

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0954

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

September 23, 1992
STID 3791

City of Oakland
ATTN: Julie Carver
1330 Broadway, Suite 1001
Oakland, CA 94612

RE: 1 City Hall Plaza, Oakland, CA 94612

Dear Julie Carver,

This office has reviewed information and laboratory analysis concerning an underground storage tank removal in 1989 at the above site. The following are comments concerning the site:

1. The analysis showed the soil under the tank to contain 910 ppm of TPHg and .57 ppm of benzene. These are levels that would require a soil and groundwater investigation to be conducted.
2. Please submit the official laboratory analysis by Trace Analysis of Hayward to this office.

Please submit a workplan for a soil and groundwater investigation, as attached, to this office **within 60 days** of the receipt of this letter.

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

Sincerely,

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Richard Hiett, RWQCB
Edgar Howell, Chief - Files
Enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0954

Certified mailer #: P 062 128 087

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

22 September 1989

Tim Murray
City of Oakland
Municipal Buildings Department
7101 Edgewater Drive
Oakland, CA 94621

Subject: The Preliminary Investigation of an Unauthorized Release
from an Underground Storage Tank Located at 1 City Hall
Plaza, Oakland.

Dear Mr. Murray:

You have communicated to this office that Total Petroleum Hydrocarbon contamination as high as 900 parts per million has been detected in soil samples collected during the removal of an underground storage tank at the location listed above. Guidelines established by the San Francisco Bay Regional Water Quality Control Board require that further actions be taken to gauge the extent of contamination at this site.

First, a preliminary assessment should be conducted to determine the extent of soil and groundwater contamination that has resulted from the leaking tank. 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 at the end of this letter. This format is based on the Regional Water Quality Control Board (RWQCB'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 piezometers, if you cannot.

Until cleanup is complete, you will need to submit reports to this office and to the 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.

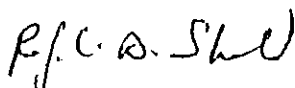
Tim Murray
City of Oakland
Municipal Buildings Department
7101 Edgewater Drive
Oakland, CA 94621
Re. 1 City Hall Plaza
22 September 1989
Page 2 of 7

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 may be managed as nonhazardous, but are still subject to the RWQCB's waste discharge requirements.

Your work plan should be submitted to this office within 30 days of the date of this letter. 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 proposal and report should also be sent to the RWQCB (attention: Lester Feldman). 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.

Should you have any questions about this letter or about remediation requirements established by the RWQCB, please contact Dennis Byrne, Hazardous Materials Specialist, at 271-4320.

Sincerely,



Rafat A. Shahid
Chief, Hazardous Materials Division

RAS:DB

cc:

Howard Hatayama, DOHS
Lester Feldman, San Francisco Bay RWQCB
Gil Jensen, District Attorney, Alameda County Consumer
and Environmental Protection Agency

Tim Murray
City of Oakland
Municipal Buildings Department
7101 Edgewater Drive
Oakland, CA 94621
Re. 1 City Hall Plaza
22 September 1989
Page 3 of 7

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" (June 2, 1988).

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.

Tim Murray
City of Oakland
Municipal Buildings Department
7101 Edgewater Drive
Oakland, CA 94621
Re. 1 City Hall Plaza
22 September 1989
Page 4 of 7

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;

Tim Murray
City of Oakland
Municipal Buildings Department
7101 Edgewater Drive
Oakland, CA 94621
Re. 1 City Hall Plaza
22 September 1989
Page 5 of 7

- 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 soil 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

Tim Murray
City of Oakland
Municipal Buildings Department
7101 Edgewater Drive
Oakland, CA 94621
Re. 1 City Hall Plaza
22 September 1989
Page 6 of 7

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.

Tim Murray
City of Oakland
Municipal Buildings Department
7101 Edgewater Drive
Oakland, CA 94621
Re. 1 City Hall Plaza
22 September 1989
Page 7 of 7

4. Quality assurance plan.
5. Chain-of-custody procedures.

V. Prepare a Site Safety Plan

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0954

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

(15)

August 28, 1989

Byron T. Hobbs, Vice President
SOTA Environmental Technology, Inc.
16980 Via Tazon, Suite 130
San Diego, CA 92127

Dear Mr. Hobbs:

As requested, a file search has been conducted for the area of one mile radius with 1970 Broadway Oakland being the center. The area was defined as being between 2nd and 34th Streets, North and South, and between Lakeshore Ave. and Adeline St., East and West on a Thomas Bros Map. Our files were reviewed for reported releases of hazardous materials or waste. This included any emergency response, underground tank release report or Prop. 65 report made to this Department.

The following reports were made to this department:

	07/02/87	601 Webster St.	Tear Gas
(R0151)	04/08/87	1700 Jefferson	Tank Release Gasoline
(R0463)	06/22/87	2528 Adeline	Tank Release 160ppm TPH in soil
(R0844?)	02/19/87	4th and Broadway	Tank Removal 25 gal. fuel oil
	03/10/87	1221 Broadway	Tank Release fuel oil
	12/13/88	13th & Franklin	Tank Release 29 gal. gasoline
	12/07/88	30 Bay Place	Tank Release waste oil
	06/25/88	774 West Grand	Tank Release gasoline
	03/22/88	39 - 4th St.	10 gal. fixer/devel. spilled
	03/21/88	Grand & Harrison	spilled white foaming liquid into Lake Merritt
	06/09/88	11th and Webster	EDB found at construction site
	01/21/88	515 Bay St.	Tank Release gasoline
	03/02/89	1764 - 13th St.	Tank Release diesel
	03/02/89	600 Fallon St.	Tank Release diesel pipe leak
(R0391)	03/02/89	500 Grand Ave.	Tank Release gasoline in monitoring well
(R0358)	03/02/89	2225 Telegraph	Tank Release product in monitoring well
(R018)	01/24/89	1310 - 14th St.	Tank Release gasoline/diesel
	02/13/89	600 Fallon St.	Tank Release diesel
(R0385)	03/14/89	404 Market	Spill petroleum naptha
	02/14/89	1769 - 13th St.	Tank Release gas/diesel/waste oil
(R01064)	04/03/89	255 - 27th St.	Spill 110 gals. hazardous liquid
(R09)	04/21/89	2800 Telegraph	Tank Release gasoline
(R01139)	04/21/89	822 Alice	Tank Release diesel

Byron T. Hobbs, Vice President
SOTA Environmental Technology, Inc.
16980 Via Tazon, Suite 130
San Diego, CA 92127
Page 2 of 2
August 28, 1989

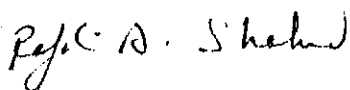
(R01082)	06/20/89	365 Hawthorne	Tank Release heating fuel
(R01033)	06/30/89	2735 Broadway	Tank Release waste oil
(R0954)	07/19/89	1 City Hall Plaza	Tank Release gasoline
(R01596)	08/11/89	2576 MLK, Jr. Way	Tank Release waste oil
(R0446)	08/21/89	330 Chestnut	Tank Release 75 ppm O&G in soil

This is limited to information available to this office and does not include any information available to other agencies or businesses which may be involved with these properties.

Please find enclosed, a copy of our invoice sent to our Billing Unit.

If you have any questions, please call Edgar Howell, Supv. Hazardous Materials Specialist at (415) 217-4320.

Sincerely,



Rafat A. Shahid, Chief
Hazardous Materials Program

RAS:mnc

cc: Edgar Howell, Alameda County Hazardous Materials
Files