ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

Alameda County Environmental Health Div.
Mail Code: 430-4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

May 7, 1996
LOP STID 2485

REMEDIAL ACTION COMPLETION CERTIFICATION

Attn: Jeff Rubin
Port of Oakland/Environmental Dept
530 Water St.
Oakland CA 94607

American President Lines
1395 Middle Harbor Rd.
Oakland CA 94607

RE: Port of Oakland/Berth 63/American President Lines site, 1395 Middle Harbor Rd., Oakland CA 94607

Dear Mr. Rubin and APL,

This letter confirms the completion of site investigation and remedial action for the 4,000-gallon diesel underground storage tank (Port of Oakland tank EF-10) 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 at this time.*** Please be aware that this does not free present or future landowners or operators from cleanup responsibilities in the event that new information indicates a pollutant problem on the site or originating from the site.

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. Attached is a copy of the Case Closure Summary, which was reviewed and approved by this agency and the RWQCB.

Very truly yours,

Mee Ling Tung, Director

cc: Acting Chief, Environmental Protection Division
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
Brady Nagle, Alisto Engineering, 1575 Treat Blvd., Suite 201, Walnut Creek CA
Jennifer Eberle

LOP/Completion
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CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 3/12/96

Agency name: **Alameda County-HazMat**
City/State/Zip: **Alameda CA 94502**
Responsible staff person: **Jennifer Eberle**

Address: **1131 Harbor Bay Pky**
Phone: **(510) 567-6700**
Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **Port of Oakland/Berth 63/American President Lines**
Site facility address: **1395 Middle Harbor Rd., Oakland CA 94607**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **2485**
URF filing date: not filed SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Attn: ~~Susa Gates~~, Jeff Rubin	Port of Oakland, Environmental Dept., 530 Water St., Oakland CA 94607	
American President Lines	1395 Middle Harbor Rd., Oakland CA 94607	

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	4,000	diesel	removed	7/24/95 (Tank EF-10)

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ENVIRONMENTAL PROTECTION

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown
Site characterization complete? YES
Date approved by oversight agency: 3/12/95
Monitoring Wells installed? NO Number:
Proper screened interval? NA
Highest GW depth below ground surface: NA Lowest depth:
Flow direction: NA
Most sensitive current use: industrial
Are drinking water wells affected? NO Aquifer name:
Is surface water affected? NO Nearest affected SW name:
Off-site beneficial use impacts (addresses/locations): unknown
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:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tank	4000 P (lb)	H&H (#95208540)	7/24/95
Piping	150 P (lb)	H&H (#95208540)	7/24/95
Pit water	2500 G (gal)	PRC Patterson (#95208632)	8/16/95
Soil	144 yd3	Vasco Rd., Livermore	9/11/95

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

Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After
TPH (Gas)	NA		NA	
TPH (Diesel)	5800*	50***	5.8#	
Benzene	0.011*#	ND	ND	
Toluene	0.013**	0.001****	ND	
Xylene	0.020*	ND	ND	
Ethylbenzene	0.030*	ND	ND	

Comments (Depth of Remediation, etc.):
* Sample S6 from the remote dispenser vault, at 6.5'bgs; maximum TPHd value at the site.
** Sample S8 from the pump vault at 7.0'bgs, later excavated to ND; maximum benzene value at the site.
*** Sample S10 from the remote dispenser vault, at 8.5'bgs; maximum TPHd value remaining in place.
**** Sample S4 from the piping trench; maximum toluene value remaining in place.
*# Sample S3 from the pump vault at 2.5'bgs, later excavated to ND.
grab groundwater sample from the tank pit

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 Decommisioned: NA
Number Decommisioned: Number Retained:
List enforcement actions taken: none
List enforcement actions rescinded: none

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Jennifer Eberle Title: Hazardous Materials Specialist
Signature: J Eberle Date: 3-12-96

Reviewed by
Name: Barney Chan Title: Hazardous Materials Specialist
Signature: Barney Chan Date: 3/28/96

Name: Tom Peacock Title: Manager
Signature: Tom Peacock Date: 4-2-96

VI. RWQCB NOTIFICATION

Date Submitted to RB: 4-4-96 RB Response: Approved
RWQCB Staff Name: Kevin Graves Title: AWRCE Date: 4/26/96
K Graves

VII. ADDITIONAL COMMENTS, DATA, ETC.

One 4,000-gal diesel UST was removed on 7/24/95. The UST was tar-wrapped with no obvious holes. The sandy backfill appeared heavily contaminated, but native clay appeared to be present beyond the backfill. Two bottom soil samples were collected at 13.5' and 14'bgs (S1 and S2). One soil sample was taken below the pump vault at 2.5'bgs (S3), and one soil sample was collected below the piping at 3'bgs leading to the remote dispenser vaults (S4). **See Fig 1**

The pit and pump vault were overexcavated on 8/7/95 and resampled at 14'bgs and 7' bgs (S7 and S8). The remote dispenser vaults were removed and sampled at 6.5'bgs (S5 and S6). Groundwater was seen entering the tank pit at approximately 10.5'bgs. **See Fig 1**

On 8/14/95, the pump vault and remote dispenser vaults were overexcavated to 8'bgs and 8.5'bgs, and resampled (S9, S10 and S11). **See Fig 1** Groundwater was present in the pit at a depth of 8.5'bgs, and had a dark brown sheen. The Port subsequently pumped 2500 gallons of this water.

Although the tank pit was located approximately 100' from the estuary, and the remote dispenser vault is located approximately 50' from the estuary, there were only two hits of benzene in eleven soil samples and two stockpile soil samples. The maximum benzene concentration detected was 0.011 ppm at 2.5'bgs, later overexcavated to 0.0038 ppm at 7.0'bgs, and then ND at 8.5'bgs. Groundwater was seen seeping into the tank pit at approximately 10.5'bgs. Known contamination was present at 7.0'bgs; therefore, an approximate 3.5 foot buffer area exists between the deepest known contamination and ND native soils. Native soil is Bay Mud, a heavy organic clay, which served to prevent the migration of this contamination from the sandy backfill material. For these reasons, a groundwater investigation is not warranted. Groundwater would most likely be saline and >3000 ppm TDS. This case warrants closure as a low risk groundwater case.

TABLE 1 - SUMMARY OF RESULTS OF SOIL SAMPLING
PORT OF OAKLAND, TANK EF-10, BERTH 63
1395 MIDDLE HARBOR ROAD, OAKLAND, CALIFORNIA

ALISTO PROJECT NUMBER 10-256

C20-42 TPH-oil 8015 Mod.

SAMPLE ID	SAMPLE DEPTH (fbg)	DATE OF SAMPLING	TPH-D (mg/kg)	B (ug/kg)	T (ug/kg)	E (ug/kg)	X (ug/kg)	LAB	
S-1	13.5	07/25/95	2600	ND<500	ND<500	ND<500	ND<500	PACE	
S-2	14.0	07/25/95	12	ND<1	ND<1	ND<1	ND<2	PACE	
S-3	2.5	07/25/95	4600	11	8.1	ND<1	64	PACE	
S-4	3.0	07/25/95	17	ND<1	1	ND<1	ND<2	PACE	
S-5	6.5	08/07/95	580	ND<1	1.9	13	11	PACE	
S-6	6.5	08/07/95	5800	ND<1	1.8	30	20	PACE	
S-7	14.5	08/07/95	ND<10	ND<1	ND<1	ND<1	ND<2	PACE	
S-8	7.0	08/07/95	1300	3.8	13	ND<1	16	PACE	
S-9	8.5	08/14/95	25	ND<5	ND<5	ND<5	ND<5	CEC	61
S-10	8.5	08/14/95	50	ND<5	ND<5	ND<5	ND<5	CEC	50
S-11	8.0	08/14/95	ND<1	ND<5	ND<5	ND<5	ND<5	CEC	58

ABBREVIATIONS:

TPH-D	Total petroleum hydrocarbons as diesel
B	Benzene
T	Toluene
E	Ethylbenzene
X	Total xylenes
fbg	Feet below grade
mg/kg	Milligrams per kilogram
ND	Not detected above reported detection limit
PACE	Pace, Inc.
CEC	Clayton Environmental Consultants

hits left in place

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TABLE-2 SUMMARY OF GROUNDWATER SAMPLING AND ANALYSIS
PORT OF OAKLAND, TANK EF-10, BERTH 63
1395 MIDDLE HARBOR ROAD, OAKLAND, CALIFORNIA

ALISTO PROJECT NO. 10-256

SAMPLE ID	DATE OF SAMPLING	TPH-D (mg/l)	B (ug/l)	T (ug/l)	E (ug/l)	X (ug/l)	LAB
TP-1	08/16/95	5.8	ND<0.5	ND<0.5	ND<0.5	ND<1	PACE
TB-1	08/16/95	---	ND<0.5	ND<0.5	ND<0.5	ND<1	PACE

ABBREVIATIONS:

TPH-D	Total petroleum hydrocarbons as diesel
B	Benzene
T	Toluene
E	Ethylbenzene
X	Total xylenes
ug/l	Micrograms per liter
---	Not analyzed
ND	Not detected above reported detection limit
TP	Tank pit
TB	Trip blank
PACE	Pace, Inc.

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TABLE 3 - SUMMARY OF RESULTS OF STOCKPILED SOIL SAMPLING
PORT OF OAKLAND, TANK EF-10, BERTH 63
1395 MIDDLE HARBOR ROAD, OAKLAND, CALIFORNIA

ALISTO PROJECT NO. 10-256

SAMPLE ID	DATE OF SAMPLING	TPH-D (mg/kg)	B (ug/kg)	T (ug/kg)	E (ug/kg)	X (ug/kg)	Total Lead (mg/kg)	ph	Flash Point	Reactivity Cyanide (mg/kg)	Reactivity Sulfide (mg/kg)	
SP-2, SP-3 SP-4, SP-5	08/07/95	430	ND<1	1.6	1.5	7.1	28.5	8.13	Negative	ND<0.495	19.9	PACE
SP-6, SP-7 SP-8, SP-9	08/07/95	4600	ND<1	1.4	ND<1	17	41.2	7.83	Negative	ND<0.5	31.9	PACE

ABBREVIATIONS:

TPH-D	Total petroleum hydrocarbons as diesel
B	Benzene
T	Toluene
E	Ethylbenzene
X	Total xylenes
mg/kg	Milligrams per kilogram
ug/kg	Micrograms per killogram
ND	Not detected above reported detection limit
PACE	Pace, Inc.

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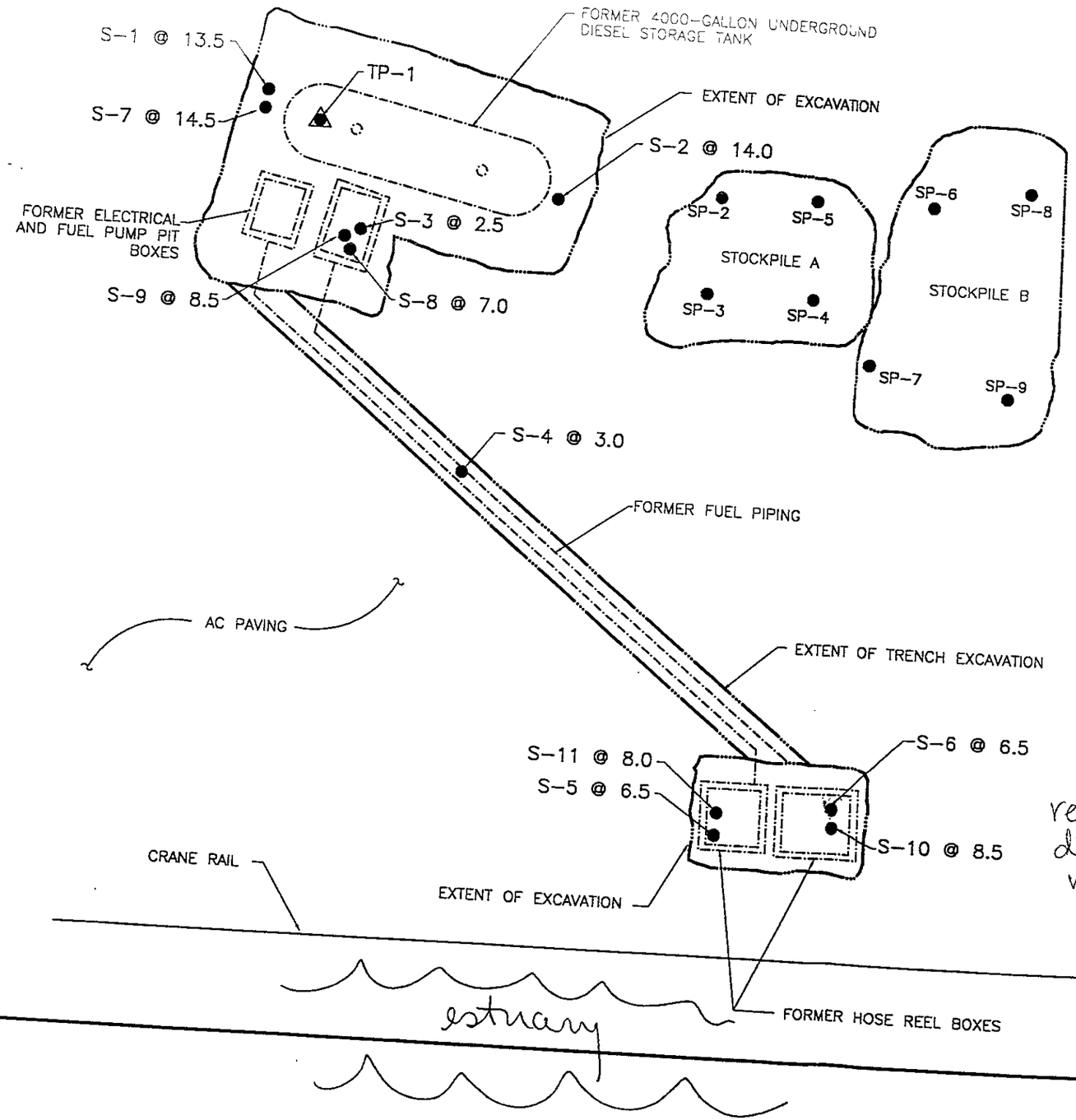

BUILDING E-222

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SCALE IN FEET

LEGEND

S-2 @ 14 ● SOIL SAMPLE LOCATION, DESIGNATION, AND DEPTH IN FEET BELOW GRADE

▲ GRAB WATER SAMPLE LOCATION

FIGURE ~~3~~ 1

SITE PLAN

PORT OF OAKLAND
TANK EF-10, BERTH 63
1395 MIDDLE HARBOR ROAD
OAKLAND, CALIFORNIA

PROJECT NO. 10-256

ALISTO ENGINEERING GROUP
WALNUT CREEK, CALIFORNIA

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