

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R049

18 April 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Prem P. Chaudri
Asset Manager
Santa Fe Pacific Realty Corp.
Suite 202
201 Mission Street
San Francisco, CA 94105

Subject: Underground Storage Tank Removal Project being conducted at
4030 Hollis Street, Emeryville.

Dear Mr. Chaudri:

This office has received and reviewed an analytical report and hazardous waste manifests submitted in regards to the underground storage tank removal project being conducted at the address listed above. The reported data indicate that further action is required to address the soil contamination identified.

The California Department of Health Services has designated 1,000 parts per million of petroleum hydrocarbon contamination in soil as constituting hazardous waste. Soil contaminated to such an extent must be physically removed for proper disposal.

Guidelines established by the San Francisco Bay Regional Water Quality Control Board specify certain follow-up actions which must be initiated to address soil contamination associated with underground tank sites. Soil contaminated with petroleum hydrocarbons in excess of 10 parts per million cannot be placed back in the excavation pit unless first treated by a means sufficient to reduce the level of contamination to this value. Analytical documentation attesting to the success of the treatment process would have to be submitted for review prior to the approval for such a burial.

In addition, the measurement of soil petroleum hydrocarbon contamination exceeding 100 parts per million necessitates that a ground water investigation be initiated. The purpose of such a program would be to determine the gradient of ground water flow and to gauge if ground water quality has been impacted by the release of material from the underground tank. The guidelines specify that data from a minimum of three wells be used to define the gradient of ground water flow and that all boring logs and analytical data be submitted for review. Should ground water contamination be encountered it is then necessary to define the lateral extent of any contaminant plume by installing additional borings until the zero point can be identified. A minimum of two years of quarterly monitoring is required before a sign-off of the project can be anticipated.

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18 April 1990
Page 2 of 2

In regards to the project at 4030 Hollis Street in Emeryville, soil contamination exceeding 1,000 parts per million was measured in both the waste oil and diesel tank pits. Hydrocarbon contamination exceeding 1,000 parts per million was also measured in some of the samples collected from piping trenches. These areas will require further excavation and the collection of verification samples to demonstrate that no hazardous waste remains on the site. Upon the completion of this task the ground water investigation described earlier will have to be initiated.

It has been communicated to this office that an in depth environmental assessment of this property is currently underway. It is possible that much of the information needed to gauge the extent of contamination associated with these underground storage tanks may already be available. If such an assessment is being developed than please notify this office as to a tentative date upon which this information will be available for review. Or submit a proposal specifying the actions which you intend to follow to fulfill the requirements of the Regional Board's Guidelines and a timetable for their implementation.

If you have any questions or require further clarification concerning actions which need to be taken to address this matter, please contact me at (415) 271-4320.

Sincerely,


Dennis J. Byrne
Hazardous Materials Specialist

cc: Lester Feldman, SFBRWQCB
Doug Krause, DOHS
Rafat Shahid, Assistant Director, Alameda County Department of
Environmental Health.
S. Kinnear Smith, The Ransome Company
Bob Schenker, Kennedy/Jenks/Chilton, Inc.