

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0572

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

December 22, 1992

Richard Hiett
RWQCB, S.F. Bay Region
2101 Webster St., Ste 500
Oakland, CA 94612

STID 4243

RE: Gifford Resident, 891 Union Street, Alameda, California

RECOMMENDATION FOR UST CASE CLOSURE

Dear Mr. Hiett,

Per our conversation in October 1992, the above site has complied with all our requirements and has shown that it is ready for closure.

The site is occupied by a single family residential structure. On May 11, 1992, two underground storage tanks (USTs); one 1,500-gallon heating oil tank and one 600-gallon diesel heating oil tank, were removed from the site. The 1,500-gallon heating oil UST was installed in 1917, and the 600-gallon UST was installed in 1937. Multiple holes were noted in the 1,500-gallon UST and no holes were noted in the 600-gallon UST.

One soil sample was collected from beneath the 600-gallon UST and two capillary sidewall samples were collected from the 1,500-gallon tank pit. Additionally, one groundwater sample was collected from the 1,500-gallon UST tank pit without first pumping the tank pit and letting it recharge. Both soil and groundwater samples were analyzed for Total Extractable Hydrocarbons (TEPH) using EPA Method 3550/8015. Analysis of the soil samples collected from the tank pits did not identify any TEPH. Analysis of the ground water sample identified 940 ppb TEPH.

Excavated soil from the tank pits was stockpiled on visqueen. Two composite soil samples, each consisting of five different locations in the stockpile, were collected and analyzed for TEPH. One of the composite samples identified 100 ppm TEPH. According to Ms. Gifford, the stockpiled soil was disposed of offsite along with the Empty Storage Tank (Please refer to the attached Uniform Hazardous Waste Manifest). Per the conversation with Gary Ms.

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Zaccor, Zaccor Corporation, on December 22, 1992, the stockpiled soil was hauled off site by Dillard Trucking, to Vasco Landfill.

In response to the contamination observed in the ground water and stockpiled soil, three subsurface borings were advanced to a depth of 11 feet in the immediate area of the former USTs in September 1992. One of the borings was extended down to 19 feet below ground surface (bgs) and converted into a well. Soil samples were collected and analyzed from two of the borings at 5 and 10 feet bgs, and from the well boring at 10 feet bgs. The well was screened from 9 feet to 19 feet bgs. The depth to groundwater was observed to be approximately 10 feet bgs.

Both soil and ground water samples were analyzed for Total Petroleum Hydrocarbons as diesel (TPHd) by Method 5030/8015, Oil and Grease by Method 5520F, and Volatile Aromatics by EPA Methods 5030/8020. The analysis of the soil samples identified 57 ppm Oil and Grease at 10 feet bgs in two of the borings. No other contaminants were detected in the other soil samples, and no contaminants were detected in the groundwater sample.

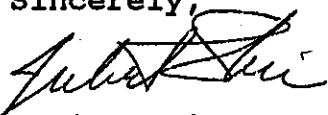
The well was placed within 10 feet of the tank pit in the historical downgradient direction. According to GeoPlexus's investigations into the groundwater gradient in the area of the site, "it is noted that the project site is situated along the historic margin of Alameda Island and that the portion of the property adjacent to Union Street could be in-part occupied by man-made fill soil materials (please refer to Figure 3 of the GeoPlexus's October 9, 1992 report). Based on historic topographic maps of Alameda Island and local ground water information, it is understood that historic surface and ground water flow was southwesterly along Union Street flowing towards the bay (current lagoon). Based on the historic data, augmented with local ground water data, it is understood that ground water continues to flow along the trend of a former drainage beneath Union Street. Based on these conditions, it was determined that one ground water monitoring well would be installed in the historic "down-gradient" direction of the former tanks and to be located between the location of the former tanks and the existing Alameda Lagoon to assess the potential impact to the underlying groundwater resources from the former tanks."

Per our conversation in October 1992, we agreed to consider closure for the site if a ground water sampling event in December 1992 still did not identify any contaminants in the ground water. A ground water sample was collected from the on-site well by GeoPlexus, Inc. on December 1, 1992. This sample was analyzed

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for all the same constituents, using the same methods, as in the September 1992 sampling effort. No contaminants were detected. Therefore, this office is recommending that this site be certified closed. Please review the information provided and contact the County after making a decision on whether RWQCB concurs with the County's recommendation.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Mary Gifford
891 Union Street
Alameda, CA 94501

Edgar Howell-File(JS)

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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

October 20, 1992

Ms. Mary Gifford
891 Union Street
Alameda, CA 94501

STID 4243

RE: Requirements for closure for the site located at 891 Union Street, Alameda, California

Dear Ms. Gifford,

Two underground storage tanks, one 1,500-gallon heating oil tank and one 600-gallon diesel tank, were removed from the above site in May 1992. Although only traces of Total Extractable Hydrocarbons (0.98 ppm in the native soil beneath the tank and 100 ppm in the excavated back fill) were identified from the tank pit, this Department required additional soil and ground water investigations due to the very shallow ground water at the site.

In accordance with the Department's requirements, one monitoring well was installed at the site in September 1992, and both soil and ground water samples were collected from this location. Additionally, three soil borings were drilled around the former tank pit and soil samples were collected from each of these borings. The details and laboratory results from this sampling effort were included in a report entitled "The Preliminary Site Characterization Investigation Report", dated October 9, 1992, and a copy was submitted to this Department.

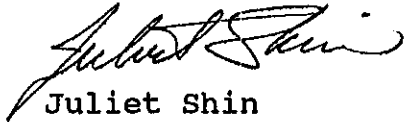
According to the laboratory results, the only observed soil contamination was from a sample collected from one of the borings at a depth of 9-9.5 feet. This sample identified very minor concentrations of Oil and Grease at 57 ppm, which is very near the detection limit of 50 ppm. Additionally, the only contamination identified from the ground water sample was xylenes at 0.4 ppm, which is also very close to its detection limit of 0.3 ppm.

Due to the above results, this Department, in concurrence with the Regional Water Quality Control Board, has decided that you may be required to conduct only one additional quarterly ground water sampling event in December 1992. If the lab analysis results for this ground water sample exhibit only nondetect or very minor concentrations, then this Department will recommend the site for closure.

Ms. Mary Gifford
RE: 891 Union Street
October 20, 1992
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If you have any questions or comments, please contact me at (510)
271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Robert La Grone, Alameda Fire Dept.

Wayne Gathright
Decon Environmental Services
23490 Connecticut St.
Hayward, CA 94545

David Glick
GeoPlexus, Inc.
1900 Wyatt Drive, Ste. 1
Santa Clara, CA 95054

Edgar Howell-File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0572

RAFAT A. SHAHID, Assistant Agency Director

July 13, 1992

Mary and De Witt Gifford
891 Union Street
Alameda, CA 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

STID 4243

RE: Investigations associated with the former underground storage tanks (USTs), located at 891 Union St., Alameda, California

Dear Mr. and Mrs. Gifford,

On May 11, 1992, two underground storage tanks were removed from the above site, one 1,500-gallon heating oil UST and one 600-gallon diesel UST. Soil samples were collected from beneath the two tanks in native soil. Additionally, a ground water sample was collected from the tank pit. Although analysis of the soil samples did not identify any Total Extractable Petroleum Hydrocarbons (TEPH), the ground water sample exhibited 940 parts per billion of TEPH. Additionally, multiple holes were noted in the 1,500-gallon heating oil UST.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that a soil and ground water investigation be conducted whenever an unauthorized release of product is suspected from an underground storage tank. The above information would indicate that such an event may have occurred.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of latent soil and ground water contamination which may have resulted from the release at the site. 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, the State Water Board's LUFT Manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow.

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- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, along with water level measurements. If the initial quarterly reports indicate that ground water flow directions vary greatly, than you will be required to begin monthly water level measurements until the ground water gradient behavior is known. Both soil and groundwater samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks. This office noted that in the previous sampling event, the soil and ground water samples were not analyzed for benzene, toluene, xylenes, or ethylbenzene, all of which is required by RWQCB's guidelines.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined following the completion of the initial assessment that there has been a substantial impact to groundwater.

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 final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of groundwater contamination characterization

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- o Interpretations of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work of remediation

Please be advised that this is a formal request for technical reports pursuant to **California Water Code Section 13267 (b)**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Richard Hiatt, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

This office has enclosed an Unauthorized Leak/Release form. Please complete this form and submit it to this office within 45 days of the receipt of this letter.

Lastly, this office has no UST Closure Plan for the site or any records as to the fate of the excavated soil. Please submit any information you may have on these matters. For future reference, you should be aware that both of the removed USTs are **not** exempt from oversight by the Local Oversight Program. This office should have been notified of your plans to remove the tanks prior to their removal, and a representative from this office should have been present at the site during the removals.

If you have any questions or comments, please contact Ms. Juliet Shin at (510) 271-4530.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Attachment

Mary & De Witt Gifford
RE: 891 Union Street
July 13, 1992
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cc: Richard Hiatt, RWQCB

Richard Quarante, Alameda Fire Dept.

Helen MaWhinney
Environmental Technical Services
P.O. Box 2572
Menlo Park, CA 94026

Edgar Howell-File (JS)