

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0855

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 12, 1993
STID 689

Harold Jordan
American Plan Fund 72-A
221 Mountain Ave.
Piedmont CA 94611

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

RE: former T & T Auto
610 Oak St.
Oakland CA 94607

Dear Mr. Jordan,

I am writing to you since I have been unable to reach you by telephone. I am trying to determine whether Kennedy Chan should be included as a responsible party in our database. I believe we have discussed this in a prior conversation; however, I was unable to locate any notes in my file. The address we have for Mr. Chan is PC Enterprises Ltd., 259 Miriam St., Daly City CA 94014. I have been unsuccessful in locating a telephone number for Mr. Chan. Do you know what relationship he has to this site?

In addition, we have not yet received a Quarterly Report for continued groundwater monitoring. I contacted Larry Miller today; he indicated that groundwater samples were collected in August, and that the report should be submitted shortly.

Please note that reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Larry Miller, Burlington Environmental, 5901 Christie Av.,
Suite 501, Emeryville CA 94608
Ed Howell/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0855

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 28, 1993
STID 689

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

Harold Jordan
American Plan Fund 72-A
221 Mountain Ave.
Piedmont CA 94611

re: Former T & T Auto
610 Oak St.
Oakland CA 94607

Dear Mr. Jordan,

We are in receipt of the "Soil and Groundwater Investigation Report," prepared by Burlington Environmental, dated 7/20/93. As you know, this report documents the installation of the second groundwater monitoring well (MW-1R). Soil sampled from the well borehole were virtually clean, with the exception of 67 ppm Cr at 9-10.5' bgs. Groundwater sampled on 5/28/93 was virtually free of hydrocarbons, with the exception of 140 ppb TPH-motor oil; metals were also detected in concentrations above the MCL (cadmium and chromium). Nickel has a proposed MCL of 100 ppb; the concentration detected was 750 ppb. As was discussed in the report, these elevated levels of metals may be due to the collection of samples without field sediment filtering.

I regret to deny your request for case closure because we need to further analyze groundwater for a minimum of four quarters. This requirement is standard for all sites, and takes into account variances in the hydrologic cycle. Therefore, you are requested to continue groundwater monitoring, and to use a sediment filter for metal sampling.

Lastly, I noted that the chain-of-custody form for soil samples was not included with the report. However, it will be submitted, as per a telephone conversation between myself and Dave Tight of Burlington today. Please submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Larry Miller, Burlington Environmental, 5901 Christie Ave.
Suite 501, Emeryville CA 94608
Ed Howell/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0855

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 25, 1993

STID 689

Harold Jordan
American Plan Fund 72-A
221 Mountain Ave.
Piedmont CA 94611

RE: Former T & T Auto
610 Oak St.
Oakland CA 94607

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

Dear Mr. Jordan,

Thank you for the "Amended Groundwater Assessment and Overexcavation Workplan," prepared by Burlington Environmental, dated 1/20/93 for the above referenced site. This workplan involves the installation of a permanent groundwater monitoring well. The workplan is accepted for implementation with the understanding that soil samples from the well borehole are to be collected and analyzed every five feet in the unsaturated zone and at any change in lithology.

If you have any questions, please contact me at 510-271-4530.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Eberle".

Jennifer Eberle
Hazardous Materials Specialist

cc: Larry Miller, Burlington Environmental, 950 B Gilman St.,
Berkeley CA 94710
Rich Hiatt, RWQCB
Ed Howell/File

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0855

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 4, 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

STID 689

Harold Jordan
American Plan Fund 72-A
221 Mountain Ave.
Piedmont CA 94611

Kenneth Chan
P.C. Enterprises Ltd.
259 Miriam St.
Daly City CA 94014

RE: Former T & T Auto
610 Oak St.
Oakland CA 94607

Dear Mr. Jordan and Mr. Chan,

We have received the "Groundwater and Soil Investigation Report," prepared by Burlington Environmental, dated 12/30/92 for the above referenced site. This report documents the results of soil borings around the former waste oil tank. Up to 1,200 ppm TPH as motor oil was detected in soils sampled on 12/8/92. Due to this significant concentration, a groundwater investigation is required to determine the impact, if any, to groundwater beneath the site. Please submit the workplan with a cover letter.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; b) the State Water Resources Control Board LUFT Field Manual; and c) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All reports and documents pertaining to this investigation should also be sent to:

Rich Hiatt
San Francisco Bay Region
Regional Water Quality Control Board
2101 Webster St., Ste 500
Oakland CA 94612

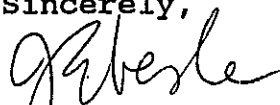
During a telephone conversation today between myself and Larry Miller at Burlington, he indicated that a workplan is being prepared and should be submitted to me this week. The disposal of stockpiled soils will be addressed in the workplan. However, he indicated that the disposal of the other containers of unknown substances was not under his purview of services. I refer to the two-gallon **open** bucket of oily substance and the 55-gallon drum

Harold Jordan
STID 689
January 4, 1993
page 2 of 2

full of unknown substance, labeled antifreeze. Therefore, I request that you characterize these substances and dispose accordingly. You will need to submit legible copies of laboratory, transportation and disposal records.

If you have any questions, please contact me at 510-271-4530.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Larry Miller, Burlington Environmental, 950 B Gilman St.,
Berkeley CA 94710
Don Hwang, Alameda County Hazardous Materials
Rich Hiatt, RWQCB
Ed Howell/File

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0855

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 9, 1992
STID# 689

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. Kennedy Chan
P.C. Enterprises Ltd.
259 Miriam Street
Daly City, California 94014

Mr. Harold Jordan
Jordan Investment Group
221 Mountain Avenue
Piedmont, California 94611

RE: T & T Auto
610 Oak Street, Oakland, California 94607

Dear Sirs:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the removal of three underground storage tanks at the referenced site. This office is also in receipt and has completed its review of the "Work Plan for Site Investigation & Remediation Project" submitted by Certified Environmental Consulting, Inc. for T & T Auto.

Based on this review, this department concurs with the basic elements of the workplan. However, the analysis for waste oil constituents must be clarified. Soil and groundwater samples collected from the waste oil tank excavation must be analyzed for benzene, toluene, ethyl benzene, xylenes and nickel, in addition to TPH as diesel, TPH as gasoline, oil & grease, cadmium, chromium, lead, zinc and chlorinated solvents. The work plan is approved and can be implemented on the condition that the above mentioned analyses will be incorporated in the sampling protocol.

The stockpiled soil must be properly dispose. It appears that the spoils pile are still on site. Please provide this office with documentation of the stockpiled soil disposition.

Installation of groundwater monitoring wells must adhere to the guidelines established the RWQCB. Groundwater elevation readings must be performed every month for twelve consecutive months and reduced to every quarter after the first year. However, if the verified groundwater flow direction had been established at the site, water elevation reading must be performed every quarter, at the same frequency of the sampling events.

Mr. Kennedy Chan & Mr. Harold Jordan
RE: 610 Oak Street, Oakland, California 94607
October 9, 1992
Page 2 of 3

Please submit a time schedule for all phases of the investigation and remediation activities and the anticipated time when cleanup will be completed at the site.

A report must be submitted within **45 days** after completion of this investigation. 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). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

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 reports must also be submitted to :

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Mr. Kennedy Chan & Mr. Harold Jordan
RE: 610 Oak Street, Oakland, California 94607
October 9, 1992
Page 3 of 3

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 an "Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report". Please complete and return this form to this office within 5 working days.

Should you have any questions concerning 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 Hiatt, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0855

January 28, 1991

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

Mr. Kennedy Chan
259 Miriam Street
Daly City, CA 94014

**RE: Site Investigation and Remediation Requirements Following
Underground Tank Removals, 610 Oak Street, Oakland 94607**

Dear Mr. Chan:

The Alameda County Department of Environmental Health, Hazardous Materials Division, has received and reviewed the analytical results of soil samples collected during the removal of three underground storage tanks at the above site. Soil samples collected beneath the three former tanks showed non-detect for Total Petroleum Hydrocarbons, Benzene, Toluene, Ethyl Benzene, Xylene, Total Oil and Grease. However, soil samples collected from stockpiles exceeded regulatory thresholds. These thresholds establish contaminant levels above which Regional Water Quality Control Board (RWQCB) requires further environmental assessment. Therefore, you must now complete an Unauthorized Release Report with this office and initiate further investigation and/or cleanup activities at this site.

First, a preliminary assessment should be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tank(s). The information gathered by this investigation will be used to assess the need for additional 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. This format is based on the Regional Water Quality Control Board's guidelines. You should be prepared to install one monitoring well, if you can verify the direction of groundwater flow in the immediate vicinity of the site, and three wells or piezometer, if you cannot.

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). These reports should include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and location of disposal of any contaminated material.

Mr. Kennedy Chan
January 28, 1991
Page 2 of 2

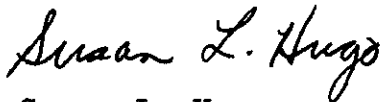
Soils contaminated at hazardous waste concentrations should be transported by a licensed hazardous waste hauler and disposed of or treated at a facility approved by the California Department of Health Services. Soils contaminated below the hazardous threshold maybe managed as nonhazardous, but still subject to the RWQCB's waste discharge requirements. Copies of manifests for such disposal must be sent to this office. Stockpiled soil may not be backfill without our authorization.

Your work plan must be submitted to this office by **February 28, 1991**. A report describing the results of the preliminary site assessment should be submitted within 60 days of the date of this letter. Copies of the proposals and report should also be sent to the RWQCB (attention: Lester Feldman). 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, per Sec. 13267(b) of the California Water Code. You may implement remedial actions before approval of the work plan, but final concurrence by this office will depend on the extent to which the work done meets the requirements described in this letter.

Enclosed is an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" which should be completed and returned within 5 working days.

Should you have any questions regarding this letter, please contact me at (415) 271-4320.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

enclosures (2)

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Lester Feldman, San Francisco Bay RWQCB
Howard Hatayama, DHS
Harold Jordan (221 Mountain Ave., Piedmont, CA 94611)

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WORK PLAN FOR INITIAL SUBSURFACE INVESTIGATION

This outline should be followed by professional engineering or geologic consultants in preparing work plans to be submitted to the RWQCB and local agencies. Work plans should be signed by a California-registered engineer or geologist.

This outline should be referred to in context with the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks" (August 10, 1990).

PROPOSAL FORMAT

I. Introduction

- A. State the scope of work
- B. Provide information on site location, background, and history
 1. Describe the type of business and associated activities that take place at the site, including the number and capacity of operating tanks.
 2. Describe previous businesses at the site.
 3. Provide other tank information:
 - number of underground tanks, their uses, and construction material;
 - filing status and copy of unauthorized release form, if not previously submitted;
 - previous tank testing results and dates, including discussion of inventory reconciliation methods and results for the last three years.
 4. Other spill, leak, and accident history at the site, including any previously removed tanks.

II. Site Description

- A. Describe the hydrogeologic setting of the site vicinity
- B. Prepare a vicinity map (including wells located on-site or on adjoining lots, as well as any nearby streams)
- C. Prepare a site map

D. Summarize known soil contamination and results of excavation

1. Provide results in tabular form and indicate location of all soil samples (and water samples, if appropriate). Sample dates, the identity of the sampler, and signed laboratory data sheets need to be included, if not already in possession of the County.
2. Describe any unusual problems encountered.
3. Describe methods for storing and disposing of all contaminated soil.

III. Plan for Determining Extent of Soil Contamination

A. Describe method for determining the extent of contamination within the excavation

B. Describe sampling methods and procedures to be used

1. If a soil gas survey is planned, then:

- identify number of boreholes, locations, sampling depths, etc.;
- identify subcontractors, if any;
- identify analytical methods;
- provide a quality assurance plan for field testing.

2. If soil borings are to be used to determine the extent of soil contamination, then:

- identify number, location (mapped), and depth of the proposed borings;
- describe the soil classification system, soil sampling method, and rationale;
- describe the drilling method for the borings, including decontamination procedures;
- explain how borings will be abandoned.

C. Describe how clean and contaminated soil will be differentiated, and describe how excavated soil will be stored and disposed of. If on-site aeration is to be used, then describe:

1. The volume and rate of aeration/turning;
2. The method of containment and cover;
3. Wet-weather contingency plans;
4. Results of consultation with the Bay Area Air Quality Management District.

Other on-site treatments (such as bioremediation) require permits issued by the RWQCB. Off-site storage or treatment also requires RWQCB permits.

- D. Describe security measures planned for the excavated hole and contaminated soil

IV. Plan for Characterizing Groundwater Contamination

Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks".

- A. Explain the proposed locations of monitoring wells (including construction diagrams), and prepare a map to scale
- B. Describe the method of monitoring well construction and associated decontamination procedures
 1. Expected depth and diameter of monitoring wells.
 2. Date of expected drilling.
 3. Locations of soil borings and sample collection method.
 4. Casing type, diameter, screen interval, and pack and slot sizing technique.
 5. Depth and type of seal.
 6. Development method and criteria for determining adequate development.
 7. Plans for disposal of cuttings and development water.
 8. Surveying plans for wells (requirements include surveying to established benchmark to 0.01 foot).

C. Groundwater sampling plans

1. Water level measurement procedure.
2. Well purging procedures and disposal protocol.
3. Sample collection and analysis procedures.
4. Quality assurance plan.
5. Chain-of-custody procedures.

V. Prepare a Site Safety Plan