

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#623
ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

StID 3694

January 5, 1996

Mr. Bert Kantor
1085 University Ave
Berkeley, CA 94710

Mr. Michael Hart
2525 Mandela Pkwy
Oakland, CA 94607-1726

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510) 567-6700

RE: Well Decommission at 2525 Mandela Pkwy, Oakland 94607-1726

Dear Messrs. Kantor and Hart:

This office and the S.F. RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW-1, MW-2, and MW-3) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They may be reached at (510) 484-2600.

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

Sincerely,

eva chu
Hazardous Materials Specialist

cc: files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



SITE: 2525 Mandela Pkwy.

R0623

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

August 12, 1992
STID# 3694

Mr. Bert Kantor
Kantor Warehouse
1085 University Avenue
Berkeley, California 94710

**RE: Underground Storage Tank Removal at Kantor Furniture
2525 Cypress Street, Oakland CA 94607**

Dear Mr. Kantor:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the files concerning the removal of one underground storage tank on June 30, 1989 at the referenced site. We are in receipt of the following reports:

- * Report on Underground Tank Removal (July, 1989) submitted by Baseline Environmental Consulting
- * Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report (7/10/89)

Following the removal of the tank, strong petroleum hydrocarbon odor emanated from the tank excavation. A combustible gas meter indicated readings in excess of 500 parts per million (ppm) of combustible compounds. Apparent contaminated soils were excavated from the former tank location and five verification soil samples were collected (one bottom and four sidewall samples). Total petroleum hydrocarbon (TPH as gasoline) at 32 ppm concentration, benzene at 0.69 ppm concentration were still detected from bottom soil sample collected after completion of overexcavation. Because of the degree of contamination found at the site which exceeded regulatory threshold levels, further environmental assessment is required.

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

Mr. Bert Kantor
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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 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. Stockpiled soil from pit may not be used to backfill these holes without authorization from this office. Please provide our office with documentation of the stockpiled soil disposal.

Your work plan must be submitted to this office no later than **September 30, 1992**. 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

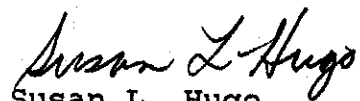
Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267(b). Any extensions of stated deadlines or changes in the workplan must be confirmed 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. Bert Kantor
RE: 2525 Cypress St., Oakland 94607
August 12, 1992
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Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Mark Thomson, Alameda County District Attorney's Office
Edgar B. Howell / file