

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0633

RAFAT A. SHAHID, Assistant Agency Director

December 20, 1994

Mrs. G.P. Diers
Westline Industries
632 Westline Drive
Alameda, CA 94501

ALAMEDA COUNTY CC 430-4510
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., RM.250
ALAMEDA, CAL. 94502-6577

STID 629

Re: Required investigations at 1925 Lafayette Street, Alameda,
California

Dear Mrs. Diers,

On December 7, 1994, one 1,000-gallon gasoline underground storage tank (UST) was removed from the above site. Although no apparent holes were noted on the tank, stained soils were observed on the north, west, and south walls of the tank pit. Additionally, a slight odor was noted to be emanating from the pit, and a sheen was observed on the surface of the ground water in the pit, whose depth was approximately 5.8 feet below ground surface (bgs).

One soil sample was collected from each end of the tank from the sidewall at the soil/water interface, located approximately 5.5 feet bgs. Additionally, one soil sample was collected from the stockpiled soil and one "grab" ground water sample was collected from the tank pit.

Both soil and ground water samples were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), lead, and benzene, toluene, ethylbenzene, and xylenes (BTEX). Analysis of the soil samples identified only low contaminant concentrations: the tank pit soil samples identified up to 0.026 parts per million (ppm) toluene and 0.014 ppm xylenes; the stockpiled soil sample identified 10 ppm TPHg, 0.008 ppm toluene, 0.012 ppm ethylbenzene, 0.054 ppm xylenes, and 15 ppm lead. Based on the soil sample results, it appears that the excavated soil may be reused at the site.

Although the soil sample results identified low contaminant concentrations, the analysis results of the "grab" ground water sample, collected from the tank pit, identified elevated levels of TPHg and BTEX. Concentrations of benzene, a listed carcinogen, were identified at 1,100 parts per billion (ppb). To give you some perspective on this concentration, the current Maximum Contaminant Level (MCL) drinking water standard designated for benzene by the Department of Health Services is 1 ppb.

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Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that further investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water.

Standardly, RWQCB requires that monitoring wells be installed to investigate and characterize the ground water. However, due to the discrepancy between the low levels of soil contamination and the high levels of ground water contamination observed at the site, and based on the fact that the tank pit had not previously been purged prior to the collection of the "grab" ground water sample from the pit, you have the option of purging the ground water in the pit and collecting another "grab" ground water sample. If the analysis of this second "grab" ground water sample does not identify contaminants above detection limits, then the site may be considered for closure. However, if contaminant concentrations are detected, then you will be required to comply with the standard requirements for ground water investigations, outlined below.

A **Preliminary Site Assessment (PSA)** work plan is standardly required to determine the lateral and vertical extent and severity of **both soil and ground water** contamination resulting from the release at a site. The information gathered by the PSA is 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's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, 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 permanent ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to groundwater flow. In the absence of neighboring monitoring wells located within 100 feet of the site, or any other data identifying the confirmed downgradient direction, 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.

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- o Subsequent to the installation of the monitoring well(s), this/these wells must be **surveyed to an established benchmark**, (i.e., Mean Sea Level) with an accuracy of 0.01 foot. Ground water samples and water level measurements are to be collected and analyzed quarterly. **Both soil and ground water samples must be analyzed for TPHg and BTEX.**

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 ground water.

In order to properly conduct a site investigation, you are required to obtain professional services of a reputable environmental consultant. **All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.**

Quarterly monitoring reports are to be submitted 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 ground water 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.

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- o Recommendations or plans for additional investigative work or remediation.

The request for a work plan is pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations.**

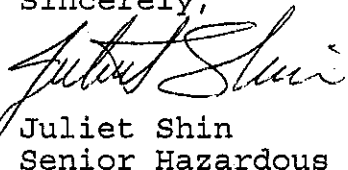
The purging and sampling of the tank pit, or the installation of the monitoring well(s), whichever option you choose, is required to be implemented **within 60 days of the date of this letter.**

Please be reminded that a Tank Closure Report, (documenting the details of the tank removal, tank manifests, sample results, etc.), is still required to be submitted to this office.

Lastly, please complete the attached Unauthorized Release/Leak Report Form and submit it to this office within 30 days of the date of this letter. This is a standard record-keeping form that is required when a release is detected in association with a petroleum underground storage tank.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

Agency Director



R0633

SAFAT A. SHAHID, Assistant Agency Director

December 28, 1993

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

CERTIFIED MAILER #: P 386 338 241

Westline Industries
1925 Lafayette St.
Alameda, 94501

UGTID: 629

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
1925 Lafayette St. Alameda, 94501**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- ___ 1. An accurate and complete plot plan.
- ___ 2. A written spill response plan. (enclosed)
- ___ 3. A written tank monitoring plan. (enclosed)
- ___ 4. Results of precision tank test(s), (initial and annual).
- ___ 5. Results of precision pipeline leak detector tests (initial and annual).
- ___ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- ___ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- ___ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- ___ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Cynthia Manis for LARRY SETO.

LARRY SETO
Sr HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY
~~XXXXXXXXXXXX~~ Agency Director



R0633

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

December 9, 1986

Mr. Pete Grubaugh
Westline Industries
1925 Lafayette Street
Alameda, CA 94501

Dear Mr. Grubaugh:

During my inspection of your property on September 16, 1986, I was informed of an underground tank. Enclosed is a permit application to register your underground tank as required by Title 23, California Administrative Code.

Please fill out the application and send it to:

Mr. Ted Gerow
Alameda County Environmental Health
470 - 27th Street, Room 324
Oakland, CA 94612

If you have any questions, please contact Mr. Ted Gerow, at 874-6434.

Sincerely,

Edgar B. Howell
for Rafat A. Shahid, Chief
Hazardous Materials Program

RAS:mn-c

Enclosure

cc: Ted Gerow
Larry Seto