kaiser Plaza
Oakland, CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

1131 Harbor Bay Pkwy.
Alameda, CA 94501

RE: Ordway Building, 1 Kaiser Plaza, Oakland, CA 94612

Dear Mr. John Sprott:

This letter confirms the completion of site investigation and remedial action for the 5,000 gallon underground storage tank at the above described location.

Based upon the available information 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 Thomas Peacock at (510) 271-4330 if you have any questions regarding this matter.

Sincerely,

Rafat A. Shahid
Assistant Agency Director

c: Edgar B. Howell, Chief, Hazardous Materials Division - files
Kevin Graves, RWQCB
Mike Harper, SWRCB

ALCO
HAZMAT

CASE CLOSURE SUMMARY

Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 4/1/94

Agency name: Alameda County-HazMat Address: 80 Swan Wy., Rm 200
City/State/Zip: Oakland Phone: (510) 271-4320
Responsible staff person: Thomas Peacock Title: Supervising HMS

II. CASE INFORMATION

Site facility name: Ordway Building
Site facility address: 1 Kaiser Plaza, Oakland, CA 94612
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 1220
URF filing date: 2-27-92 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
John Sprott, Opns. Mgr.	1 Kaiser Plaza	
Ordway Associates	Oakland, CA 94612	

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	5,000	diesel	removed	2/27/92

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: undetermined
Site characterization complete? YES
Date approved by oversight agency: NA
Monitoring Wells installed? YES Number: 3
Proper screened interval? YES
Highest GW depth below ground surface: 16.54' Lowest depth: 18.67'
Flow direction: North 63 degrees east to north 77 degrees east
Most sensitive current use: none
Are drinking water wells affected? NO Aquifer name: (Merritt sand)
Is surface water affected? NO Nearest affected SW name: NA
Off-site beneficial use impacts: Commerce

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued).

Cleanup Reports on file at: Alameda County
80 Swan Wy., Rm 200
Oakland CA 94621

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	1-5,000 gal.	disposal after cutting to LMC	2/27/92
Piping			
Free Product	1500 gal.	disposal to PRC, rinsate	2/6/92
Soil	96 cu.yds.	disposal, Gipson Oil, Bakersfield	2/28/92
Groundwater			
Barrels			

Maximum Documented Contaminant Concentrations - - Before and After

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppm)</u>	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
TPH (Gas)	-	-	-	-
TPH (Diesel)	72,000	1,600	ND	ND
Benzene	ND	.300	ND	ND
Toluene	1.1	.15	ND	ND
Xylene	2.6	2.0	ND	ND
Ethylbenzene	ND	0.7	ND	ND
Oil & Grease	-	-	-	-
Heavy metals	-	-	-	-

Other: aquatic toxicity test was done beginning on 4/27/92. This was using 20 fathead minnows for 5 days and there was zero mortality.

Comments (Depth of Remediation, etc.): 4 quarters of sampling 3 monitoring wells have shown ND for TPHg and BTEX, on 3/29/92, 7/19/92, 10/25/92, and 1/24/93. Soil was excavated to the depth possible, prior to the installation of the groundwater monitoring wells. Two of the wells are in the downgradient direction. They were advanced through fill, but if groundwater was contaminated, it would still have been detected. There has been no impact on the groundwater.

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

Leaking Underground Fuel Storage Tank Program

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommissioned: NO, although the wells are proposed to be destroyed by filling with bentonite grout through a tremie to avoid damage to a magnolia tree and the immaculately maintained slate tile covered area.

Number Decommissioned: 0

Number Retained: 3

List enforcement actions taken: NA

List enforcement actions rescinded: NA

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Thomas Peacock

Title: Supervising HMS

Signature: 

Date: 2/23/94

Reviewed by:

Name: Barney Chan

Title: Haz Mat Spec

Signature: 

Date: 3/22/94

Name: Eva Chu


Title: Haz Mat Spec

Signature: 

Date: 2/25/94

VI. RWQCB NOTIFICATION

Date Submitted to RB: 6-3-94 Response: OK.

RWQCB Staff Name: Rich Hiett Title: San Engineering Asso. Date: 

VII. ADDITIONAL COMMENTS, DATA, ETC.

No TPHd or BTEX have been detected in any groundwater samples collected during 4 quarterly samples. The downgradient direction is has been confirmed. The nearest downgradient body of water is Lake Merritt, a tidal basin. Although up to 1,600 ppm TPHd, as high boiling hydrocarbons, was left in place, it was not able to be removed due to its location in relationship to structures and has not been detected in any of the wells, all of which are only about 10 feet of the former excavation.