

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

REMEDIAL ACTION COMPLETION CERTIFICATION

January 8, 1998

Mr. Robert Wurl
Oakland Developments, LLC
4275 Executive Square
Suite 328
La Jolla, CA 92037
STID: 6253

RE: University of California, Office of the President
1111 Franklin Street, Oakland, CA 94607

Dear Mr. Wurl:

This letter confirms the completion of a site investigation and remedial 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, no further action related to the underground tank release 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 our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director of Environmental Health Services

cc: Chief, Hazardous Materials Division - files
Larry Seto, ACDEH
Kevin Graves, RWQCB
Lori Casias, SWRCB (w/ Case Closure Summary)
Leroy Griffin, Oakland Fire

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: **October 15, 1997**

Agency name: **Alameda County-HazMat**
City/State/Zip: **Alameda, CA 94502**
Responsible staff person: **Larry Seto**

Address: **1131 Harbor Bay Pkwy.**
Phone: **(510) 567-6774**
Title: **Senior HMS**

II. CASE INFORMATION

Site facility name: **University of California, Office of the President**

Site facility address: **1111 Franklin Street, Oakland, CA**

RB LUSTIS Case No:

Local Case No./LOP **6253**

URF filing date: **2-3-97**

SWEEPS No: **N/A**

Responsible Parties:

Addresses:

Phone Numbers:

Oakland Developments, LLC
Attn: Robert Wurl

4275 Executive Sq., Suite 328
La Jolla, CA 92037

<u>Tank No</u>	<u>Size in Gallons</u>	<u>Contents:</u>	<u>Closed in-place or Removed?</u>	<u>Date:</u>
	1,000	Diesel	removed	1-14-97

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown, most likely a spill or release

Monitoring Wells installed? No Number: NA

Site characterization complete? Yes

Date approved by oversight agency:

Proper screened interval? NA

Highest GW depth below ground surface: 23.88 feet Lowest depth: 26.99

Flow direction: Unknown, estimated flow direction was north to northeast in 1988 & 1991 based on a groundwater investigation of a nearby site.

Most sensitive current use: commercial

Are drinking water wells affected? Unknown Aquifer Name: Merritt Sands

Is surface water affected? No Nearest affected SW name: NA

Off-site beneficial use impacts (addresses/locations): Unknown

Report(s) on file? Yes Where is report(s) filed? **Alameda County
1131 Harbor Bay Pkwy.
Alameda, CA 94502**

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment or Disposal /destination)</u>	<u>Date</u>
Underground tank	1,000 gallons	Erickson Inc., 255 Parr Blvd.,, Richmond,CA	1-14-97
Diesel	212 gallons	Evergreen Oil Newark, CA	1-14-97
Soil/Hydrocarbons	20.73 tons	Vasco Road Landfill Livermore, CA	1-23-97

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued) Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	<u>Before</u> ¹	<u>After</u> ³	<u>Before</u> ²	<u>After</u> ⁴
TPH (Gas)	NA	NA	<50	
TPH (Diesel)	14,000	1.7	95	
Benzene	<0.25	<0.005	<0.5	
Toluene	<0.25	<0.005	<0.5	
Total Xylenes	2.3	<0.005	<0.5	
Ethylbenzene	0.6	<0.005	<0.5	

NA-Not Analyzed

1-samples taken during tank removal

2-samples taken from screened dewatering wells

3-samples taken after over excavation

Comments (Depth of Remediation, etc.): See "Additional Comments" section.

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: None

Should corrective action be reviewed if land use changes? No

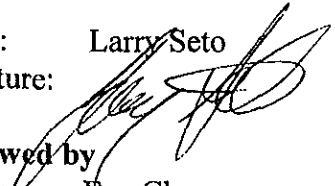
List enforcement actions taken: No

List enforcement actions rescinded: None

Leaking Underground Fuel Storage Tank Program

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Larry Seto

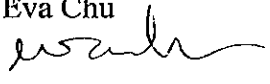
Signature: 

Title: Senior HMS

Date: 10-10-97

Reviewed by

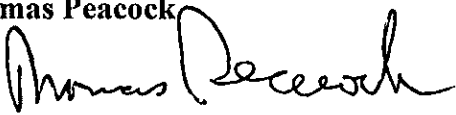
Name: Eva Chu

Signature: 

Title: Hazardous Materials Specialist

Date: 10/10/97

Name: Thomas Peacock

Signature: 

Title: Supervising HMS

Date: 10-31-97

VI. RWQCB NOTIFICATION

Date Submitted to RB:

RWQCB Staff Name: Kevin Graves

RB Response:

Title: San. Engineering Asso. Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

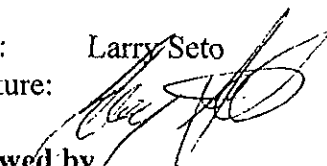
A 1,000 gallon underground storage tank (UGT) was discovered during excavation for the building foundation. The site is located in a historically mixed commercial and office area. Records show that the parcel on which the tank was discovered has been an undeveloped parking lot since 1959; prior to that, it was used as a dance hall.

On January 14, 1997, the 1,000-gallon UGT was removed from this site. The UST reportedly contained diesel fuel, and was completely encased in concrete. The top of the tank was approximately four feet below street grade. The final depth of excavation of the building foundation will be approximately 20 feet below street level. Two soil samples were collected from the base of the UST at approximately 9' on January 14, 1997. They were analyzed for Total Petroleum Hydrocarbons as diesel (TPH-D), benzene, toluene, ethylbenzene and xylenes (BTEX). The sample at the east end (SS2-E-9), contained 14,000 parts per million (ppm) TPH-D. Benzene and toluene were non-detect (ND), although the detection limit was raised from the standard 0.005 ppm to 0.25 ppm. Ethylbenzene was detected at 0.6 ppm, and total xylenes were detected at 2.3 ppm. (See Table I)

Leaking Underground Fuel Storage Tank Program

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Larry Seto

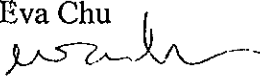
Signature: 

Title: Senior HMS

Date: 10-10-97

Reviewed by

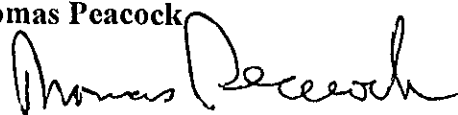
Name: Eva Chu

Signature: 

Title: Hazardous Materials Specialist

Date: 10/10/97

Name: Thomas Peacock

Signature: 

Title: Supervising HMS

Date: 10-31-97

VI. RWQCB NOTIFICATION

Date Submitted to RB:

RWQCB Staff Name: Kevin Graves



RB Response: *Approved*

Title: San. Engineering Asso. Date:

11-19-97

VII. ADDITIONAL COMMENTS, DATA, ETC.

A 1,000 gallon underground storage tank (UGT) was discovered during excavation for the building foundation. The site is located in a historically mixed commercial and office area. Records show that the parcel on which the tank was discovered has been an undeveloped parking lot since 1959; prior to that, it was used as a dance hall.

On January 14, 1997, the 1,000-gallon UGT was removed from this site. The UST reportedly contained diesel fuel, and was completely encased in concrete. The top of the tank was approximately four feet below street grade. The final depth of excavation of the building foundation will be approximately 20 feet below street level. Two soil samples were collected from the base of the UST at approximately 9' on January 14, 1997. They were analyzed for Total Petroleum Hydrocarbons as diesel (TPH-D), benzene, toluene, ethylbenzene and xylenes (BTEX). The sample at the east end (SS2-E-9), contained 14,000 parts per million (ppm) TPH-D. Benzene and toluene were non-detect (ND), although the detection limit was raised from the standard 0.005 ppm to 0.25 ppm. Ethylbenzene was detected at 0.6 ppm, and total xylenes were detected at 2.3 ppm. (See Table1)

Leaking Underground Fuel Storage Tank Program

The excavation was extended seven to ten feet laterally out from the former tank location on all three sides until no petroleum odors were noted. The excavation was extended approximately five feet below the base of the former tank which had been at nine feet below street level. Confirmatory soil samples were taken at the bottom of the excavation and sidewalls. Laboratory results indicate overexcavation removed the hydrocarbon impacted soil. (See Table 1)

A letter dated February 3, 1997, from this office to Oakland Developments requested that a groundwater investigation be initiated. Oakland Developments was also informed that rapid site assessment methods (ie. hydropunch, geoprobe) are acceptable, and if groundwater results indicate no need for further action, there would be no need for permanent monitoring wells. In anticipation of potential dewatering of the building excavation, the contractor installed a series of 12 dewatering wells around the perimeter of the foundation excavation in November 1996. Two dewatering wells, DW-1 and DW-2, were located within 30 feet, in the presumed cross-gradient direction, of the former tank location. Based on the location and construction of the wells, Environmental Health approved sampling of three wells, DW-1, DW-2 and DW-3 to fulfill the groundwater investigation requirements. On February 14, 1997, the three wells were sampled. The depth to water in each of the wells ranged from 26.99 feet to 23.88 feet from the top of the casing. TPH-D in each of the three groundwater samples; 67ppb in DW-1, 82 ppb in DW-2, and 95ppb in DW-3. The sampled well water did not contain any TPH-G or BTEX above the laboratory reporting limits. The residual TPH(D) in groundwater should not pose a risk to Human Health. (See Table 2)

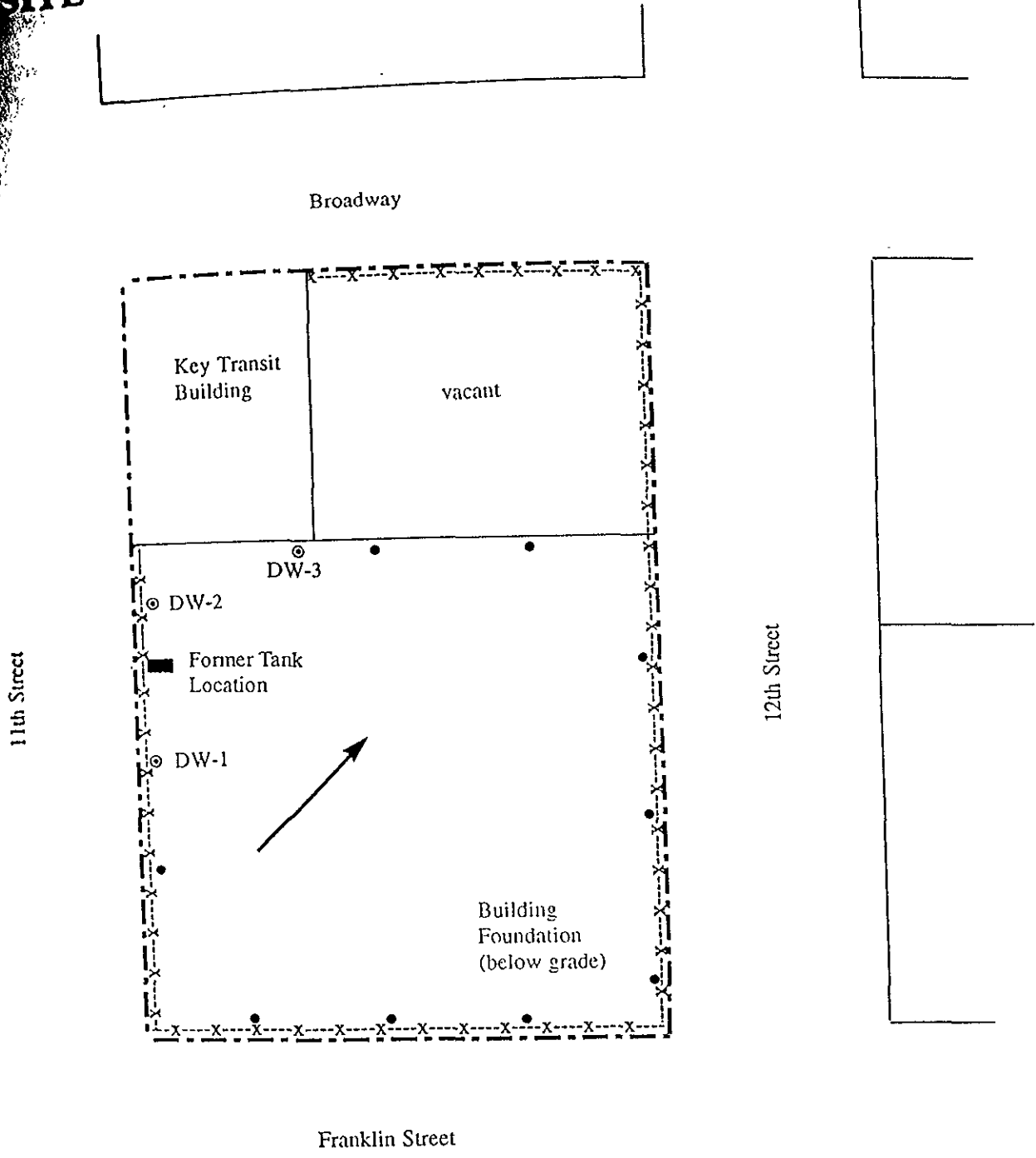
In summary, this office is recommending that this case be closed for the following reasons:

Case closure is warranted for this site as a "Low-Risk Groundwater Case" for the following reasons:

- A) The source has been sufficiently removed, or has been remediated.
- B) The site has been adequately characterized
- C) No water wells, deeper drinking water wells, surface water or other sensitive receptors are likely to be impacted.
- D) The site presents no significant risk to human health or the environment.

Figure 1

SITE



Legend

- Dewatering Wells
- Wells Used for Sampling

→ Approximate Groundwater Flow Direction

x---x---x Fencing

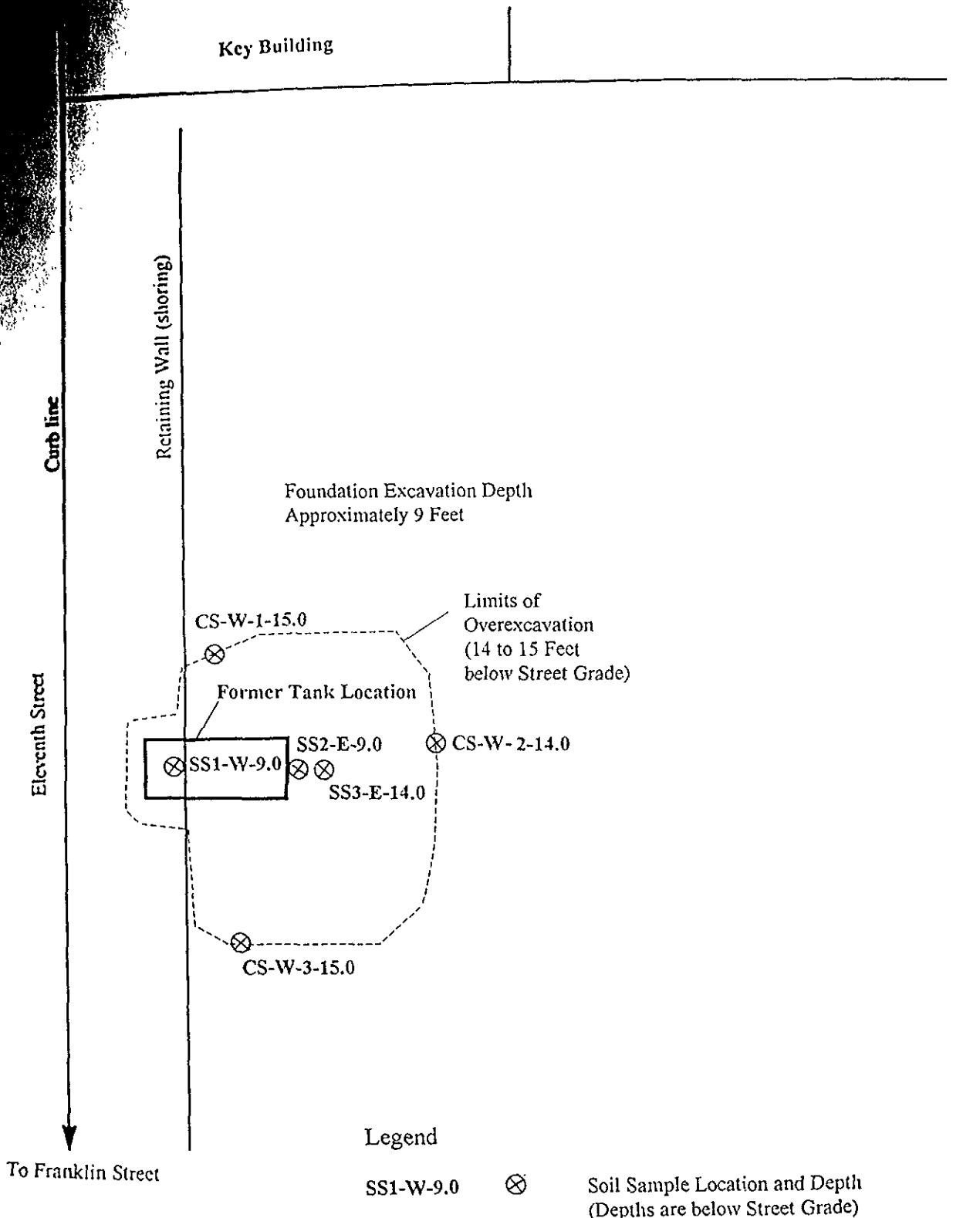
--- Approximate Project Site Boundary

0 60 Feet

1111 Franklin Street
Oakland, California

BASELINE

Figure 2



1111 Franklin Street
Oakland, California



BASELINE

TABLE 1

Summary of Analytical Results, Soil
1111 Franklin Street, Oakland, California
 (mg/kg)

Location/Sample ID	Sample Date	Sample Depth ¹ (feet)	Total Petroleum Hydrocarbons as Diesel	Benzene	Toluene	Ethylbenzene	m,p-Xylenes	o-Xylenes
Tank Excavation								
SS1-W-9.0	1/14/97	9	6.1 ^{2,3}	<0.005	<0.005	<0.005	<0.005	<0.005
SS2-E-9.0	1/14/97	9	14,000 ⁴	<0.25	<0.25	0.6	1.3	0.97
SS3-E-14.0	1/14/97	14	4.6	<0.005	<0.005	<0.005	<0.005	<0.005
Overexcavation Verification Samples								
CSW-1-15.0	1/17/97	15	1.1 ^{2,3}	<0.005	<0.005	<0.005	<0.005	<0.005
CSW-2-14.0	1/17/97	14	1.7	<0.005	<0.005	<0.005	<0.005	<0.005
CSW-3-15.0	1/17/97	15	1.2	<0.005	<0.005	<0.005	<0.005	<0.005
Soil Stockpile Composite								
SP-1,2,3,4	1/17/97	--	950 ^{2,5}	<0.005	<0.005	0.016	0.0069	0.048

Notes: mg/kg = milligrams per kilogram
 Total petroleum hydrocarbons as diesel were analyzed by EPA Method 8015M.
 Benzene, toluene, ethylbenzene, and xylenes were analyzed by EPA Method 8020.
 x.x = compound detected above laboratory reporting limit.
 <x.x = compound not detected above laboratory reporting limit of x.x.
 Soil sample locations are shown on Figure 2.
 Laboratory reports are included in Appendix F.

- ¹ Depth below street grade.
² Sample chromatogram exhibited pattern that did not resemble that of the standard.
³ Sample chromatogram indicated the presence of heavier hydrocarbons than the indicated standard.
⁴ These soils were subsequently removed.
⁵ Sample chromatogram indicated the presence of lighter hydrocarbons than the indicated standard.

TABLE 2

**Summary of Analytical Results, Groundwater
1111 Franklin Street, Oakland, California
($\mu\text{g/L}$)**

Well ID	Sample Date	Depth to Water ¹ (feet)	Total Petroleum Hydrocarbons		Benzene	Toluene	Ethylbenzene	m,p-Xylenes	o-Xylenes
			Diesel	Gasoline					
DW-1	2/14/97	24.80	67 ²	<50	<0.5	<0.5	<0.5	<0.5	<0.5
DW-2	2/14/97	23.88	82 ²	<50	<0.5	<0.5	<0.5	<0.5	<0.5
DW-3	2/14/97	26.99	95 ²	<50	<0.5	<0.5	<0.5	<0.5	<0.5

Notes: $\mu\text{g/L}$ = micrograms per liter.

Total petroleum hydrocarbons were analyzed by EPA Method 8015M.

Benzene, toluene, ethylbenzene, and xylenes were analyzed by EPA Method 8020.

x.x = compound detected above laboratory reporting limit.

<x.x = compound not detected above laboratory reporting limit of x.x.

Well locations are shown on Figure 1.

Laboratory reports are included in Appendix F.

¹ Measured from top of casing; casing elevations have not been surveyed.

² Sample chromatogram exhibited pattern that did not resemble that of the standard.