

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01003

RAFAT A. SHAHID, Assistant Agency Director

November 4, 1994

Mr. Curtis Cavin
American Red Cross Bay Area
1550 Sutter Street
San Francisco, CA 94109

Alameda County CC4580
Dept. of Environmental Health
Environmental Protection Division
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577

Re: The removed 500-gallon heating oil tank of July 12, 1994,
2017 Central Ave., Alameda, California

Dear Mr. Cavin,

This office has reviewed the soil sample analysis results for the 500-gallon heating oil tank removal, that was conducted on July 12, 1994. No diesel contamination was identified above detection limits, and only very low levels of benzene (0.01 ppm), toluene (0.019 ppm), and xylenes (0.02 ppm) were identified in these soil samples. Additionally, no apparent holes were observed in the tank.

Provided that the information made available to this agency is accurate and representative of existing conditions, no further action related to this tank is required at this time.

If you have any questions or comments, please contact me at (510) 567-6700.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01003

RAFAT A. SHAHID, Assistant Agency Director

October 24, 1994

Mr. Curtis Cavin
American Red Cross Bay Area
1550 Sutter Street
San Francisco, CA 94109

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

Re: Underground storage tank removals at 2017 Central Ave.,
Alameda, California

Dear Mr. Cavin,

On December 22, 1992, a 250-gallon heating oil underground storage tank was removed from the above site. The identification of soil contamination during the tank removal led to further soil and ground water investigations. This investigation/ remediation continued at the site through November 1993. Subsequently, in January 1994, this site was granted closure.

During the above investigations, Alameda County Health Department was reimbursed for its oversight time through the Local Oversight Program (LOP) fund (i.e., the County bills the State and the State in turn bills the Responsible Party(ies)).

In June 1994, the American Red Cross discovered a second underground storage tank at the site and submitted a proposal for the removal of this tank. Standardly, the County requests that a deposit of \$603.00 per tank be submitted with tank removal proposals to cover the cost of the County's oversight work. However, the County did not request a deposit at that time due to a misunderstanding that led the County to believe that the case was still active and our oversight time could therefore be reimbursed through the LOP fund.

The second tank was removed and samples collected on July 12, 1994. To this date, the County has spent approximately 4 hours in overseeing the investigations related to this tank (i.e., review of the tank removal proposal, oversight of actual tank removal and sampling, and review of tank removal report). Due to the fact that the County can no longer be reimbursed for our oversight time through the LOP fund, this office is requesting that you submit a deposit to reimburse the County for the time spent. The County's oversight fee rate is \$90.00 per hour. Therefore, the total amount currently owed to the County is \$360.00. Please make the check payable to **Environmental Health Services**, and submit it to:

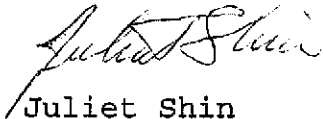
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Ste. 250
Alameda, California 94502

Mr. Curtis Cavin
Re: 2017 Central Ave.
October 24, 1994
Page 2 of 2

Based on our review of the sample analysis results from the second tank removal, it appears that there is no contamination resulting from the second tank, and therefore no further oversight time by the County will be necessary following the submittal of the above deposit.

We thank you for your patience. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01003

RAFAT A. SHAHID, Division Agency Director

December 28, 1993

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

CERTIFIED MAILER #: P 386 338 234

American Red Cross
2017 Central Ave
Alameda, 94501
UGTID:4571

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
2017 Central Ave Alameda, 94501**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- ___ 1. An accurate and complete plot plan.
- ___ 2. A written spill response plan. (enclosed)
- ___ 3. A written tank monitoring plan. (enclosed)
- ___ 4. Results of precision tank test(s), (initial and annual).
- ___ 5. Results of precision pipeline leak detector tests (initial and annual).
- ___ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- ___ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- ___ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- ___ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Cynthia Manji for LARRY SETO.

LARRY SETO
Sr HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01003

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

October 28, 1993

Mr. Edward T. Marshall
Marshall, Akawie & LaPietra
One Kaiser Plaza, Ste. 1340
Oakland, CA 94612

STID 4571

Re: Work plan for investigations at 2017 Central Avenue, Alameda,
California

Dear Mr. Marshall,

This office has received and reviewed ESE's work plan, dated October 20, 1993, for the above site. This work plan is acceptable to this office. Please be reminded that a minimum of one soil sample must be analyzed from each boring. It is the understanding of this office that this work will be implemented as scheduled in the work plan.

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: John Watson
American Red Cross
2017 Central Ave.
Alameda, CA 94501

Susan Wickham
ESE
4090 Nelson Ave., Ste J
Concord, CA 94520

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

RO 1003

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

August 5, 1993

Mr. Edward T. Marshall
Marshall, Akawie & LaPietra
One Kaiser Plaza, Ste. 1340
Oakland, CA 94612

STID 4571

Re: Investigations at the Alameda Red Cross Property, 2017
Central Avenue, Alameda, California

Dear Mr. Marshall,

Per our discussions on August 4 and 5, 1993, your alternatives to the required source removal at the above site are to conduct hydropunches or borings in the vicinity of the former excavation to delineate the extent of the observed sidewall contamination, and to collect grab ground water samples to determine the impact this contaminated soil has had to ground water. After you have characterized the severity and extent of contamination at the site, this office will determine what further work will be required.

A work plan should be submitted to this office **within 45 days** of the date of this letter or by September 20, 1993. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Juliet Shin'.

Juliet Shin
Hazardous Materials Specialist

cc: John Ramsey
American Red Cross
2017 Central Ave.
Alameda, CA 94501

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01003

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

July 22, 1993

Mr. Edward T. Marshall
Marshall, Akawie & LaPietra
One Kaiser Plaza, Ste 1340
Oakland, CA 94612

STID 4571

Re: Investigations at 2017 Central Avenue, Alameda, California

Dear Mr. Marshall,

Per my discussions with the Regional Water Quality Control Board (RWQCB), it appears that the 250-gallon underground storage tank, formerly located at the above site, was used as a home heating oil tank. Currently, RWQCB is developing a policy for the cleanup of home heating oil tank sites. Until this policy is completed, we should not be requiring any further actions beyond source removal at subject leak sites. Source removal includes tank contents, the tank itself, and the polluted soil to the extent feasible.

Therefore, the office will not be requiring a ground water investigation at the site, per our letter dated May 4, 1993, but we will be requiring that you address the removal/remediation of contaminated soil remaining at the site. Per our conversation on July 13, 1993, it was determined that a work plan would be submitted by August 19, 1993. This due date still holds.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01003

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

May 4, 1993

Mr. John Ramsey
American Red Cross
2017 Central Avenue
Alameda, CA 94501

STID 4571

Re: Required investigations at 2017 Central Avenue, Alameda,
California

Dear Mr. Ramsey,

In May 1992, ESE consultants installed and collected soil samples from several borings (RC1, RC2, and RC3) at the above site. Up to 210 ppm Total Petroleum Hydrocarbons as diesel (TPHd) was identified from boring RC-1 and odors and discoloration was observed in the soil. According to ESE, it appears that this contamination may have been due to former overfilling of the tank.

On December 22, 1992, a 250-gallon heating oil underground storage tank was removed the site. ESE collected soil samples from beneath the tank invert and vent piping, and from the floor and sidewalls of the excavation and had them analyzed for TPHd and benzene, toluene, ethylbenzene, and xylenes (BTEX). Analyses of soil sample ARC-1-10', collected three feet below the tank invert at a depth of 10 feet, identified 1,000 parts per million (ppm) TPHd. Additionally, analysis of soil samples ARC-7-10.5' and ARC-8-10.5', collected from the northeast and northwest sidewalls, identified 240 ppm TPHd and 110 parts per billion (ppb) benzene. The above soil contamination was observed at approximately the same depth as the water table, which was noted to occur at approximately 10.5 feet below ground surface.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) requires that a soil and ground water investigation be conducted when there is evidence to indicate that a release may have occurred from an underground storage tank. Although over excavation of the soil contaminated area was conducted, it appears that contaminated soil may still remain in place at the site. It is unclear if this soil contamination may have impacted the ground water at the site.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of ground water contamination which may have resulted from the release at the site. The information gathered by the PSA will be

Mr. John Ramsey
Re: 2017 Central Ave.
May 4, 1993
Page 2 of 4

used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT Manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements are to be collected monthly for the first three months, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly than you will be required to continue monthly water level measurements until the ground water gradient behavior is known. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will oversee the assessment and remediation of your site. 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.

Mr. John Ramsey
Re: 2017 Central Ave.
May 4, 1993
Page 3 of 4

The PSA proposal is due **within 60 days** of the receipt of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

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

- o Details and results of all work performed during the designated period of time: 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, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization.
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

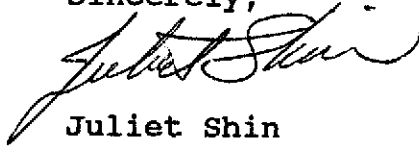
Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

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

Mr. John Ramsey
Re: 2017 Central Ave.
May 4, 1993
Page 4 of 4

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Susan Wickham
Environmental Science &
Engineering, Inc.
4090 Nelson Ave., Ste J
Concord, CA 94520

Edgar Howell-File(JS)