

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0829

RAFAT A. SHAHID, Assistant Agency Director

STID 4099

Alameda County CC4530
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

March 20, 1995

Mr. Andrew Mork
Dames & Moore
221 Main Street, Ste. 600
San Francisco, CA 94105-1917

RE: CASTRO VALLEY BART STATION / (FORMER) CASTRO VALLEY UNIFIED
SCHOOL DISTRICT CORPORATION YARD, 21000 WILBEAM AVENUE,
CASTRO VALLEY

Dear Mr. Mork:

The Alameda County Environmental Health Department, Environmental Protection Division, has received concurrence from the Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), for case closure for the referenced site.

Prior to the issuance of a "no further action" letter by this office, the monitoring wells at the site must be properly destroyed under permit issued by Zone 7 - Alameda County Flood Control and Water Conservation District. However, as we have discussed in the past, the subject wells may have been damaged and their locations obscured during construction of the BART station parking lot at this site.

Please advise me of your success in locating the wells and schedule for their destruction. I may be reached 510/567-6783.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Kevin Graves, RWQCB
Craig Mayfield, Zone 7
Gary Jensen, BART, P.O. Box 12688, Oakland, CA 94604
William Macedo, Castro Valley Unified School District,
P.O. Box 2146, Castro Valley, CA 94546

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0829

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 4099

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

November 1, 1993

Mr. Ray Cole
System Safety Department
Bay Area Rapid Transit District
P.O. Box 12688
Oakland, CA 94604-2688

RE: 21000 WILBEAM AVENUE, CASTRO VALLEY

Dear Mr. Cole:

This Department has completed review of the August 23, 1993 Dames & Moore Report, *Soil and Groundwater Investigation, Former Castro Valley Unified School District Corporation Yard*. The cited report documents the results of the activities associated with the installation, and initial sampling and monitoring of three (3) ground water monitoring wells at the referenced site. This work fulfills the requirement for a preliminary site assessment (PSA) pursuant to Article 11, Title 23, California Code of Regulations, following the discovery of an unauthorized release during the closures of three (3) fuel underground storage tanks (UST) during June 1992.

The initial well sampling event failed to identify the presence of fuel hydrocarbons in ground water underlying this site. However, consistent with San Francisco Bay Regional Water Quality Control Board (RWQCB) policy, a minimum well sampling program must be instated. The typical program runs a minimum of one year with sampling and monitoring events spaced quarterly. Therefore, please begin adhering to a schedule of quarterly sampling and monitoring at this site.

Technical reports are also to be submitted quarterly. The scope of information to be presented in such reports was previously summarized in correspondence from this office dated December 18, 1992, a copy of which is attached for your use.

Please feel free to contact me at 510/271-4530 should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

Mr. Ray Cole
RE: 21000 Wilbeam Avenue
November 1, 1993
Page 2 of 2

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Jim Ferdinand, Alameda County Fire Department
Gary Jensen, BART
Erik Skov, Dames & Moore

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0829

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 4099

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

January 25, 1993

Mr. Erik Skov
Dames & Moore
221 Main Street, Ste. 600
San Francisco, CA 94105-1917

RE: (PLANNED) CASTRO VALLEY BART STATION, 21000 WILBEAM AVENUE

Dear Mr. Skov:

The technical scope of the January 5, 1993 Dames & Moore work plan for the further assessment of impacts associated with the release or releases from the former underground storage tanks (UST) at the referenced site has been accepted.

On a related issue, please provide a second copy of the August 28, 1992 Dames & Moore report entitled "Work Directive No. WD-07, Report Underground Storage Tank Removal, Asbestos Abatement and Environmental Investigation, Former School District Corporation Yard, Castro Valley Station, For Bay Area Rapid Transit District." This report was enclosed as addendum to the cited January 5 work plan. The results of the site assessment work documented in this report, with exception to the UST removal issues, will be evaluated by others in this office. Please address the second copy of this report to Dr. Ravi Arulanantham of this office.

Please contact this office at 510/271-4320 when field work is slated to begin.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Rich Hiatt, RWQCB
Bob Bohman, Castro Valley Fire Department
Gary Jensen, BART
Ed Howell - files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0829

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

STID 4099

December 18, 1992

Mr. Ray Cole
System Safety Department
Bay Area Rapid Transit District
P.O. Box 12688
Oakland, CA 94604-2688

RE: 21000 WILBEAM AVENUE, CASTRO VALLEY

Dear Mr. Cole :

This Department has completed review of the December 16, 1992 Dames & Moore report documenting the closure of three (3) underground storage tanks (UST) at the referenced site on June 26 and 27, 1992. One of the tanks was discovered during the removal of the other two. The referenced USTs had been used by the Castro Valley Unified School District when the district operated a maintenance facility at this site.

The cited report documents observations and the results of laboratory analyses performed upon soil samples collected at the time of closure, and those soil samples collected following limited overexcavation of the "unknown" UST pit. Initial sample results indicate the presence of up to 1,100 parts per million (ppm) of total petroleum hydrocarbons characterized as gasoline (TPH-G) in sample UTCS-1, collected from the "unknown" tank pit sidewall at a depth of 5.5 feet below grade (BG). Ground water welling into the three tank pits was not analyzed. Two of the three USTs, the gasoline and "unknown" tanks, were found to have throughgoing holes.

The results of soil analyses, observation of holes in the subject USTs, and results of a previous limited site assessment performed by Dames & Moore during the spring of 1992 (Task 2 of WD-07) identify your site as having experienced an unauthorized release. An Underground Storage Tank Unauthorized Release (Leak) Report was filed on June 25, 1992 following the discovery of these leak indicators.

Mr. Ray Cole
RE: 21000 Wilbeam Avenue, Castro Valley
December 18, 1992
Page 2 of 3

The San Francisco Bay Regional Water Quality Control Board (RWQCB) requires additional environmental investigations to be performed when unauthorized releases are discovered. Such investigations are in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine the extent of the environmental impact resulting from the release, and an appropriate course of action to remediate the site, if required. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of Title 23, California Code of Regulations.

In order to proceed with a PSA, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a PSA work plan outlining planned activities pertinent to meeting the criteria described in the referenced guidance documents. These criteria are broadly outlined in the attached **Appendix A** from the RWQCB.

The Department, through an agreement with the RWQCB, will oversee the assessment and remediation of your site as the lead agency. 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.

The PSA work plan is due within 45 days of the date of this letter, or by February 2, 1993. Work should commence no later than 30 days following work plan approval.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted **quarterly** until this site qualifies for final RWQCB "sign off."

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

- o Details and results of all work performed during the designated reporting period: records of field observations

Mr. Ray Cole
RE: 21000 Wilbeam Avenue, Castro Valley
December 18, 1992
Page 3 of 3

and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.

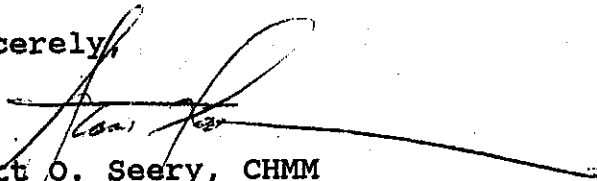
- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond may result in the referral of this case to the RWQCB for enforcement action.

Please feel free to call me at 510/271-4320, or -4530, should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB
Jim Ferdinand, Eden Consolidated Fire District
Gary Jensen, BART
Ed Howell - files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

R0829

RAFAT A. SHAHID, Assistant Agency Director

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

July 10, 1992

Mr. Gary Jensen
San Francisco Bay Area Rapid Transit District
P.O. Box 12688
Oakland, CA 94604

RE: 21000 WILBEAM AVENUE, CASTRO VALLEY

Dear Mr. Jensen:

The account established to offset Alameda County Environmental Health Department expenses during oversight of the underground storage tank (UST) closures at the referenced site is presently \$154 in arrears. This deficit is a result of additional time being dedicated to the project when a third UST was discovered at the site during the removal of the initial two.

Please remit a check made payable to Alameda County for \$154 so that the current account deficit may be resolved. Your prompt attention to this matter is greatly appreciated.

Please call me at 510/271-4320 should you have any questions.

Sincerely,


Scott Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Paul King, Lee Engineering
Sandra Malos, SWRCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0829

RAFAT A. SHAHID, Assistant Agency Director

June 12, 1992

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

T. C. Arbuckle
Castro Valley Unified School Dist.
P.O. Box 2146
Castro Valley, CA 94546

**Re: FIVE-YEAR PERMITS FOR OPERATION OF TWO
UNDERGROUND STORAGE TANKS (UST'S) AT 21000
WILBEAM AVE CASTRO VALLEY**

According to our records the above mentioned facility has not received a five-year permit to operate UST's. Please complete the following items marked below and return them to me within 30 days. The example plans enclosed, should be used only as guidelines and may not meet your requirements under Title 23.

- 1. Complete UST PERMIT FORM A-one per facility. (enclosed)
- 2. Complete UST PERMIT FORM B-one per tank. (enclosed)
- 3. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- 4. A written tank monitoring plan. (enclosed)
- 5. Results of precision tank test(s) (initial and annual).
- 6. Results of precision pipeline leak detector tests (initial and annual).
- 7. An accurate and complete plot plan. (enclosed)
- 8. A written spill response plan. (enclosed)

Title 23 of the California Code of Regulation prohibits the operation of ANY UST without a permit. Please feel free to contact Amir K. Gholami at (510) 271-4320, if you have any questions which may arise in completing the mandatory five-year permit process.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Arulanantham', with a long horizontal flourish extending to the right.

Ravi Arulanantham
Senior Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney
Rafat Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health