

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



10-18-01

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

RO00001115

October 18, 2001

Mr. Matthew Anderson
924 Grand Street
Alameda, CA 94501

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED
OR ISSUE A CLOSURE LETTER FOR 924 GRAND STREET, ALAMEDA, CA**

Dear Mr. Anderson:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

A handwritten signature in black ink, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB
Kenneth Rankin, Alameda Fire Dept., 950 W. Mall Square, Suite 150, Alameda, CA
94501

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



8-27-01

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

RO0000115

August 23, 2001

Mr. Matthew Anderson
924 Grand Street
Alameda, CA 94501

RE: Work Plan Approval for 924 Grand Street, Alameda, CA

Dear Mr. Anderson:

I have completed review of AEI Consultants' August 2001 *Work Plan* and a revised site plan showing adjusted proposed boring locations at the above referenced site. The work plan is acceptable with the following changes/additions:

- one of the soil samples exhibiting the highest concentration of petroleum hydrocarbons, if present, should also be analyzed for polynuclear aromatics (PNAs) using EPA method 8270
- analysis for volatile organic compounds (VOCs) using EPA method 8260 is not necessary for soil or groundwater samples
- have the laboratory prepare samples with a silica gel clean-up

Please provide 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Peter McIntyre, AEI, 3210 Old Tunnel Road, Suite B, Lafayette, CA 94549

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



05-16-01

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

RO0000115

May 15, 2001

Mr. Matthew Anderson
924 Grand Street
Alameda, CA 94501

RE: Home Heating Oil Tank at 924 Grand Street, Alameda, CA

Dear Mr. Anderson:

This letter is in response to your May 9, 2001 letter regarding the former home heating oil underground storage tank (UST) at the above referenced site. You are correct in stating that residential heating oil tanks are exempt from state regulations, which includes compliance with regards to its installation, operation, and closure. However, it does not exempt the responsible party from cleanup or assessment once a significant fuel release that can threaten water quality has been discovered. When the UST was removed, a grab groundwater sample contained up to 110,000 part per billion total petroleum hydrocarbons as diesel. This level is considered significant. Therefore, my request for a Preliminary Site Assessment still stands.

Please review the enclosed Local Guidance Letter. If you have additional questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



05-04-01

RO0000115

May 3, 2001

Mr. Matthew Anderson
Miles Estate
924 Grand St
Alameda, CA 94501

RE: PSA for 924 Grand Street, Alameda, CA

Dear Mr. Anderson:

When a 250-gallon heating oil underground storage tank was removed in July 1998 from the above referenced site, soil and groundwater samples collected within the excavation contained elevated levels of total petroleum hydrocarbons as diesel.

At this time, additional investigations are required to delineate the extent of soil and groundwater contamination resulting from the fuel release at the site. Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The PSA proposal is due **within 45 days** of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for RWQCB "sign off." All reports and proposals must be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

attachment

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

Appendix A

Workplan for Initial Subsurface Investigation

In recent years, the number of initial site investigations related to unauthorized releases of fuel products has increased dramatically. To assure that the workplans associated with these investigations can be reviewed and approved in a timely manner, it is essential that these documents have uniform organization and content.

The purpose of this appendix is to present an outline to be followed by professional engineering or geologic consultants in preparing workplans to be submitted for review and approval by Local Implementing Agencies and the Regional Board.

A statement of qualifications and the registration number of the California registered engineer and/or California registered geologist responsible for the project must be included with the submitted workplan and subsequent reports.

This appendix should be used in conjunction with the "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August 1990.

PROPOSAL AND REPORT FORMAT

I. Introduction

- A. Statement of Scope of Work
- B. Site location
- C. Background
- D. Site History

- 1. Brief description of the type of business and associated activities that take place at the site, including the number and capacity of operating tanks.
- 2. Description of previous businesses at the site.
- 3. Complete description of tank activities, tank contents, and tank removal.

- a. number of underground tanks, uses, etc...

(include the volume and construction material of each tank)

- b. Date of tank removal and condition of tank upon removal.
 - c. Description of all waste removal, including copies of all manifests.
 - d. Filing status and copy of unauthorized release form, if not previously submitted.
 - e. previous tank testing results and date. Include discussion of inventory reconciliation methods and results for previous three years.
 - f. Estimate of the total quantity of product lost.
4. Other spill, leak, and accident history at the site, including any previously removed tanks.
5. Describe any previous subsurface work at the site or adjacent sites.

II. Site Description

- A. Vicinity description and hydrogeologic setting.
- B. Vicinity map (including wells located on-site or on adjoining lots, as well as any nearby surface water bodies (streams, ponds, etc...)).
- C. Site map to include:
 - 1. Adjacent streets.
 - 2. Site building locations
 - 3. Tank locations.
 - 4. Island locations and piping to pumps from tanks.
 - 5. Any known subsurface conduits, underground utilities, etc...
- D. Existing soil contamination and excavation results.
 - 1. Provide details of sampling procedures and methods used.
 - 2. Indicate depth to groundwater, if encountered.

3. Describe soil types and soil strata encountered in excavation(s).

4. Provide in tabular form the analytic results of all previous soil and water sampling. The location of these samples should be included on the site map. The date sampled, the identity of the sampler, and signed laboratory data sheets need to be included. The laboratory data sheets must include the laboratory's assessment of the condition of samples upon receipt, including: a) temperature, b) container type, c) air bubbles present/absent in VOA bottles, d) proper preservation, and e) any other relevant information which might affect the analytic results of the sample(s).

5. Identify underground utilities.

6. Describe any unusual problems encountered during excavation or tank removal.

7. Describe in detail the methods used for storing, characterizing, and disposing of all contaminated soil and groundwater.

8. Reference all required permits, including those issued by the Air Quality Management District and local underground tank permitting agency and public encroachment permits when drilling offsite..

III. Plan for determining the extent of soil contamination on site.

A. Describe the method/technique(s) proposed for determining the extent of contamination within the excavation.

B. Describe sampling methods and procedures to be used.

1. If soil gas survey is planned, then:

a. Identify number of boreholes, location (on site map), sampling depth, etc...

b. Identify subcontractors, if any

c. Identify methods or techniques used for analysis

d. Provide quality assurance plan for field testing

Please note that soil gas surveys are not considered to

be a substitute for discrete soil samples from the excavation, borings, and/or wells, but is considered to be a screening tool only.

2. If soil borings are to be used to determine the extent of soil contamination, then:

- a. Identify number and location (on site map) of proposed borings
- b. Indicate anticipated depth of borings
- c. Describe soil classification system, soil sampling method and rationale for it's use
- d. Describe boring drilling method, including decontamination procedures.
- e. Describe boring abandonment method

C. Describe the method(s) and criteria used to screen soil for petroleum hydrocarbon contamination, including a complete description of procedures to be used for storing and disposal of any excavated soil. If on-site soil aeration is to be used to remediate soil, then a complete description of the treatment method is required:

1. Volume and rate of aeration/turning
2. Method of containment and cover
3. Wet weather contingency plans

Other on-site soil treatment methods (bioremediation, etc....) require approval by the Regional Board. Off-site storage or treatment requires permits issued by the Regional Board.

D. Describe security measures planned for excavated hole and contaminated soil (i.e., six foot fence surrounding excavation, spoil piles, ripped up piping, etc...).

IV. Plan for determining groundwater contamination

Construction and placement of wells should adhere to the requirements specified in "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August, 1990.

A. Placement of monitoring wells including rationale for their locations should be discussed. Their positions should be detailed on a scaled site map.

B. Drilling method for construction of monitoring wells, including decontamination procedures.

1. Expected depth and diameter of monitoring wells
2. Expected drilling date
3. Sampling method and sampling interval (split spoon, every 5', at changes of lithology, at the soil/water interface, etc...)
4. Well design and construction specifications, including casing type, diameter, screen length and interval, and filter pack and screen slot specifications including rationale for their selection. (sieve analysis, etc..).
5. Depth interval and type of seal
6. Construction diagram for wells
7. Well development method and criteria used for assessing adequacy of development (the time period between construction, development, and sampling should be noted)
8. Plans for characterizing and disposing of cutting spoils and development water (contact your Regional Board or Local Implementing Agency for guidance if on-site disposal is proposed)
9. Surveying plan for wells (requirements include surveying to established benchmark to 0.01 foot).

C. groundwater sampling plans (this should include plans for sampling of on-site domestic wells).

1. Water level measurement method
2. Method(s) for measuring free-product, observation of sheen and odor (must be done prior to well purging; the use of an interface probe when checking for the presence of free-product is highly recommended)
3. Well purging procedures
4. Well purge water characterization and disposal plans
5. Water sample collection protocol (include the pH, conductivity, and temperature of groundwater prior to sampling)

6. Compounds being sampled for and analytic methodology
(see Table 2, Tri-Regional Recommendations)

7. Quality assurance/Quality Control plan

8. Chain of custody procedures

V. Site safety plan

A Preliminary Site Assessment report, documenting the results of the site investigation(s) proposed in the workplan should be submitted to the Local Implementing Agency and the Regional Board as soon as possible following completion of the work. This report should include recommendations for additional work needed to adequately remediate the subject site. A proposed implementation schedule for the additional work should also be included.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Assoc. Director



Ro# 115

August 27, 1998

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway Suite 250
Alameda, CA 94502-6577
(510) 567-6770
FAX (510) 397-9335

Mr. Matthew Anderson
924 Grand Street
Alameda, CA 94501
STID 6899

RE: 924 Grand Street, Alameda, CA 94501

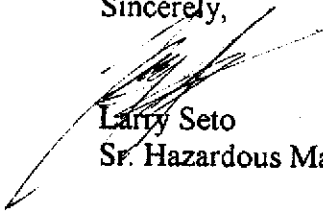
Dear Mr. Anderson:

I have reviewed your UST Removal report dated August 17, 1998 that was prepared by All Environmental, Inc. (AEI). A soil sample collected below the bottom of the tank contained 7,500 ppm of diesel.

AEI proposes to excavate up to 27 tons of contaminated soil. The excavation will be extended only in the vertical direction until groundwater is encountered. Lateral expansion is limited in all directions by underground utilities and the building on the property. Confirmatory soil samples will be collected from each sidewall, and one grab groundwater sample will be collected from the bottom of the excavation. This workplan is acceptable.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Nick Walchuk, All Environmental, Inc., 901 Moraga Road, Suite C, Lafayette,
CA 94549-4567

Files