

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

09/11/96

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000 SOURCE OF FUNDS: F-FEDERAL INSPECTOR: CL
StID: 4253 SUBSTANCE: 8006619 -Gasoline
SITE NAME: Vacan Lot Owner Keith Rutledge DATE REPORTED : 12/05/91
ADDRESS : 5829 Adeline St DATE CONFIRMED: 12/05/91
CITY/ZIP : Oakland, CA 94608 MULTIPLE RP's : N

CASE TYPE: S CONTRACT STATUS: 9 PRIOR:2B5 EMERGENCY RESPONSE:

RP SEARCH	: S		DATE END: 10/13/92
PRELIM ASSESSMENT	: C	DATE BEGIN: 11/22/91	DATE END: 01/07/92
REMEDIAL INVESTIG	: C	DATE BEGIN: 07/20/94	DATE END: 11/08/95
REMEDIAL ACTION	: C	DATE BEGIN: 11/22/91	DATE END: 11/08/95
POST REMED MONITOR:		DATE BEGIN:	DATE END:

TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 10/13/92

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: 2SAHWG CASE CLOSED: Y on: 08/02/96

DT EXC START: 11/22/91 REMEDIAL ACTIONS TAKEN: ED

RP #1: CONTACT: Mr. Keith Rutledge RP COST:
RP COMPANY NAME: Alternative Investment Ph:
ADDRESS: P O Box 94
CITY/STATE: Willits, Ca 95490

COMMENT:

LOP - RECORD CHANGE REQUEST FORM

printed:
07/31/96

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 4253 LOC: 11/17/93
 SITE NAME: Vacan Lot Owner Keith Rutledge DATE REPORTED : 12/05/91
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SITE STATUS

CASE TYPE: S CONTRACT STATUS: 4 PRIOR CODE:2B5 EMERGENCY RESP: -0-
 RP SEARCH: S DATE COMPLETED: 10/13/92
 PRELIMINARY ASMNT: C DATE UNDERWAY: 11/22/91 DATE COMPLETED: 01/07/92
 REM INVESTIGATION: C DATE UNDERWAY: 07/20/94 DATE COMPLETED: 11/08/95
 REMEDIAL ACTION: C DATE UNDERWAY: 11/22/91 DATE COMPLETED: 11/08/95
 POST REMED ACT MON:- DATE UNDERWAY: -0- DATE COMPLETED: -0-

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 10/13/92
 LUFT FIELD MANUAL CONSID: 2SAHWG
 CASE CLOSED: Y DATE CASE CLOSED: 08/02/96
 DATE EXCAVATION STARTED : 11/22/91 REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Mr. Keith Rutledge
 COMPANY NAME: Alternative Investment
 ADDRESS: P O Box 94
 CITY/STATE: Willits, Ca 95490

INSPECTOR VERIFICATION:

NAME _____

SIGNATURE *Juan L. Hugo*

DATE *8/2/96*

DATA ENTRY INPUT:

Name/Address Changes Only

Case Progress Changes

ANNPCMS _____ LOP _____ DATE _____

LOP _____ DATE _____

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 3, 1993
STID# 4253

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Keith Rutledge
Alternative Investment
P.O. Box 94
Willits, California 95490

**RE: Work Plan - Preliminary Site Assessment
5829 Adeline Street, Oakland, California 94608**

Dear Mr. Rutledge:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the Work Plan - Preliminary Site Assessment (January 13, 1993) submitted by Trans Tech Consultants for the referenced site.

Based on this review, the work plan is acceptable provided the following items are addressed:

- 1) Construction and placement of the well must adhere to the requirements specified in "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August, 1990. Monitoring wells must be screened to intercept free floating product and accommodate seasonal water table fluctuations.
- 2) Soil samples from borings must be collected every five feet as per RWQCB's guidelines. Field instruments are acceptable as a screening tools only. Any evidence of soil contamination such as odor, visual staining or field instrument readings must be verified by analysis from a state certified laboratory.
- 3) Soil contamination in the area of the two tanks remains undefined. Soil samples (SS #6) showed 78 ppm TPH gasoline and (SS #3) showed 23 ppm TPH gasoline. Additional soil borings located in the area north and south of the two tanks excavation are required to determined the extent of soil contamination.
- 4) Groundwater elevation readings must be performed every month for six consecutive months and reduced to every quarter after the first six months. Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for the following target compounds: TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene and xylene.
- 5) Please notify this office at least 48 hours in advance for the start up of work plan implementation so a site visit can be arranged by a representative from this office.

Mr. Keith Rutledge
RE: 5829 Adeline Street, Oakland, CA 94609
November 3, 1993
Page 2 of 3

A report must be submitted within **45 days** after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office every three months or at a more frequent interval, if specified at any time. In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

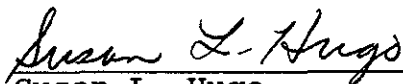
All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency.

Mr. Keith Rutledge
RE: 5829 Adeline Street, Oakland, CA 94609
November 3, 1993
Page 3 of 3

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division - files
Dr. Donald McEdwards, Trans Tech Consultants
3100 Dutton Ave, Suite 110
Santa Rosa, CA 95407

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

November 23, 1992
STID# 4253

Mr. Keith Rutledge
Alternative Investment
P. O. Box 94
Willits, California 95490

**RE: Underground Storage Tanks Removal at 5829 Adeline Street
Oakland, California 94608**

Dear Mr. Rutledge:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the files concerning the removal of three underground storage tank on November 22, 1991 at the referenced site. We are in receipt of the analytical results for the soil and groundwater samples as submitted by Gen-Tech Environmental.

Soil samples collected during the tanks removal showed elevated levels of Total Petroleum Hydrocarbon as gasoline (78.0 ppm). Groundwater sample collected from the excavation pit of the former 4000 gallon gasoline tank exhibited high levels of contaminants (5,000 ppb Total Petroleum Hydrocarbon as gasoline, 78 ppb benzene, 3.1 ppb toluene, 180 ppb ethyl benzene, 170 ppb xylene). The referenced site has experienced a confirmed release pursuant to the San Francisco Bay Regional Water Quality Control (RWQCB) fuel leak criteria. As such, further investigation and/or cleanup must be initiated. Enclosed is a copy of "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" which must be completed and returned to this office within five working days.

This office will be the lead agency overseeing the environmental investigation and cleanup activities at the site. The RWQCB has delegated this authority to our office. However, you must keep the Water Board apprised of all actions taken to characterize and remediate contamination at the site, because the Board retains the ultimate responsibility for ensuring protection of the waters of the state.

A preliminary assessment should be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tank. The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter, which is based on the RWQCB's guidelines. You should be prepared to install at a minimum, three

Mr. Keith Rutledge
RE: 5829 Adeline Street, Oakland, CA 94608
November 23, 1992
Page 2 of 3

monitoring wells to establish gradient direction of the groundwater at the site. One of the wells should be installed within 10 feet downgradient of the former tank location. Monthly water elevation reading for twelve months is necessary to determine groundwater flow direction and quarterly sampling must occur to determine extent of the groundwater contamination.

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). This reports must include information pertaining to further investigative results; the methods of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office.

Your work plan must be submitted to this office no later than **January 15, 1993**. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of the reports and proposals must also be submitted to:

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Review of the file showed that a complete closure report of the tank removal activities has not been submitted. Please provide this office **within 30 days or by December 23, 1992**, a copy of the closure report which must include the following: manifests for the disposal of the tanks, records of stockpiled soil disposition, analytical results from all sampling events, laboratory reports (including quality control/quality assurance), chain of custody records, and site map indicating where all the samples were collected.

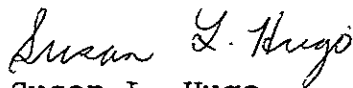
Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267(b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Enclosed is a copy of Appendix A (Workplan for Initial Subsurface Investigation (August 20, 1991) for your reference.

Mr. Keith Rutledge
RE: 5829 Adeline Street, Oakland, CA 94608
November 23, 1992
Page 3 of 3

Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

Enclosures

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division / file
Ben Halsted, Gen-Tech Environmental, 1936 Camden Avenue
Suite 1, San Jose, California 95124

STATE OF CALIFORNIA

PETE WILSON, Governor

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION
101 WEBSTER STREET, SUITE 300
OAKLAND, CA 94612
(510) 464-1233



March 2, 1992

Mr. Stuart Solomon
Gen Tech Environmental
1936 Camden Ave., Suite 1
San Jose, CA 95124

RECEIVED
MAR 4 1992
ANSWERED

SUBJECT: Discharge of 2,500 Gallons of Excavation Dewatering from
5829 Adeline St., Oakland

Dear Mr. Solomon:

A discharger is required to obtain an NPDES Permit before discharging waste to waters of the State. However, we have received your letter, dated February 21, 1992, requesting permission to discharge 2,500 gallons of excavation dewatering generated from the above site into the storm drainage system. Based on the information contained in your letter, the water quality concerns of your discharge are considered to be insignificant. Therefore, I will not recommend that the Regional Board take enforcement action if the subject 2,500 gallons of elevator pit dewatering are discharged in the proposed manner without an NPDES Permit. Please complete your discharge by March 16, 1992.

Notice is hereby given that it is the responsibility of any person proposing to discharge to a storm drain to obtain authorization to discharge from the agency having jurisdiction over the use of the storm drain system.

If you plan any similar discharge in the future, you must submit a detailed proposal to this Board for review. Please call Rico Duazo at (510) 464-0837 if you have any questions.

Sincerely,

Steven R. Ritchie
Executive Officer

Donald D. Dalke, Chief
Toxics Cleanup Division

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

II, III

Today's Date 2/6/92

Site ID # _____ Site Name _____

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N)
- ___ 14. OffSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(f)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|--|---|
| General | ___ 1. Permit Application 25284 (H&S) |
| | ___ 2. Pipeline Leak Detection 25292 (H&S) |
| | ___ 3. Records Maintenance 2712 |
| | ___ 4. Release Report 2651 |
| | ___ 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | ___ 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose
Semi-annual groundwater
One time soils |
| | 3) Daily Vadose
One time soils
Annual tank test |
| | 4) Monthly Groundwater
One time soils |
| | 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon. |
| | 6) Daily Inventory
Annual tank testing
Cont pipe leak det |
| | 7) Weekly Tank Gauge
Annual tank testing |
| | 8) Annual Tank Testing
Daily Inventory |
| | 9) Other _____ |
| New Tanks | ___ 7. Precs Tank Test 2643
Date: _____ |
| | ___ 8. Inventory Rec. 2644 |
| | ___ 9. Soil Testing 2646 |
| | ___ 10. Ground Water. 2647 |
| ___ 11. Monitor Plan 2632 | |
| ___ 12. Access. Secure 2634 | |
| ___ 13. Plans Submit 2711
Date: _____ | |
| ___ 14. As Built 2635
Date: _____ | |

Site Address 5829 Adeline St.
 City Oakland Zip 94608 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

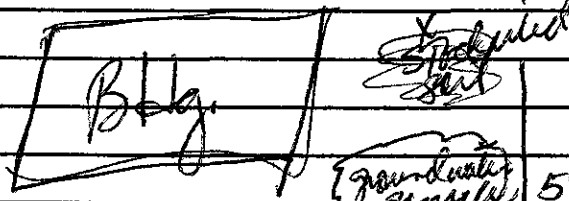
- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

10:00 AM - 11:00 AM

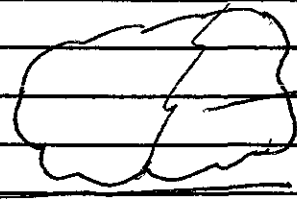
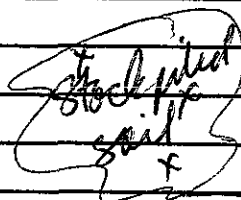
* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

Verification sample collected from
 Stock piled soil & ground water



Groundwater sample 59th Street



7/2 highway backfill

Adeline

Gen-Tech Environmental

Fuel Tank Closures & Installations
 Remedial Action Clean-up
 Waste Treatment Systems
 Site Investigations

Ben Halsted
 1936 Camden Ave., Ste. 1
 San Jose, CA 95124
 (408) 559-1248

Contact: _____
 Title: _____
 Signature: _____

Signature: _____

II, III

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

II, III

Today's Date 1/7/92

Site ID # _____ Site Name _____

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| | ___ 3. Records Maintenance 2712 |
| | ___ 4. Release Report 2651 |
| | ___ 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | ___ 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose
Semi-annual groundwater
One time soils |
| | 3) Daily Vadose
One time soils |
| | Annual tank test |
| | 4) Monthly Gndwater
One time soils |
| | 5) Daily inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon. |
| | 6) Daily inventory
Annual tank testing
Cont pipe leak det |
| | 7) Weekly Tank Gauge
Annual tank testing |
| | 8) Annual Tank Testing
Daily inventory |
| | 9) Other _____ |
| | ___ 7. Precs Tank Test 2643 |
| | Date: _____ |
| | ___ 8. Inventory Rec. 2644 |
| ___ 9. Soil Testing . 2646 | |
| ___ 10. Ground Water. 2647 | |
| New Tanks | ___ 11. Monitor Plan 2632 |
| | ___ 12. Access. Secure 2634 |
| | ___ 13. Plans Submit 2711 |
| | Date: _____ |
| ___ 14. As Built 2635 | |
| Date: _____ | |

Rev 6/88

Site Address 5829 Adeline St
 City Oakland Zip 94608 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

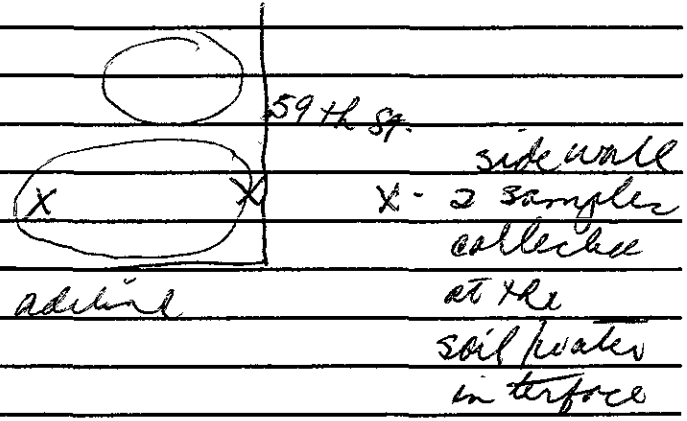
Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

*Over excavated the hot areas
 & soil samples collected
 for verification.*



Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: _____

II, III