



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

September 15, 2014

Lisa Sharp (Sent via e-mail to lisa.sharp@gsa.gov)
Regional Environmental Manager, Safety and Environmental Branch
GSA, Pacific Rim Region (R9)
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102

Subject: Case Closure for Site Cleanup Program Case No. RO0003010 and GeoTracker Global
ID T10000001613, Alameda Federal Building 2C, 620 Central Avenue, Alameda, CA

Dear Ms. Sharp:

This letter confirms the completion of site investigation actions for the soil and groundwater at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation at the subject site with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject SCP case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.swrcb.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

If you have any questions, please call Dilan Roe at (510) 567-6767. Thank you.

Sincerely,

Dilan Roe, P.E.
Program Manager – Land Use & Local Oversight Program

Enclosure: Case Closure Summary

cc: Emma-Louise Cocks, emma.cocks@gsa.gov
Christian Pascual, christian.pascual@gsa.gov
Leslie' Marte, leslie.marte@gsa.gov
Dilan Roe, ACEH, (sent via e-mail to dilan.roe@acgov.org)
Karel Detterman, ACEH, (sent via e-mail karel.detterman@acgov.org)
Geotracker, Electronic File

**CASE CLOSURE SUMMARY
SITE CLEANUP PROGRAM**

I. AGENCY INFORMATION

Date: September 15, 2014

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6708
Responsible Staff Person: Karel Detterman	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Alameda Federal Building 2C		
Site Facility Address: 620 Central Avenue, Alameda, CA 94501		
RB Case No.: ----	Previous Case STID No.: ----	LOP Case No.: RO0003010
GeoTracker ID: T10000001613	APN: 74-1305-26	
Current Land Use: Business		
Responsible Parties	Addresses	Phone Numbers
Lisa Sharp Regional Environmental Manager	Safety and Environmental Branch GSA, Pacific Rim Region (R9) 450 Golden Gate Avenue, 4 th Floor East San Francisco, CA 94102	----

This Case Closure Summary along with the Case Closure Transmittal letter provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Environmental Health (ACEH) website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACEH website.

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Release of elevator hydraulic fluid from a pipe line		
Primary constituents of concern: Hydraulic fluid (heavy-chain petroleum hydrocarbon)		
Areas of site investigated for this case: Hydraulic fluid pipe lines between the elevator and the hydraulic fluid storage tank		
Remediation attempted or completed: Excavation of old hydraulic fluid lines and replacement with new pipelines within a secondary containment pipeline		
Number of monitoring wells installed: ----	Number of monitoring wells destroyed: ----	Number of monitoring wells remaining: ----
Highest Groundwater Depth Below Ground Surface: ----	Lowest Depth: ----	Flow Direction: Estimated to be to the south-southwest based on data from nearby Fuel Leak Case RO0000193 located approximately 644 feet to the northeast.
Most Sensitive Current Groundwater Use: Potential drinking water source		

*Groundwater gradient from adjacent site RO#00000193

Summary of Production Wells in Vicinity:	
<p>The groundwater gradient direction appears to be predominantly to the south-southwest; There were no water supply wells found to be located within a radius of 2,000 feet downgradient of the site in Alameda. There is an irrigation well located upgradient of the site located at a school at 1427 6th Street, Alameda, a distance of approximately 550 feet north of the site. Based on the upgradient location of the well with respect to the site, the well is not expected to be a receptor for the site.</p>	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest Surface Water Name: The San Francisco Bay is located approximately 700 feet south southeast of the site

LTCP GROUNDWATER SPECIFIC CRITERIA - PETROLEUM

LTCP Groundwater Specific Scenario under which case was closed: Scenario 5

Site Data		LTCP Scenario 1 Criteria (ppb)	LTCP Scenario 2 Criteria (ppb)	LTCP Scenario 3 Criteria (ppb)	LTCP Scenario 4 Criteria (ppb)
Plume Length	<1,000 feet	<100 feet	<250 feet	<250 feet	<1,000 feet
Free Product	No Free Product	No free product	No free product	Removed to maximum extent practicable	No free product
Plume Stable or Decreasing	Stable and Decreasing*	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 Years	Stable or decreasing
Distance to Nearest Water Supply Well	>2,000 feet	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Distance to Nearest Surface Water and Direction	The San Francisco Bay is located approximately 700 feet south southeast of the site	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Property Owner Willing to Accept a Land Use Restriction?	---	Not applicable	Not applicable	Yes	Not applicable

GROUNDWATER CONCENTRATIONS

Constituent	Historic Site Maximum (ppb)	Current Site Maximum (ppb)	LTCP Scenario 1 Criteria (ppb)	LTCP Scenario 2 Criteria (ppb)	LTCP Scenario 3 Criteria (ppb)	LTCP Scenario 4 Criteria (ppb)
Benzene	---	---	No criteria	3,000	No criteria	1,000
MTBE	---	---	No criteria	1,000	No criteria	1,000
Hydraulic Oil	1,300	1,300	---	---	---	---

Scenario 5: If the site does not meet scenarios 1 through 4, has a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame?

Yes*

* See Section V, Additional Comments and Conclusions.

LTCP VAPOR SPECIFIC CRITERIA FOR PETROLEUM – HYDRAULIC OIL

LTCP Vapor Specific Scenario under which case was closed: This case should be closed in spite of not meeting the vapor specific media criteria.

Active Fueling Station Active as of: ---

Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3A Criteria	LTCP Scenario 3B Criteria	LTCP Scenario 3C Criteria	LTCP Scenario 4 Criteria
Unweathered NAPL	No NAPL	LNAPL in groundwater	LNAPL in soil	No NAPL	No NAPL	No NAPL	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	<5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	≥5 feet
Total TPH in Bioattenuation Zone	8,900 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm
Maximum Current Benzene Concentration in Groundwater	---	No criteria	No criteria	<100 ppb	≥100 and <1,000 ppb	<1,000 ppb	No criteria
Oxygen Data within Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4% at lower end of zone	≥4% at lower end of zone
Depth of soil vapor measurement beneath foundation	---	No criteria	No criteria	No criteria	No criteria	No criteria	≥5 feet

SCENARIO 4 DIRECT MEASUREMENT OF SOIL VAPOR CONCENTRATIONS

Site Soil Vapor Data			No Bioattenuation Zone		Bioattenuation Zone	
Constituent	Historic Maximum (µg/m ³)	Current Maximum (µg/m ³)	Residential	Commercial	Residential	Commercial
Benzene	---	---	<85	<280	<85,000	<280,000
Ethylbenzene	---	---	<1,100	<3,600	<1,100,000	<3,600,000
Naphthalene	---	---	<93	<310	<93,000	<310,000

If the site does not meet scenarios 1 through 4, does a site-specific risk assessment for the vapor intrusion pathway demonstrate that human health is protected?

If the site does not meet scenarios 1 through 4, has a determination been made that petroleum vapors from soil or groundwater will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?

Yes*

* See Section V, Additional Comments and Conclusions.

DIRECT CONTACT CRITERIA – NON-PETROLEUM CONTAMINANTS (Polychlorinated biphenyls [PCBs])	
Are maximum soil concentrations within the upper 10 feet less than relevant screening criteria?	Yes, see Section V, Additional Comments and Conclusions.
Has a determination been made that the potential for direct contact with site contamination in shallow soil (upper 10 feet) poses a low threat to human health and safety under the current land use?	Yes
Has a determination been made that the potential for direct contact with site contamination in shallow soil (upper 10 feet) poses a low threat to human health and safety if land use changes to a residential or other conservative land use in the future?	No

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA – PETROLEUM – HYDRAULIC OIL						
LTCP Direct Contact and Outdoor Air Exposure Specific Scenario under which case was closed: A determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health.						
Are maximum concentrations less than those in Table 1 below?			---			
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 10 feet bgs (ppm)
Site Maximum	Benzene	---	---	---	---	---
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	---	---	---	---	---
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	---	---	---	---	---
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	---	---	---	---	---
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5
If maximum concentrations are greater than those in Table 1, are they less than levels from a site-specific risk assessment?			---			
If maximum concentrations are greater than those in Table 1, has a determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?			Yes, through the use of mitigation measures; see Section V, Additional Comments and Conclusions.			

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes	
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes	
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.	
Site Management Requirements: None. However, excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.	
Should corrective action be reviewed if land use changes? No	
Was a deed restriction or deed notification filed? No	Date Recorded: ---

V. ADDITIONAL COMMENTS AND CONCLUSIONS

<p>Additional Comments:</p> <p>The release consisted of approximately 50 gallons of elevator hydraulic oil from a leaking pipe. The primary source (leaking pipe and underlying trench soil) was removed during pipe replacement. Based on results of the investigations, it appears that hydraulic oil is limited in extent to a small area near the pipeline leak location. Based on the limited volume of oil released, the lack of Polychlorinated biphenyl (PCB) compounds, and current use of the release area under a roadway, the site is considered a low risk site.</p> <p>Utility workers in areas of residual contamination (i.e., the roadway) should utilize appropriate health and safety procedures prior to and during excavation and construction activities.</p> <p>Conclusion:</p> <p>Alameda County Environmental Health staff believe that the site meets the conditions for case closure under the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy, and that the levels of residual lead contamination do not pose a significant threat to water resources, public health and safety, and the environment based upon the information available in our files to date. No further investigation or cleanup for the fuel leak case and residual asbestos contamination is necessary. ACEH staff recommend case closure.</p>
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VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Karel Detterman, P.G.	Title: Hazardous Materials Specialist
Signature: <i>Karel Detterman</i>	Date: <i>9/18/2014</i>
Approved by: Dilan Roe, P.E.	Title: LOP and SCP Program Manager
Signature: <i>Dilan Roe</i>	Date: <i>9/18/2014</i>

VII. REGIONAL BOARD AND PUBLIC NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Regional Board Notification Date: 12/6/2013	
Public Notification Date: 2/7/2014	

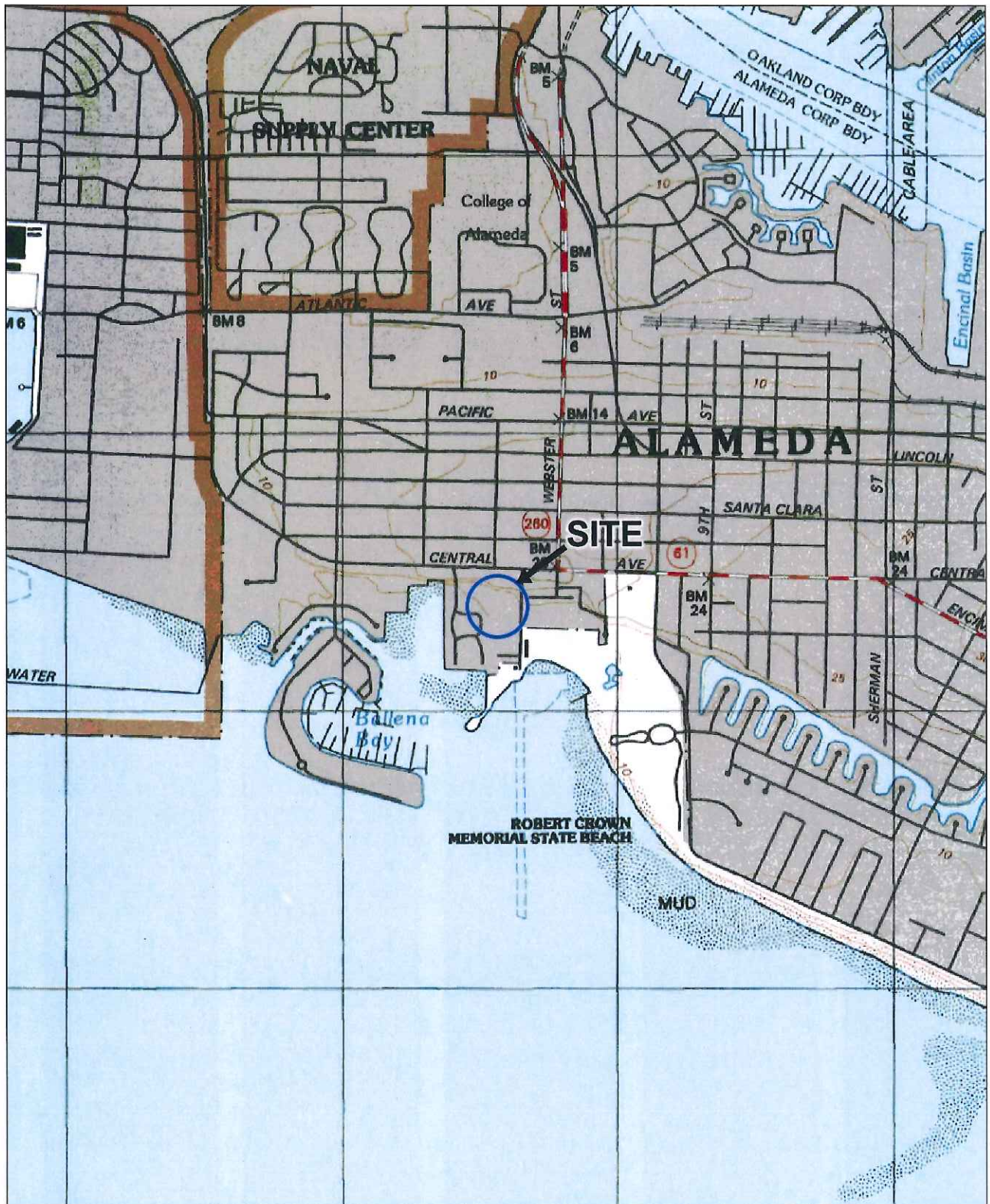
VIII. MONITORING WELL DESTRUCTION

Date Requested by ACEH: ----	Date of Well Destruction Report: ----	
All Monitoring Wells Destroyed: ----	Number Destroyed: ----	Number Retained: ----
Reason Wells Retained: ----		
Additional requirements for submittal of groundwater data from retained wells: ----		
ACEH Concurrence - Signature: ----		Date: ----

Attachments:

1. Site Vicinity Map and Aerial Photo (2 pp)
2. Site Plan (1 p)
3. Soil Analytical Data and Sample Location Figures (2 pp)
4. Groundwater Analytical Data and Sample Location Figures (2 pp)

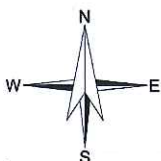
ATTACHMENT 1



SITE COORDINATES: 37°46'13"N 122°16'46"W

HALEY & ALDRICH

FEDERAL BUILDING 2C
620 CENTRAL AVENUE
ALAMEDA, CALIFORNIA

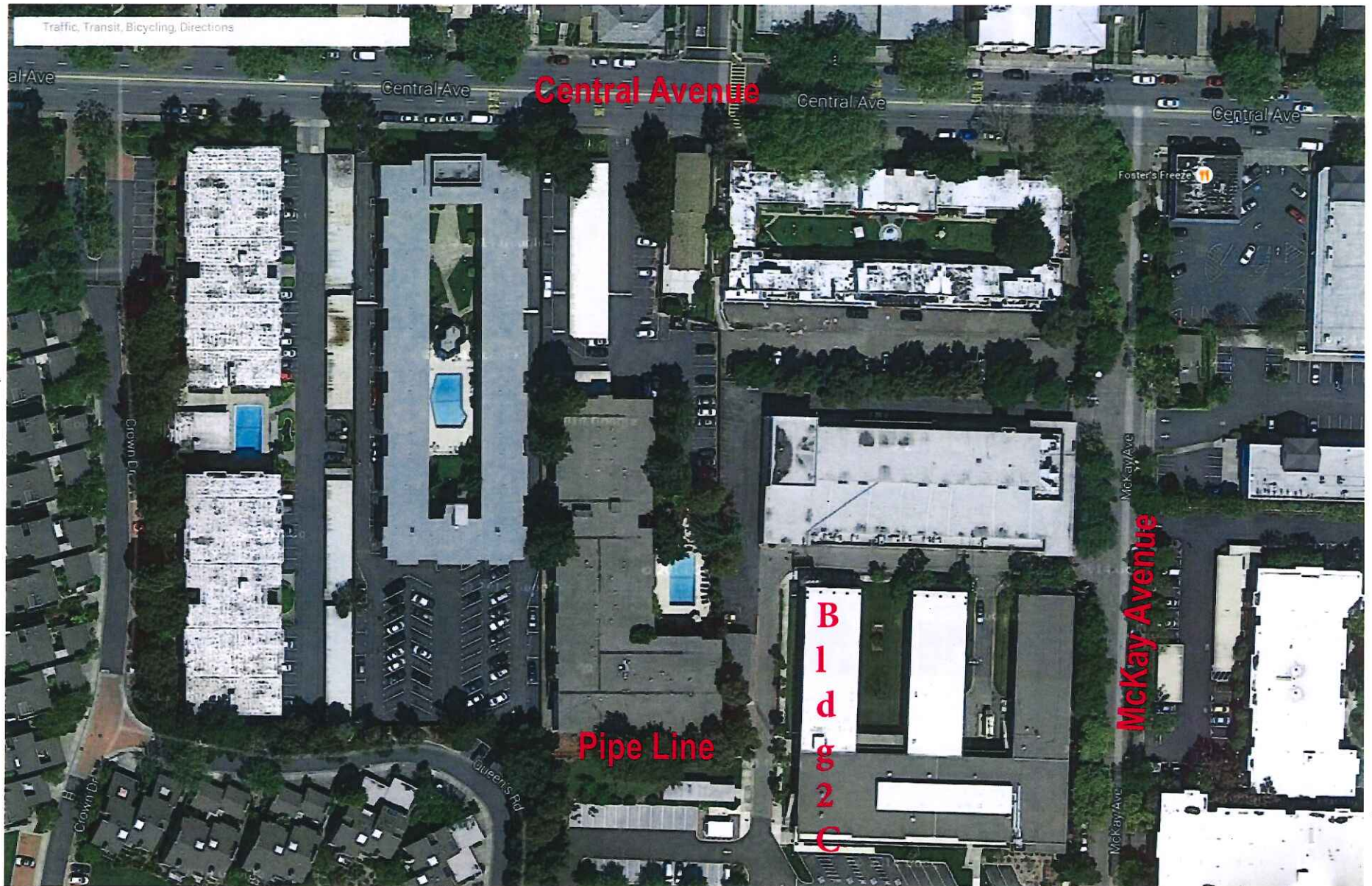


U.S.G.S. QUADRANGLE: OAKLAND WEST, CA

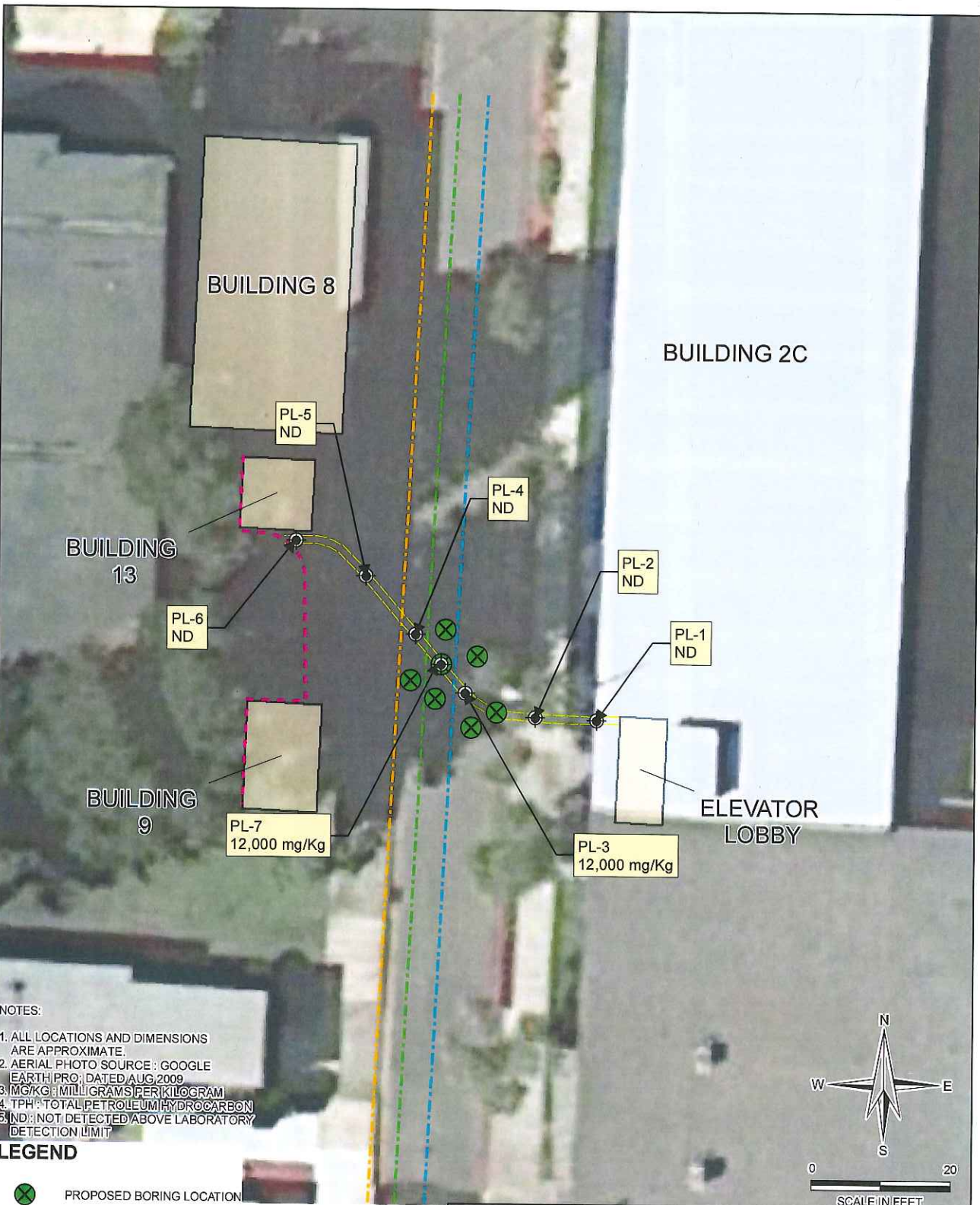
PROJECT LOCUS

SCALE: 1:24,000
MARCH 2010

FIGURE 1



ATTACHMENT 2



NOTES:

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. AERIAL PHOTO SOURCE : GOOGLE EARTH PRO, DATED AUG 2009
3. MG/KG : MILLIGRAMS PER KILOGRAM
4. TPH : TOTAL PETROLEUM HYDROCARBON
5. ND : NOT DETECTED ABOVE LABORATORY DETECTION LIMIT

LEGEND

- PROPOSED BORING LOCATION
- SAMPLE LOCATION
- WATER
- SANITARY SEWER
- STORM DRAIN
- ELECTRIC
- HYDRAULIC FLUID PIPELINES/
ELECTRICAL CONDUIT TRENCH

SAMPLE LOCATION

PL-7
12,000 mg/Kg

TPH
CONCENTRATION

HALEY & ALDRICH

FEDERAL BUILDING 2C
620 CENTRAL AVENUE
ALAMEDA, CALIFORNIA

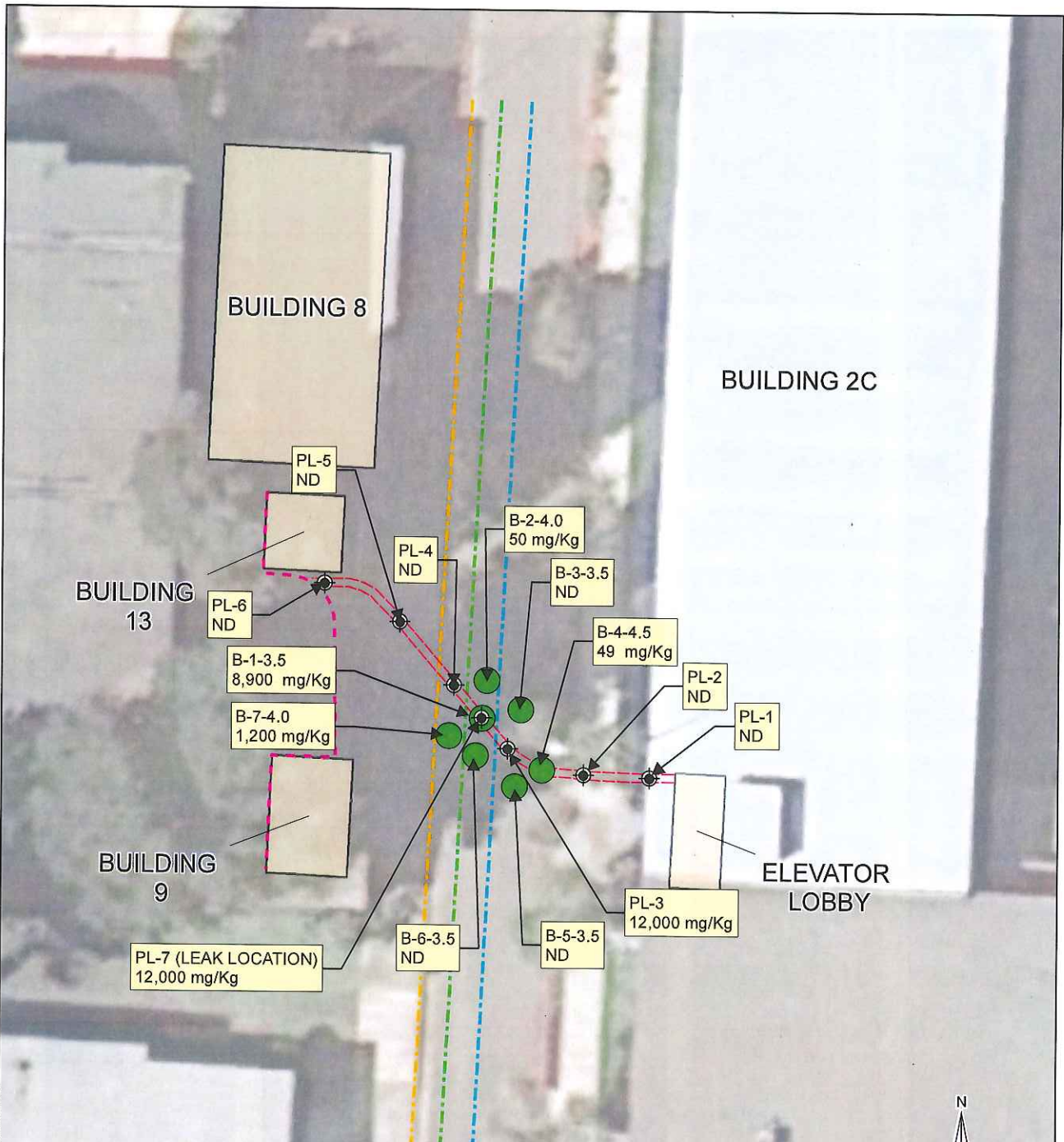
PROPOSED BORING LOCATIONS

SCALE: AS SHOWN
MARCH 2010

FIGURE 3

G:\36835 - Alameda\Global\GIS\Map\Projects\36835-001-0003-ProposedBorings.mxd

ATTACHMENT 3



G:\36835 - Alameda\Global\GIS\MapProjects\36835-001-0003-SoilSample.mxd

LEGEND

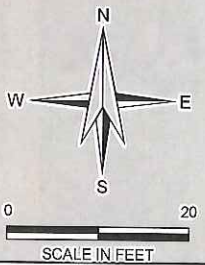
- BORING LOCATION (SEPTEMBER 2010)
- SAMPLE LOCATION FROM JANUARY 2010 (COLLECTED FROM BELOW THE PIPELINE IN AN OPEN EXCAVATION)
- WATER (44" BELOW GROUND SURFACE)
- SANITARY SEWER (62" BELOW GROUND SURFACE)
- STORM DRAIN (39" BELOW GROUND SURFACE)
- ELECTRIC
- HYDRAULIC FLUID PIPELINES/ ELECTRICAL CONDUIT TRENCH

SAMPLE LOCATION

PL-7
12,000 mg/Kg

TPH HYDRAULIC OIL CONCENTRATION

- NOTES:**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 2. AERIAL PHOTO SOURCE : GOOGLE EARTH PRO, DATED AUG 2009
 3. mg/Kg : MILLIGRAMS PER KILOGRAMS
 4. TPH : TOTAL PETROLEUM HYDROCARBON
 5. ND : NOT DETECTED ABOVE LABORATORY DETECTION LIMIT SHOWN ON TABLE 2



HALEY & ALDRICH FEDERAL BUILDING 2C
620 CENTRAL AVENUE
ALAMEDA, CALIFORNIA

SOIL SAMPLE RESULTS

SCALE: AS SHOWN
NOVEMBER 2010

FIGURE 2

TABLE I
SOIL ANALYTICAL RESULTS¹
ALAMEDA FEDERAL CENTER
620 CENTRAL AVENUE, ALAMEDA, CALIFORNIA

Sample Identification	Sample Date	Depth² (feet)	Hydraulic Oil (mg/Kg)³
PL-1	1/17/2010	0.5	<50
PL-2	1/17/2010	0.5	<50
PL-3	1/17/2010	0.5	12,000
PL-4	1/17/2010	0.5	<50
PL-5	1/17/2010	0.5	<49
PL-6	1/17/2010	0.5	<49
PL-7	1/17/2010	0.5	12,000
B-1-3.5	9/18/2010	3.5	8900
B-2-4.0	9/18/2010	4.0	58
B-3-3.5	9/18/2010	3.5	<49
B-4-4.5	9/18/2010	4.5	49
B-5-3.5	9/18/2010	3.5	<49
B-6-3.5	9/18/2010	3.5	<50
B-7-4.0	9/18/2010	4.0	1200

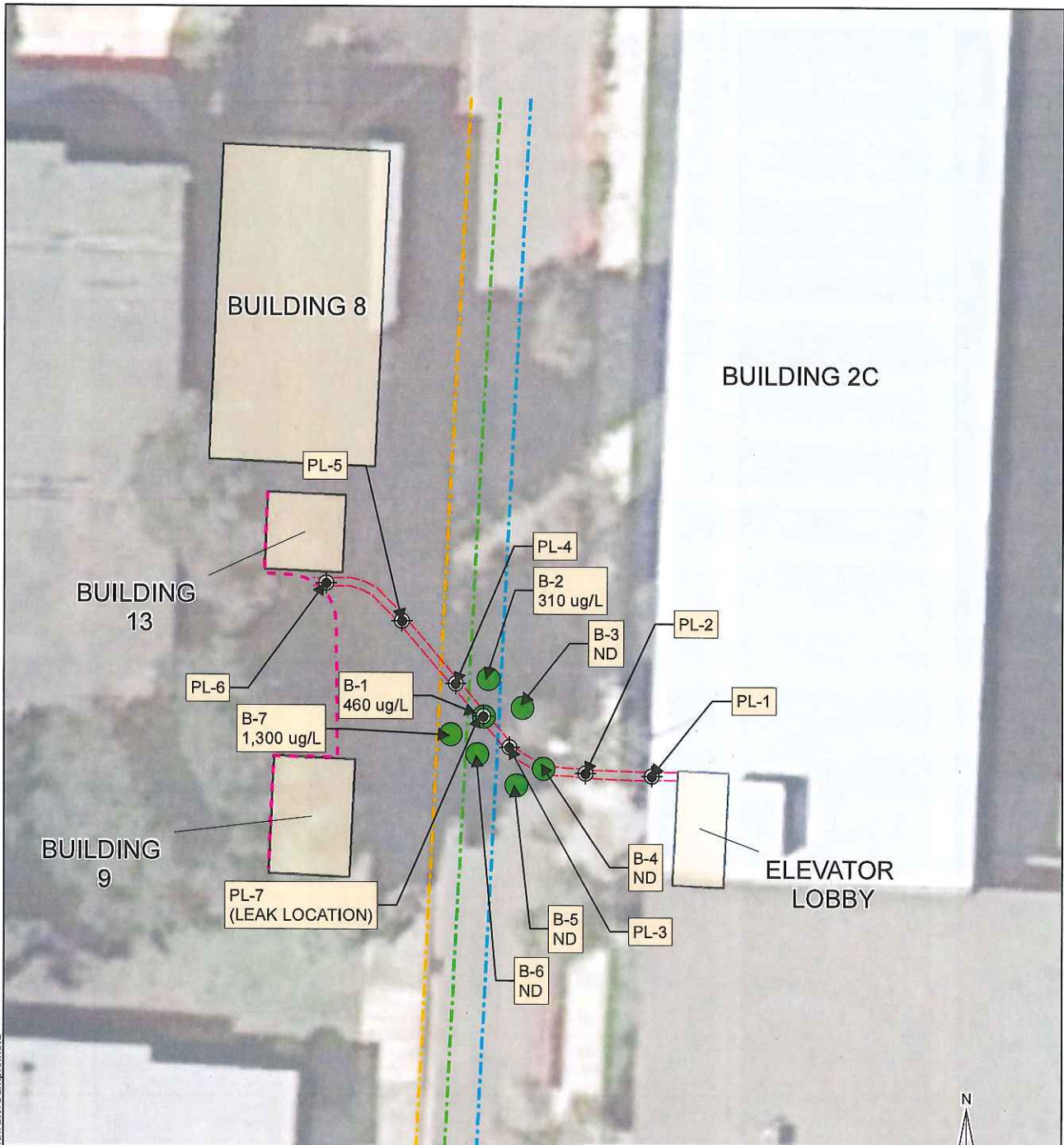
NOTES:

1. Samples collected by Haley & Aldrich, Inc. and analyzed by TestAmerica Laboratories, Inc. of Pleasanton, CA for total petroleum hydrocarbons quantified as hydraulic oil using EPA Method 8015M.

2. Sample depth represents the bottom depth of a 6-inch sample interval (i.e., 3.5 feet is a sample depth of a sample collected between 3 and 3.5 feet). PL-1 through PL-7 collected from 0-6-inches below the pipeline in an open trench.

3. mg/Kg = milligrams per kilogram

ATTACHMENT 4



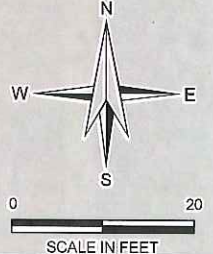
LEGEND

- BORING LOCATION (SEPTEMBER 2010)
- ⊗ SAMPLE LOCATION FROM JANUARY 2010 (COLLECTED FROM BELOW THE PIPELINE IN AN OPEN EXCAVATION)
- WATER (44" BELOW GROUND SURFACE) SAMPLE LOCATION
- SANITARY SEWER (62" BELOW GROUND SURFACE)
- STORM DRAIN (39" BELOW GROUND SURFACE)
- ELECTRIC
- HYDRAULIC FLUID PIPELINES/ ELECTRICAL CONDUIT TRENCH

B-7
1,300 ug/L
TPH HYDRAULIC OIL CONCENTRATION

NOTES:

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. AERIAL PHOTO SOURCE : GOOGLE EARTH PRO; DATED AUG 2009
3. ug/L : MICROGRAMS PER LITER
4. TPH : TOTAL PETROLEUM HYDROCARBON
5. ND : NOT DETECTED ABOVE LABORATORY DETECTION LIMIT SHOWN ON TABLE 2



HALEY & ALDRICH FEDERAL BUILDING 2C
620 CENTRAL AVENUE
ALAMEDA, CALIFORNIA

GROUNDWATER SAMPLE RESULTS

SCALE: AS SHOWN
NOVEMBER 2010

FIGURE 3

C:\96835 Alameda\Global\GIS\Map\Projects\96835-001-0002-Groundwater\Sample.mxd

TABLE II
GROUNDWATER ANALYTICAL RESULTS
ALAMEDA FEDERAL CENTER
620 CENTRAL AVENUE, ALAMEDA, CALIFORNIA

Sample Identification	Sample Date	Hydraulic Oil (ug/L)²
B-1	9/18/2010	460
B-2	9/18/2010	310
B-3	9/18/2010	<210 ³
B-4	9/18/2010	<210
B-5	9/18/2010	<210
B-6	9/18/2010	<210
B-7	9/18/2010	1300

NOTES:

1. Samples collected by Haley & Aldrich, Inc. and analyzed by TestAmerica Laboratories, Inc. of Pleasanton, CA for total petroleum hydrocarbons quantified as hydraulic oil using EPA Method 8015M.

2. ug/L = micrograms per liter

3. <520 = sample not detected above the laboratory reporting limit shown