

STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

STAFF SUMMARY REPORT (Cleet Carlton)
MEETING DATE: December 13, 2006

ITEM: 5.G

SUBJECT: Union Oil Company of California, Atlantic Richfield Company, Richard Koch, trustee for The R&N Koch Trusts, Las Vegas II Storage, LLC, and Foster Chemical Company for the properties at 401 and 411 High Street, Oakland, Alameda County – Adoption of Amendment of Revised Site Cleanup Requirements

CHRONOLOGY: 1990 – Site Cleanup Requirements (SCR) adopted
1993 and 1998 – SCR amended

DISCUSSION: This site is next to the Oakland Estuary, just north of the High Street Bridge (Appendix D). The site was operated as a bulk petroleum and chemical distribution facility from 1946 to 1991. In 1983, a 23,300-gallon spill of toluene occurred during railcar offloading. The site is currently operated as a self-storage facility and a bus storage and maintenance facility.

A number of investigations have been conducted at the site between the 1983 spill and 2004. The main chemicals identified include total petroleum hydrocarbons as gasoline and diesel, benzene, toluene, ethylbenzene, xylenes, tetrachloroethene, 1,1-dichloroethene, 1,1-dichloroethane, and vinyl chloride. Gasoline in soil and toluene in groundwater remain high relative to background conditions. The extent of the pollution is not fully defined.

Unocal and Atlantic Richfield have removed all tanks and related piping from the site. Groundwater extraction and treatment has been ongoing at the site from 1983 to 1984, 1988 to 2002, and from 2004 to the present. Soil vapor extraction has been ongoing at the site from 1992 to 1998 and from 2005 to the present. A system to inject air/ozone into groundwater began operating at the site in 2005.

The Revised Tentative Order (Appendix A) amends the SCR to require Unocal and Atlantic Richfield to 1) complete the investigation to define the full extent of pollution, and 2) submit a remedial action plan including a feasibility study.

We originally circulated a tentative order for public comment in August 2006. Based on the comments received from the responsible parties at the time, especially on our proposed cleanup standards for the site, we held further discussions with the responsible parties and City of Oakland staff. Those discussions resulted in the circulation of a new tentative order for public comment

in late October 2006. We received comments on the new tentative order from Unocal, Atlantic Richfield, and Richard Koch (Appendix B). Unocal and Richard Koch support the approach in this tentative order and provided minor comments. We made minor changes to the tentative order to address some of their comments (see response to comments in Appendix C).

Atlantic Richfield objects to the requirement to perform a feasibility study, given the studies it already completed. We disagree, given that past studies do not adequately address the range of cleanup options available at the site. In addition, the results from the required investigation will warrant further feasibility studies, particularly for offsite areas. At the same time, we are not requiring Atlantic Richfield to perform any unnecessary or duplicative tasks. To clarify this, we made minor changes to the tentative order, adding text to allow for existing studies to be summarized and referenced in the new feasibility study. We informed Atlantic Richfield of these changes, and based on our discussion, we expect the Revised Tentative Order to remain uncontested.

RECOMMEN-
DATION: Adopt the Revised Tentative Order

File No. 01S0645 (CFC)

APPENDICES: A – Revised Tentative Order
B – Correspondence
C – Response to Comments
D – Location Map

APPENDIX A

REVISED TENTATIVE ORDER

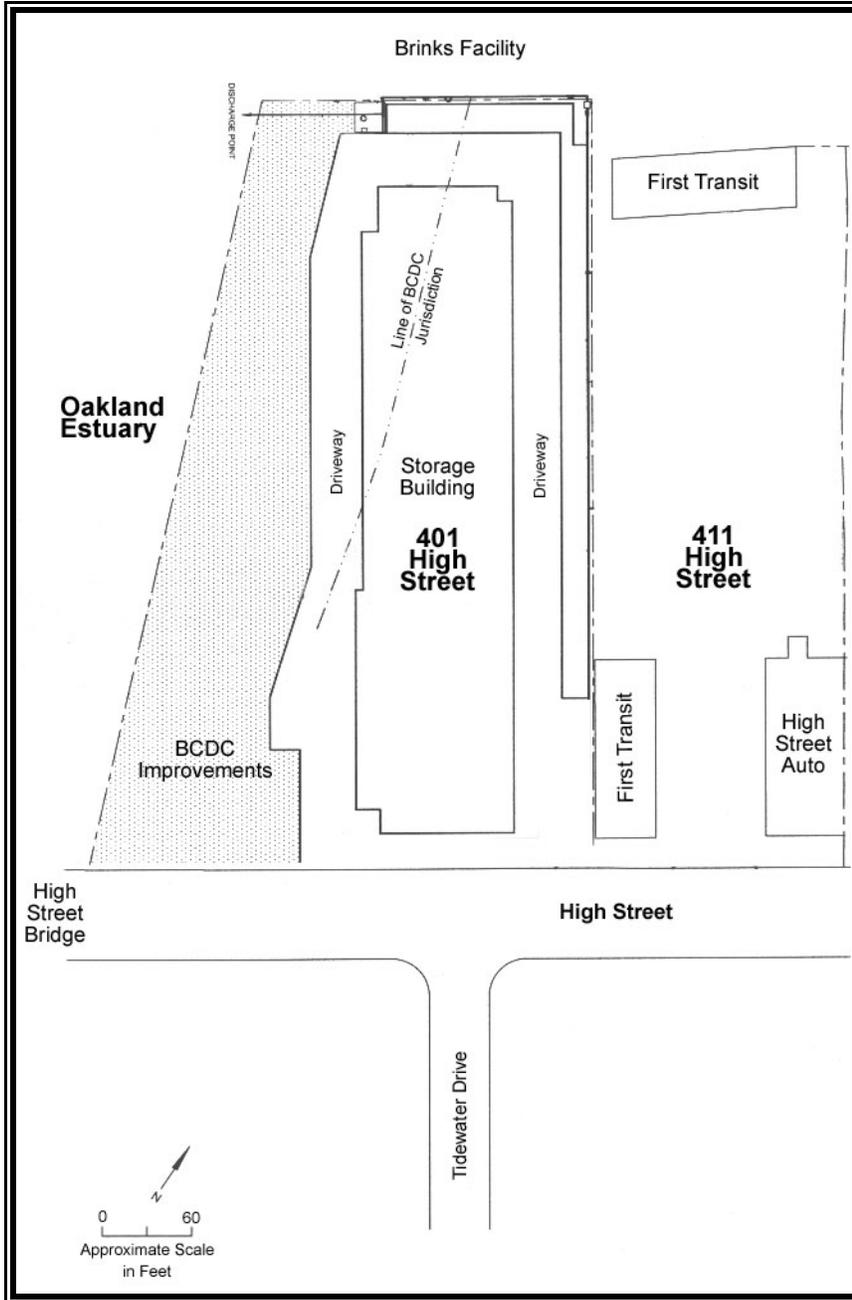
APPENDIX B
CORRESPONDENCE

APPENDIX C
RESPONSE TO COMMENTS

APPENDIX D
LOCATION MAP

LOCATION MAP

401/411 High Street, Oakland, California



Note: BCDC – San Francisco Bay Conservation and Development Commission