

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director
STID 4505

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0695

July 22, 1993

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. Rich Hiett
California Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster Street
Oakland, CA 94612

14970

RE: CHALLENGE DAIRY, 14870 CATALINA STREET, SAN LEANDRO

Dear Mr. Hiett:

This office has completed review of the underground storage tank (UST) leak investigation and remediation case file for the referenced San Leandro facility (site). This file documents work occurring at the site before and since removal of two fuel USTs during December 1990.

It has been reported to this office that a preliminary assessment of the Catalina Business Park was performed by A.D. Selditch and Associates in June 1990. One of several borings advanced at the site, boring EB-2, reportedly was emplaced between the two steel 10,000 gallon USTs during the course of this investigation, revealing up to 19,900 parts per million (ppm) of total petroleum hydrocarbons (TPH). The depth where this sample was collected is unknown.

The subject USTs and associated piping were removed during December 1990 by J. Quarle and Associates. Both soil (sidewall) and ground water samples were collected from the UST excavation. The UST pit was extended to an approximate depth of 14 feet below grade (BG). Native sediments encountered are predominantly clay. Ground water sample results indicate up to 100,000 parts per billion (ppb) of TPH as gasoline, and 2,700 ppb of TPH as diesel. Approximately 40,000 gallons of ground water was pumped out of the excavation and discharged to the storm sewer after treatment under authority granted by the RWQCB on September 27, 1991.

The site was further evaluated by Golder Associates during 1991 through advancement of several soil borings and the collection of soil and ground water samples. This assessment led to a second phase of soil excavation along the northeast side of the facility beneath the loading docks, product lines and dispensers, and compressor pad, accomplished in three stages. Much debris (e.g., broken asphalt, auto parts, etc.) was reportedly discovered in fill materials encountered in the southwest portion of the site, below the loading dock. Apparent oil-contaminated soil was noted in the area near the fuel dispensers.

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Sidewall and bottom samples collected from the second phase of excavation along the northeast side of the facility confirmed the effort had removed the majority of diesel and gasoline-impacted soil. Two samples collected from the west sidewall of the loading dock excavation, however, designated SW-1 and-2, still exhibited 220 and 280 ppm of TPH-D, respectively. These soils were left in place as they were located below the foundation of the building.

Although the east and southeast limits of gasoline and diesel contamination had been defined, a zone of oily soils was encountered at a depth of approximately 6 to 8 feet BG. Samples SW-9, -12, and -53, collected from the southern-most sidewall of the excavation, exhibited 1400 and 360 ppm of TPH as motor oil, and 990 ppm of total recoverable petroleum hydrocarbons (TRPH - Method 418.1), respectively. This material remains in the southern wall of the excavation, which extends into the adjoining property. In total, approximately 5,000 yards³ of hydrocarbon-impacted soil was removed during the course of UST closure and subsequent excavation.

Additional borings, B-1, -2, and -3, were advanced into the adjoining property to the south to assess the extent of oil contamination, with inconclusive results. Apparent oil contamination was also observed elsewhere at the site, specifically in borings MW-1, -2 and -4, the extent of which has not been fully evaluated.

Four ground water monitoring wells were installed at the site. Calculated ground water flow direction has been inconsistent with expected regional flow towards the southwest, showing a predominant trend to the east and northeast during 1992 and 1993. Total dissolved solids (TDS) values derived from collected well water have varied across the site, from approximately 650 to 27,000 ppm. Uribe and Associates argue that such evidence suggests the likelihood that two or more non-communicating shallow groundwater zones are present beneath the site, rendering calculated ground water flow direction and gradient invalid. As flow direction has not been verified, the appropriateness of well placement cannot be evaluated.

Free-phase product has not been observed in ground water samples collected from the wells. TPH as gasoline and aromatic compounds have not been detected in any of the wells since they were initially sampled during January 1992. However since that time, only part-per-billion range diesel has been detected in any of the wells, and no aromatics.

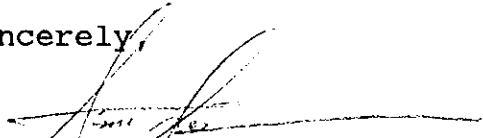
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Significant source removal through the closure of the subject USTs, excavation of approximately 5,000 yards³ of fuel-impacted soil, and pumping of 40,000 gallons of ground water has occurred. Although flow direction appears not to have been clearly established, the two wells closest to the former USTs, MW-1 and -5, have not shown ground water to be significantly impacted over the course of 6 quarters of sampling. Based on information presented to date, potential beneficial uses of ground water in the area proximal to the site do not appear to be threatened to a significant extent from the release or releases that occurred at the site from the USTs.

However, this office is also of the opinion that the source and extent of oil contamination discovered in the course of the UST investigation must be determined.

Please consider this letter an official request of the RWQCB to review this UST leak case for potential case closure. Please contact me at 510/271-4530 should you need any additional information.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Thomas Ditto, Challenge Dairy
Robert Weston, ACDEH
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0695

December 26, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Tom Ditto
Challenge Dairy
14970 Catalina
San Leandro, CA 94577

RE: CAL-EPA REGIONAL HYDROGEOLOGY AND CONTAMINATION STUDY, CENTRAL
SAN LEANDRO

Dear Mr. Ditto:

The California Environmental Protection Agency (Cal-EPA), Department of Toxic Substance Control (DTSC), has been investigating the presence of several priority pollutants, primarily volatile organic compounds (VOC), heavy metals, and nitrates, in soil and ground water occurring in the central San Leandro area since approximately 1986. Currently, six sites are being investigated with Cal-EPA lead or oversight, as follows:

- o 139th Avenue site (Cal-EPA lead)
- o Factor Avenue site (Cal-EPA lead)
- o Singer-Friden site (Cal-EPA lead)
- o Caterpillar site (Cal-EPA oversight)
- o Hudson ICS (Cal-EPA oversight)
- o Staefa Control System Inc./2481 Washington Avenue (Cal-EPA oversight)

Because of similar contamination found at these sites, DTSC suspects that a larger, regional contamination problem exists that requires further investigation. Presently, DTSC is conducting a Regional Hydrology and Contamination Study in Central San Leandro. The purposes of this study include, among other elements:

- o defining as far as possible the known vertical and horizontal extent of contamination in the area;
- o identifying existing public and/or private wells that can be used by DTSC for monitoring purposes;
- o instituting coordinated sampling; and,
- o defining the hydrogeology of the area.

Mr. Ditto
RE: Cal-EPA VOC Study
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Page 2 of 3

The intent of the DTSC study is to develop the best possible data on the extent of contamination while realizing no unnecessary expenditure of public funds. Following the presentation of the study's final report, DTSC will develop a work plan for conducting further study, targeting potential source areas and "hot spots" identified during the course of this phase of the investigation.

The DTSC has requested Alameda County's assistance in developing this study and report by coordinating ground water sampling efforts for those sites under county lead. To meet this goal, you are requested, on a volunteer basis, to supplement the sampling slated to occur at your site(s), listed below, during January - March 1992, in addition to those sampling/monitoring activities already required, as follows:

- 1) Collect and analyze ground water samples from at least one well for VOCs (EPA Method 624, or 601/602). The well sampled for this task is to be chosen based upon its potential for detection of VOCs relative to other wells on-site, i.e., its proximity downgradient of a former waste oil or solvent underground storage tank, VOCs identified in prior analyses, etc.
- 2) Present this data, along with other requisite sampling/monitoring data, in the 1992 first quarter report. Submit a copy of this report directly to the DTSC, at the following address:

California Environmental Protection Agency
Department of Toxic Substance Control
700 Heinz Avenue, Suite 200
Berkeley, CA 94710
Attn: Eileen Hughes

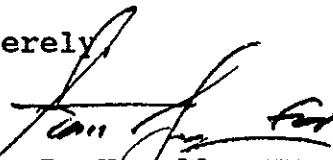
The sites affected by this request are as follow:

- o 14970 Catalina

Mr. Ditto
RE: Cal-EPA VOC study
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Thank you in advance for your cooperation in this matter. Please feel free to contact Mr. Scott Seery of this Division at 510/271-4320, or Ms. Eileen Hughes of DTSC at 510/540-3848, should you have any questions.

Sincerely,



Edgar B. Howell, III
Chief, Hazardous Materials Division

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Lester Feldman, RWQCB
Eileen Hughes, DTSC
Mike Bakaldin, San Leandro Fire Department
Jim Ferdinand, Eden Consolidated Fire District

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R0695

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

October 7, 1991

Mr. Tim Ditto
c/o Challenge Dairies
14970 Catalina Street,
San Leandro, CA

Subject: Addendum to Workplan for Soil Investigation and
Remediation at 14970 Catalina, San Leandro, Ca

Dear Mr. Ditto:

This office is in receipt of the addendum to the proposed workplan for the aforementioned site. We are pleased to concur with the workplan as amended by Uribe and Associates, your consultants of record. You may begin work as soon as it is possible.

Please inform our office when you are prepared to begin the work at the site in order that Mr. Brian Oliva from our office can schedule the necessary time on the weekend, as you have requested.

If you have any questions please call Brian P. Oliva, Hazardous Materials Specialist, at (510) 271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Lowell Miller".

Lowell Miller
Senior Hazardous Materials Specialist

cc: Renolds & Brown, 2336 Merced St. San Leandro, CA 94577
Uribe & Associates, 2930 Lakeshore Dr., Oakland CA 94610
Eddie So, SFBRWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0695

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

September 25, 1991

Mr. Tom Ditto
c/o Challenge Dairies
14970 Catalina Street,
San Leandro, CA

Subject: Review of Workplan for Soil Investigation and
Remediation at 14970 Catalina, San Leandro, CA

Dear Mr. Ditto:

This office has received and reviewed the workplan dated September 19, 1991, submitted by Uribe and Associates, your consultant of record. Thank you for having the document prepared for our evaluation. Upon review of the document, there appear several issues in need of clarification before any work should proceed at the site:

- 1) Please have your consultant provide the manifests for the soil removed from the site and taken to a class III disposal facility.
- 2) Provide this office with copies of any necessary permits if so required by the appropriate agencies (Flood Control District, etc.)
- 3) The proposed monitoring well placement at the site does not conform to the "Tri-Regional Board Staff Recommendations", which require installation of one monitoring well within ten (10) feet of the tank(s) in the verified down gradient direction. Please submit an addendum to the workplan indication placement of a well that will meet the requirements of the aforementioned guidelines.
- 4) Provide this office with documentation indicating the accuracy of the presumed groundwater gradient.

-2-

5) The proposed excavation at the site that is to take place on the weekend is acceptable to this office. Please, however, be advised that the work will be overseen by our office and charged against your deposit/refund account at normal charges.

6) As per your conversation with Brian Oliva from our office, on September 23, 1991, please have a check for \$670.00 ready for Mr. Oliva upon his arrival at the site on Friday September 27, 1991, for the meeting with you and your consultants.

If you have any questions concerning this site, please feel free to contact Brian P. Oliva REHS, Hazardous Materials Specialist, at (510) 271-4320.

Sincerely,



Lowell Miller
Senior Hazardous Materials Specialist

cc: Renolds & Brown, 2336 Merced St., San Leandro, CA 94577
Uribe and Associates, 2930 Lakeshore Dr., Oakland, 94610
Lester Feldman SFBRWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0695

July 10, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Tom Ditto
Challenge Diary
11875 Dublin Blvd.
Suite B 200
Dublin, CA 94568

Subject: Challenge Diary at 14970 Catalina Street, San CA 94577

Dear Mr. Ditto:

We have received your letter of June 28, 1991 along with a report from John Minney, regarding the above site. We have also been in contact with Mr. Mike Campos regarding the site. Mr. Campos has requested that, based on the above reports, we approve the closure plan.

As you may be aware the initial tank removal was conducted by the San Leandro Fire Department. When contamination was discovered as a result of a tank leak, the case was turned over to our department for further action. Our procedures and guidelines are set forth by the San Francisco Regional Water Quality Control Board and the State Water Resources Control Board. These guidelines are available from those agencies. As a convenience for affected parties, the Alameda County Department of Health has summarized these guidelines in a document available upon request. A copy of these guidelines is enclosed. All reports received by this office are reviewed to check their conformance with these guidelines and those of the boards previously mentioned.

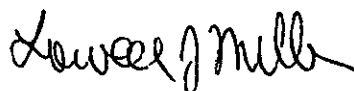
The normal course of an investigation includes:

1. Preparation of a soils and groundwater investigation consistent with guidelines as outlined above.
2. Approval of the results of this investigation by this department
3. Submission of a remedial plan or further investigation
4. Final approval of a remediation plan
5. Recommendation for site closure to Regional Board for approval after the remediation plan has been implemented.

The results you have submitted indicate substantial soil contamination deriving from your former underground tanks and piping. You are therefore requested to submit an investigation report, consistent with the guidelines enclosed, to this office no later than August 15, 1991. You may, of course, conduct activities on this site regarding soil removal or hole closure, provided they conform to California laws and regulations regarding contaminated and hazardous waste as well as any other applicable California laws. These will not, however, be considered County approved plans until reports regarding the investigation and remediation plans as outlined above have been approved by this department.

If you have any questions on this matter, please contact me at 271-4320.

Sincerely,



Lowell J. Miller
Senior Hazardous Materials Specialist

attachment

cc Richard Hiatt, RWQCB
Mike Bakaldin, City of San Leandro Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0695

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

February 5th, 1991

Mr. Tom Ditto, Challenge Dairy Co.
14970 Catalina St.
San Leandro, CA 94577

re: Removal of Underground Tanks

Dear Mr. Ditto

According to an "Unauthorized Release Report" sent us by the city of San Leandro two underground tanks holding diesel fuel and gasoline were removed from your facility at 14970 Catalina St., San Leandro, on December 20th, 1990, and it was subsequently determined that both soil and groundwater had become contaminated by leaks from these tanks.

Please provide us with your plans for determining the extent of this contamination and for soil and groundwater cleanup.

We also require a "deposit-refund" of \$670 dollars to cover our expenses while reviewing the documents you send us and overseeing site cleanup. Any amount remaining when cleanup is complete will be returned to you.

Please contact me at 271-4320 if you have any questions.

Sincerely,

William F. Faulhaber

cc: Rafat Shahid, Agency Director
Edgar B. Howell, Chief, Hazardous Materials Division
SFRWQCB
Mike Bakaldin, HazMat Coordinator, City of San Leandro,
835 E. 14th St., San Leandro, CA 94577

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