

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

August 1, 1995

**REMEDIAL ACTION COMPLETION CERTIFICATION**

Site 3741

Attn: Lou Shikany

County of Alameda

General Services Agency, Construction Dept.

1401 Lakeside Dr., Suite 801

Oakland CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Attn: Susan Littman, attorney

New Valley Corp

1 Lake St.

Upper Saddle River NJ 07458

RE: Former Western Union site/current County Building, 125-12th St., Oakland CA 94607

Dear Mr. Shikany, and Ms. Littman,

This letter confirms the completion of site investigation and remedial action for the former 550-gallon underground fuel oil storage tanks at the above referenced site. Based on 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. If a change in land use is proposed, the owner must promptly notify this agency.

If you have any questions regarding this letter, please contact Jennifer Eberle at (510) 567-6700, ext. 6761.

Very truly yours,

Rafat A. Shahid, Director

cc: Tom Peacock, Acting Chief, Environmental Protection Division/file  
Kevin Graves, RWQCB  
Mike Harper, SWRCB (with attachment)  
Mike Beekman, Harding Lawson Assoc., PO Box 6107, Novato CA 94948  
Jennifer Eberle

ENVIRONMENTAL  
PROTECTION  
**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

95 MAR 21 PM 1:55

**I. AGENCY INFORMATION**

**Date:** 12/15/94

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: **Former Western Union/Current County Building**  
Site facility address: **125-12th St., Oakland CA 94607**  
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **3741**  
URF (aka ULR) filing date: **12/3/90** SWEEPS No: **N/A**

**Responsible Parties:** **Addresses:** **Phone Numbers:**  
Lou Shikany, County of Alameda, General Services Agency, Construction Dept.  
1401 Lakeside Dr., suite 801, Oakland CA 94612 (~~510-268-9711~~) **208-3918**

Susan Littman, attorney, New Valley Corp., 1 Lake St., Upper Saddle River,  
NJ 07458 (201-986-5195)

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	550	diesel	removed	8/6/90
2	350	unknown (diesel or gas)	removed	6/24/93

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: **probable overfilling**

Site characterization complete? **YES**

Date approved by oversight agency:

Monitoring Wells installed? **YES** Number: **1**

Proper screened interval? **YES**

Highest GW depth below ground surface: **DTW 17.54'** Lowest depth: **DTW 20'**

Flow direction: **presumed SE fm neighboring site data and consistent w/proximity to Lake Merritt (<1000')**

Most sensitive current use: **County Building--various uses**

Are drinking water wells affected? **NO** Aquifer name:

Is surface water affected? **NO** Nearest affected SW name:

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

**Leaking Underground Fuel Storage Tank Program**

Report(s) on file? **YES** Where is report(s) filed?  
**Alameda County, 1131 Harbor Bay Pky, Alameda Ca 94502**

**Treatment and Disposal of Affected Material:**

<u>Material</u>	<u>Amount</u> (include units)	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
Tank	550 gal	disposed to H&H, manifest #90281224	8/6/90
	350 gal	disposed to Erickson, manifest #92831177	6/24/93
Soil	46 yd3	cannot find disposal documentation	@6/1/91
	5 yd3	BFI in Vacaville (non-haz)	2/1/94
rinsate	45 gal	Refinery Services	6/30/93

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)**

**Maximum Documented Contaminant Concentrations - - Before and After Cleanup**

<b>Contaminant</b>	<b>Soil (ppm)</b>		<b>Water (ppm)</b>	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
TPH (Gas)	ND*			
TPH (Diesel)	4700	ND	ND	
Benzene	ND	ND	ND	
Toluene	ND	ND	ND	
Xylene	ND	ND	ND	
Ethylbenzene	ND	ND	ND	
Oil & Grease	NA			
Heavy metals	NA			

**Comments (Depth of Remediation, etc.):** results are all for 550-gal diesel UST removed on 8/6/90, except \* is for 350-gal UST removed 6/24/93

**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: **Not yet**  
 Number Decommissioned: \_\_\_\_\_ Number Retained: \_\_\_\_\_

List enforcement actions taken: **none**  
 List enforcement actions rescinded: \_\_\_\_\_

**Leaking Underground Fuel Storage Tank Program**

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Jennifer Eberle Title: Hazardous Materials Specialist  
Signature: *J Eberle* Date: *3-6-95*

Reviewed by  
Name: Eva Chu Title: Hazardous Materials Specialist  
Signature: *E Chu* Date: *3/7/95*

Name: Barney Chan Title: Hazardous Materials Specialist  
Signature: *B Chan* Date: *3/6/95*

**VI. RWQCB NOTIFICATION**

Date Submitted to RB: *3-7-95* RB Response: *Approved*  
RWQCB Staff Name: Kevin Graves Title: AWRCE Date: *3/7/95*

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

On 8/6/90, one 550-gallon diesel UST was removed from the sidewalk on 12th St. near the (former) entrance. Two soil samples were collected; up to 4700 ppm TPH-d was detected under the fill end (ND BTEX). Azonic reported the UST to be in good condition, single wall steel, w/no visible holes or cracks. There was no overspill protection. The piping was copper tubing and appeared to be in excellent condition, reported by Azonic. The soils around the UST were sandy clay, again as per Azonic.

Tank Protect Engineering overexcavated the pit on 5/29/91. Approx 46 yd3 soil was excavated; a concrete slab (tank hold down pad) was found at approx 8.5'bgs. Two verification samples were collected below this depth at 13'bgs, and both were ND for TPH-d. One MW was installed SE of the tank pit, approximately 1' from the limits of excavation. The number of MWs and the placement was actually suggested by the County representative (D. Byrne), in his letter dated 12/3/90. Soil was sampled at 5' intervals, from 10' to 35'bgs. It was all ND for TPH-d. GW was sampled 6/18/91 and was ND for TPHd, TPHg, and BTEX (static water level on well completion report was 20'; no boring log or well development/sampling field log).

It was discovered in 7/92 that Western Union had been bought out by New Valley Corp., and that the County now owned the site.

On 6/24/93, a 350-gallon UST was removed from under the sidewalk on Oak St. See attached map for UST locations. County representative JEberle was present during removal activities. One soil sample was taken from 9'bgs below the UST. The UST was rusted, single wall steel, with small holes on the top, and pitting on the bottom. There was no HC odor or soil staining in the pit. The pit sample was ND for TPH-g, TPH-d, and BTEX, as was the stockpiled soil. The stockpiled soil was backfilled into the pit and brought to grade.

## Leaking Underground Fuel Storage Tank Program

The MW was subsequently sampled on 9/16/93 and was ND for TPH-d and BTEX (DTW 17.61'), 12/7/93 and was ND for TPH-d and BTEX (DTW 17.75'), 3/29/94 and was ND for TPH-d and BTEX (DTW unknown), and on 6/24/94 and was ND for TPH-d and BTEX (DTW 17.54').

Contaminated soil from an apparent surface spill was encountered during construction of the new building in Dec 93. Harding Lawson Assoc (HLA) was hired to investigate. The soil was sampled and found to contain the following: 1600 ppm TPH-k, 12,000 ppm TPH-mo, 680 ppm unknown HC, 7.2 ppm 2-methylnapthalene, ND benzene, some TEX, 520 ppm barium, and 860 ppm lead. A total of approximately 4 yd<sup>3</sup> of soil saturated w/a black, oily substance was subsequently excavated. Confirmation samples were taken fm four sidewalls at 2'bgs. They were all ND for TPH, BTEX, and all <10X the STLCs for metals except chromium (up to 69 ppm Cr left in place). See the 1/24/94 HLA "Report, Excavation of Contaminated Soil."