

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#977

April 21, 1997

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

STID # 3925

Estate of Geraldine Short
1685 - 34th Street
Oakland, California 94608

Harvey D. and Priscilla LaFlamme
P.O. Box 8127
Emeryville, California 94662

RE: TASC0, 1685 - 34TH STREET, OAKLAND, CALIFORNIA 94608

Dear Mr. La Flamme and the Estate of Geraldine Short:

I have received the Soil and Groundwater Assessment report, dated February 11, 1997, prepared and submitted by Aqua Science Engineers Inc., for the above reference site.

One soil boring was emplaced west of the former tank excavation and converted to a groundwater monitoring well. A soil sample collected at 5.0 feet bgs found no detectable levels of TPH gasoline, TPH diesel, TPH kerosine, benzene, toluene, ethylbenzene, xylene and methyl-tert-butyl-ether. Halogenated volatile organic compounds, which were analyzed at the request of Mr. Lawrence Jones jr. (realtor for the potential buyer) were not detected. Groundwater sample collected from the well MW-1 showed no detectable levels of hydrocarbon or halogenated VOC's.

Based on the UST closure report dated May 14, 1996, a groundwater grab sample collected from the excavation at 10' (feet) bgs exhibited high concentrations of TPHg and BTEX at 280 ppm, 1.4 ppm, 1.5 ppm, 4.9 ppm, and 7.4 ppm respectively. In addition, a soil sample collected along the eastern side of the overexcavated tank pit contained 610 ppm TPHg, 5.1 ppm ethylbenzene and 2.16 ppm total xylene.

Although the groundwater sample collected from the well on January 28, 1997 failed to detect TPHg, BTEX and MTBE, additional soil and groundwater sampling is required to close the data gap and complete site characterization, prior to evaluating the site for closure. In similar cases our office recommends continuing groundwater well monitoring on a quarterly basis, for a year (one hydrologic cycle) to determine if the hydrocarbon plume is migrating off-site. However, to pursue, "Site Closure" at this time, further investigation is required to adequately characterize the site and evaluate if the site is a low risk fuel site.

Mr. LaFlamme and the
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On April 10, 1997 the above mentioned issues were discussed with your consultant Mr. David Allen of Aqua Science Engineers. A workplan dated April 10, 1997 which proposed two soil borings and collecting soil and groundwater samples was approved verbally during the phone conversation at that time.

Soil and groundwater samples are to be analyzed for total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethyl benzene and total xylene isomers (BTEX) and methyl-tert-butyl ether (MTBE).

Site closures requiring no further action may be approved if your case is considered a Low Risk Fuel Site. In order for your site to qualify as a low risk fuel site the following criteria must be met:

- 1) The leak has been stopped and ongoing sources, including free product, have been removed or remediated.
- 2) The site has been adequately characterized.
- 3) The dissolved hydrocarbon plume is not migrating.
- 4) No water well, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.
- 5) The site presents no significant risk to human health.
- 6) The site presents no significant risk to the environment.

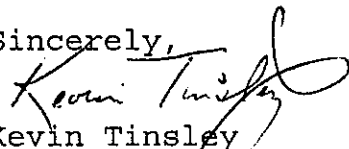
You are hereby requested to submit a completed Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report Form (ULR) and forward it to my attention, within 14 days from the date of this letter. Enclosed is a blank form for your use.

Please notify this office a minimum of 48 hours prior to commencing field work. Be advised that I am replacing Dale Klettke as case worker for your site. Please, direct all future correspondence to me.

Mr. LaFlamme and the
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Should you have any questions or concerns, please call me at
(510) 567-6731.

Sincerely,



Kevin Tinsley
Hazardous Materials Specialist

enclosure

c, Thomas Peacock, LOP Manager - (files)
David Allen, REA, Aqua Science Engineers, 2411 Old Crow
Canyon Road # 4 San Ramon, California 94583
The Geraldine Short Estate, 16 Baltimore Avenue, Lakespur,
California 94939
Kevin Graves, San Francisco Bay, RWQCB
KT/files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20977

Alameda County
Environmental Health
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

STID 3925

July 11, 1996

Estate of Geraldine Short
1685 - 34th Street
Oakland, CA 94608

Harvey D. & Priscilla La Flamme
P. O. Box 8127
Emeryville, CA 94662

RE: TASC0, 1685 - 34TH STREET, OAKLAND, CA 94608

Dear Mr. and Mrs. La Flamme and the Estate of Geraldine Short:

This office recently completed a review of the case file for the above referenced Oakland site up to and including the Aqua Science Engineers (ASE) "Workplan for Soil and Groundwater Assessment" dated July 8, 1996.

This work plan involves the advancement of one (1) soil boring within 10 feet of the former UST excavation. Undisturbed soil samples will be collected at least every five feet, at lithographic changes, and one soil sample will be collected just above the water table (capillary fringe). A minimum of one soil sample will be analyzed from the exploratory soil boring.

Based on the westerly groundwater flow direction for the neighboring TASC0 property located at 3430 Wood Street, this boring will be placed in the "inferred" down-gradient direction from the former UST excavation. The boring will then be converted to a two-inch-diameter groundwater monitoring well.

Soil and groundwater samples are to be analyzed for total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethyl benzene and total xylene isomers (BTEX) and methyl-tert-butyl ether (MTBE).

This Work Plan is approved, with the stipulation that any soil samples exhibiting noticeable hydrocarbon contamination (by field screening) are sampled and analyzed for TPHg, BTEX and MTBE.

After review of the report documenting the above field activities, ACHCSA will re-evaluate the site to determine whether this site qualifies for closure as a "Low-Risk Groundwater Case" as defined in the Regional Water Quality Control Board (RWQCB), December 8, 1995 "Interim Guidance on Required Cleanup at Low Risk Fuel Sites". This RWQCB guidance recommends that fuel sites be treated differently and less stringently than solvent sites, and that most fuel sites fall into the low-risk category, for which source removal and passive remediation are adequate.

As documented in the "Interim Guidance on Required Cleanup at Low Risk Fuel Sites", the preferred management strategy for "Low Risk Groundwater Cases" is passive bioremediation with continued groundwater monitoring of the site to determine plume stability and the effectiveness of the remedial strategy.

Mr. La Flamme and the Estate of Geraldine Short
RE: 1685 - 34th Street, Oakland
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In order for your site to fall into the "Low Risk Groundwater Case" the following definitions must apply:

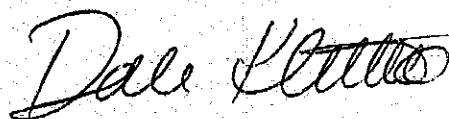
- 1) The leak has been stopped and ongoing sources, including free product, have been removed or remediated.
- 2) The site has been adequately characterized.
- 3) The dissolved hydrocarbon plume is not migrating.
- 4) No water well, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.
- 5) The site presents no significant risk to human health.
- 6) The site presents no significant risk to the environment.

In the June 4, 1996 Alameda County Health Care Services Agency (ACHCSA) letter, you were requested to submit a completed Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report form. Please have yourself or your consultant complete this form and forward it to my attention.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b), and California Health and Safety Code Sections 25299.37 and 25299.78.

Please notify this office a minimum of 48 hour prior to commencing field operations. Please call me at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files
David Allen, REA, Aqua Science Engineers, 2411 Old Crow Canyon Road, #4, San
Ramon, CA 94583
The Geraldine Short Estate, 16 Baltimore Avenue, Larkspur, CA 94939

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#977

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

STID 3925

June 4, 1996

Estate of Geraldine Short
1685 - 34th Street
Oakland, CA 94608

Harvey D. & Priscilla La Flamme
P. O. Box 8127
Emeryville, CA 94662

RE: TASC0, 1685 - 34TH STREET, OAKLAND, CA 94608

Dear Mr. La Flamme and the Estate of Geraldine Short:

The results of sample analysis and observations documented by Aqua Science Engineers (ASE) during the March 1996 closure of one (1) 1000-gallon and one (1) 2000-gallon gasoline underground storage tanks (USTs) has been evaluated.

Upon removal of the USTs, odorous and highly stained soil was encountered in the bottom of the excavation. Laboratory results for soil sample T1-E-10', collected at a depth of approximately 10 feet below ground surface (bgs), indicated levels of total petroleum hydrocarbons as gasoline (TPHg) at a concentration of 610 ppm. In addition, groundwater which had entered the UST excavation was observed to contain petroleum hydrocarbons (free product). The analysis of the water sample collected from the UST excavation detected TPHg and benzene, toluene, ethyl benzene and total xylenes (BTEX) at concentrations of 280 ppm, 1.4 ppm, 1.5 ppm, 4.9 ppm and 7.4 ppm, respectively.

A confirmed release from the UST(s) has occurred at this site. The extent of petroleum hydrocarbon contamination is not adequately defined. Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a preliminary site assessment (PSA) when a confirmed release from an UST has occurred. To facilitate this task, a PSA work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter or no later than September 4, 1996.**

However, in order to pursue the pending PSA in a more cost-effective fashion, this office encourages you to first employ rapid site assessment tools (e.g. CPT, Geo Probe, Hydropunch, etc.) to qualitatively assess impacts **before** proposing final well locations.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. The referenced reports must describe the status of the investigation and include, among other elements, the following:

- Details and results of all work performed during the designated reporting period: 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 (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.

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

Pursuant to provisions of the Business and Professions Code all work and reports which require geologic or engineering evaluations and/or judgements must be performed under the direction of an appropriately registered or certified professional. Therefore, all proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background.

For your information, the Underground Storage Tank Cleanup Fund (Fund) is created pursuant to Chapter 6.75 of the California Health & Safety Code to help eligible owners and operators of petroleum underground storage tanks obtain reimbursement for costs of the cleanup of unauthorized releases of petroleum. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information and to obtain an application package. Please also bear in mind that, in order to maintain UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met.

Enclosed you will find an Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report form. Please have yourself or your consultant complete this form and forward it to my attention.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b).

Please call me at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files
David Allen, REA, Aqua Science Engineers, 2411 Old Crow Canyon Road, #4, San
Ramon, CA 94583
The Geraldine Short Estate, 16 Baltimore Avenue, Larkspur, CA 94939

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0977

RAFAT A. SHAHID, Assistant Agency Director

December 28, 1992

Thomas Short Co.
1685 34th St.,
Oakland, CA 94608

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

Re: **FIVE-YEAR PERMITS FOR OPERATION OF TWO
UNDERGROUND STORAGE TANKS (UST's) AT
1685 34th St. Oakland, CA 94608**

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 Brian P. Oliva at 510/271-4320 if you have any questions which may arise in completing the mandatory five year permit process.

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

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