

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0625

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 4, 1992

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. Richard Petersen
Golden Gate Academy
3800 Mountain Blvd.
Oakland, CA 94619

STID 3669

RE: Required investigations at the site located at 3800 Mountain Blvd., Oakland, California

Dear Mr. Petersen,

This office has recently received information from Minter & Fahy Construction Company on the tank removal and the laboratory analytical results of soil samples collected from beneath the 1,000-gallon gasoline tank formerly located at the above site. Three soil samples were collected from beneath the former underground storage tank (UST). Analysis of two of these soil samples identified 100 parts per million (ppm) and 420 ppm of Total Petroleum Hydrocarbons as gasoline (TPHg).

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that a **soil and ground water** investigation be conducted when soil samples collected beneath the UST in native soil exceed 100 ppm. However, if it can be determined that the ground water level at the site is greater than 50 feet below ground surface and that the soils in the vadose zone are relatively impermeable, then the ground water portion of the investigations may not be required.

In any other case 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. In the absence of data identifying the confirmed downgradient direction,

Mr. Richard Petersen
RE: 3800 Mountain Blvd.
November 4, 1992
Page 2 of 3

a minimum of three wells will be required to verify gradient direction. During the installation of these wells soil samples are to be collected at five foot depth intervals and any significant changes in lithology.

- 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 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.

Mr. Richard Petersen
RE: 3800 Mountain Blvd.
November 4, 1992
Page 3 of 3

- o Status of groundwater contamination characterization
- 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 Hiett, 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.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Attachment

cc: Richard Hiett, RWQCB

Edgar Howell-File (JS)

V.W. Vonheeder
Northern California Conference of
Seventh-Day Adventist
P.O. Box 23165
401 Taylor Blvd.
Pleasant Hill, CA 94523

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(510) 271-4530

October 21, 1992

Mr. Richard Peterson
Golden Gate Academy
3800 Mountain Blvd.
Oakland, CA 94619

STID 3669

RE: Required investigations for the site located at 3800
Mountain Blvd., Oakland, California

Dear Mr. Peterson,

This case file has recently been transferred to another Hazardous Materials Specialist, Juliet Shin.

One 1,000-gallon gasoline underground storage tank (UST) was removed from the above site sometime in 1990. This office has virtually no information on this tank removal. Although this office was given some of the analytical results for soil samples over the phone, it does not have a written copy of the laboratory results.

On April 22, 1992, Mr. Tom Peacock, Supervising Hazardous Materials Specialist with Alameda County, contacted V.W. Vonheeder, Seventh-Day Adventists, and required that a tank closure report be submitted to this office along with the laboratory analytical results for both the soil samples collected from beneath the tank and the stockpiled soil that was apparently placed back into the tank pit. To this date, we have not received any of the above requested information.

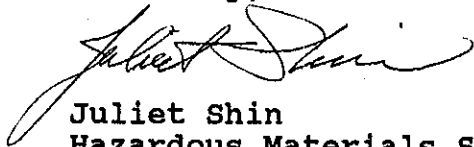
If the verbally-given laboratory results are in fact correct, you may be required to conduct additional investigations at the site. In addition to the above requested information, you are required to submit information on the ground water depth in the area and geological information on the soil types between the bottom of the former UST and the water table.

You are required to submit all the above required information **within 45 days** of the receipt of this letter. 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.

Mr. Richard Peterson
RE: 3800 Mountain Blvd.
October 21, 1992
Page 2 of 2

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

V.W. Vonheeder
Northern California Conference of
Seventh-Day Adventists
P.O. Box 23165
401 Taylor Blvd.
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