

LOP - CHANGE RECORD REQUEST FORM

printed:  
07/31/96

Mark Out What Needs Changing and Hand to LOP Data Entry  
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 12034  
 StID : 4540      LOC: -0-  
 SITE NAME: Park School      DATE REPORTED : 06/14/93  
 ADDRESS : 368 42nd St      DATE CONFIRMED: 06/14/93  
 CITY/ZIP : Oakland      94609      MULTIPLE RPs : Y

SITE STATUS

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 CASE TYPE: S      CONTRACT STATUS: 4      PRIOR CODE:2B4      EMERGENCY RESP: -0-  
 RP SEARCH: S      DATE COMPLETED: 07/21/93  
 PRELIMINARY ASMNT: C      DATE UNDERWAY: 08/25/93      DATE COMPLETED: 09/08/93  
 REM INVESTIGATION: C      DATE UNDERWAY: 09/08/93      DATE COMPLETED: 09/05/95  
 REMEDIAL ACTION: C      DATE UNDERWAY: 06/11/93      DATE COMPLETED: 09/05/95  
 POST REMED ACT MON:-      DATE UNDERWAY: -0-      DATE COMPLETED: -0-

ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 07/21/93  
 LUFT FIELD MANUAL CONSID: 2SAHWG  
 CASE CLOSED: Y      DATE CASE CLOSED: 08/02/96  
 DATE EXCAVATION STARTED : 06/11/93      REMEDIAL ACTIONS TAKEN: ED-

RESPONSIBLE PARTY INFORMATION

-----  
 RP#1-CONTACT NAME: Mr. Tom Little  
 COMPANY NAME: Park Day School  
 ADDRESS: 368 42nd Street  
 CITY/STATE: Oakland, California 94609

RP#2-CONTACT NAME: Mr. Bill Harkola  
 COMPANY NAME: Ladies Home Society Of Oakland  
 ADDRESS: 600 W. Grand Avenue  
 CITY/STATE: Oakland, California 94612

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE <i>Susan L. Hugo</i>	DATE <i>8/2/96</i>
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DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes		
ANNPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____	

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

May 2, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

STID # 4540

Ladies Home Society  
c/o Ms. Marianne Robison  
Buttner Properties  
600 West Grand Avenue  
Oakland, California 94612

RE: Case Closure - Park Day School  
368 42nd Street, Oakland, California 94609

Dear Ms. Robison:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently received concurrence from the Regional Water Quality Control Board regarding this office determination that no further action is required concerning the removal of one 1,500 gallon heating fuel underground storage tank at the above referenced site.

Please be advised that the groundwater monitoring well (MW-1) at the site must be properly decommissioned before our agency will issue the **Remedial Action Completion Certification** (closure letter) for the subject site. A report must be submitted documenting the abandonment of the monitoring well. Additionally, you will need to notify this office 72 hours in advance of the well abandonment field activities.

If you have any questions concerning this letter, please contact me at (510) 567- 6780.

Sincerely,

Susan L. Hugo  
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health  
Gordon Coleman, Acting Chief, Environmental Protection / files  
Kevin Graves, San Francisco Bay RWQCB  
Jerri Alexander, SCI, 171- 12th Street, Suite 201,  
Oakland, CA 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

September 28, 1995  
STID 4540

Ladies Home Society  
c/o Mrs. Marianne Robison  
Buttner Properties  
600 West Grand Avenue  
Oakland, California 94612

RE: Groundwater Monitoring Program - Park Day School  
368 42nd Street, Oakland, California 94609

Dear Mrs. Robison:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently reviewed the case file concerning the removal of a heating fuel underground storage tank (1500 gallon) at the referenced site.

Based on this review, the groundwater monitoring program can be modified as requested by Meg Mendoza of Subsurface Consultants, Inc. This office recommends the following groundwater monitoring program for the referenced site:

- 1) The well (MW-1) shall be sampled every six months. Since the last monitoring event occurred on August, 1995, the next sampling events will be conducted on February 1996 and August 1996.
- 2) Groundwater sample shall be analyzed for TPH as diesel only. Since benzene, ethyl benzene, toluene and xylene had not been detected in any monitoring period ( from 2/94 to 2/95 ), these target compounds had been dropped as of May 1995.
- 3) Groundwater level measurement shall be conducted during each sampling event.

After the next two rounds of sampling, the data collected for the site will be evaluated and if TPH diesel concentration did not show an increasing trend, the case will be recommended for closure.

Please provide our office with the data collected during the groundwater monitoring conducted on August 1995 at the site.

Mrs. Marianne Robison  
RE: 368 42nd Street, Oakland, CA 94609  
September 28, 1995  
Page 2 of 2

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Jun Makishima, Interim Director, Environmental Health  
George Young, Acting Chief, Environmental Protection / file  
Kevin Graves, San Francisco Bay RWQCB  
Jerian Alexander / Meg Mendoza, Subsurface Consultants Inc.,  
171 12th Street, Suite 201, Oakland, CA 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 4, 1994  
STID# 4540

Mrs. Marianne Robison  
Ladies Home Society  
c/o Buttner Properties  
600 West Grand Avenue  
Oakland, California 94612

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: Work Plan - Groundwater Investigation  
Park Day School  
368 42nd Street, Oakland, California 94611**

Dear Mrs. Robison:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the Work Plan - Groundwater Investigation ( February 1, 1994 ) prepared by Subsurface Consultants, Inc. (SCI) for the referenced site.

This office concurs with the elements in the work plan. The approved work plan must be implemented in a timely fashion. The proposed schedule for installing the well between February 14 through February 18, 1994 during school winter break is acceptable. However, advance notice of **at least 48 hours** prior to start up of the work plan implementation is necessary so a site visit can be arranged by a representative from this office.

Until cleanup is complete, you will need to submit reports to this office every three months or at a more frequent interval, if specified at any time. In addition, the following items must be incorporated in your future reports or workplans:

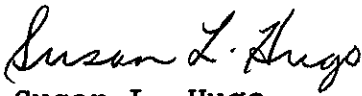
- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or work plan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and 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 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

Mrs. Marianne Robison  
RE: 368 42nd Street, Oakland, California 94611  
February 4, 1994  
Page 2 of 2

- 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

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Edgar B. Howell, Chief, Hazardous Materials Division - files  
Jerian Alexander, Subsurface Consultants, Inc.,  
171 12th Street, Suite 201, Oakland, CA 94607  
Mr. Tom Little, Park Day School 368 42nd Street  
Oakland, California 94611

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 5, 1993  
STID# 4540

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. Tom Little  
Park Day School  
368 42nd Street  
Oakland, California 94609

**RE: Report for Heating Oil Tank Removal  
Park Day School  
368 42nd Street, Oakland, California 94611**

Dear Mr. Little:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the Report for Heating Oil Tank Removal ( September 30, 1993 ) prepared by Certified Environmental Consulting, Inc. for the referenced site.

Soil samples collected during re-excavation on August 25 & 26, 1993 detected TPH diesel ( 45 ppm - west sample and 47 ppm - east sample). One soil boring was advanced on September 8, 1993. The soil samples from this boring at 11 feet and at 18 feet (bgs) showed non detect levels for TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene and xylene. Groundwater was encountered at 25.5 feet bgs. The grab water sample collected from the bore hole showed non detect for TPH gasoline, benzene, ethyl benzene, toluene and xylene but detected 160 ppb of TPH diesel.

Based on this review, it appears that a groundwater contamination may exist on site as a result of the unauthorized release from the former heating fuel tank. A groundwater investigation must be conducted to determine the extent of the contamination. One monitoring well must be installed within 10 feet downgradient of the former tank location. Groundwater flow gradient must be established on site using data from three well points. If only one monitoring well is to be installed on site, every effort must be undertaken to evaluate the groundwater flow gradient and direction so that the location of the monitoring well can be positively verified to be in the downgradient direction. The monitoring well must be screened to intercept free floating product and accommodate seasonal water table fluctuations. Groundwater elevation readings must be included in the quarterly monitoring program. Groundwater monitoring wells must be sampled for the following target compounds: TPH diesel, TPH gasoline, benzene, ethyl benzene, toluene and xylene.

A work plan to investigate the groundwater contamination at the site must be submitted to this office no later than **December 20, 1993**. Your work plan must adhere to the requirements specified in the " Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", 8/90.

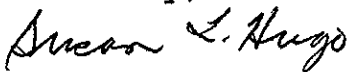
Mr. Tom Little  
RE: 368 42nd Street, Oakland, CA 94609  
November 5, 1993  
Page 2 of 2

Until cleanup is complete, you will need to submit reports to this office every three months or at a more frequent interval, if specified at any time. 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 work plan
- 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 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

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiatt, San Francisco Bay RWQCB  
Edgar B. Howell, Chief, Hazardous Materials Division - files  
Marianne Robison, Ladies Home Society of Oakland, c/o Buttner  
Properties, 600 W. Grand Ave. Oakland, CA 94612  
James Robbins, CEC, 536 Stone Rd., Suite J, Benicia, CA 94510



FACSIMILE TRANSMISSION



**CERTIFIED ENVIRONMENTAL CONSULTING, INC.**

536 Stone Road, Suite J  
Benicia, CA 94510  
Phone (707) 745-0171  
FAX (707) 745-0163  
or call (800) 228-0171

To:

NAME <i>Ms. SUGAN L. Hugo</i>	DATE AND TIME OF TRANSMISSION <i>08/12/93 10:10 AM</i>
COMPANY <i>SR. HAZ. MAT. SPEC</i> <i>ALAMEDA CO.</i>	FAX NUMBER <i>510 369 4757</i>

From:

NAME <i>STANLEY KLEMETSON, Ph. D.</i>
---------------------------------------

Reference:

SUBJECT
---------

Message:

Original being sent via mail  Yes  No

If you have a problem or questions concerning this facimile please call *MILKMAN* at 707-745-0171.



**CERTIFIED  
ENVIRONMENTAL  
CONSULTING INC.**

August 11, 1993

REF: 93-06-1128.222

Ms. Susan L. Hugo  
Sr. Haz. Mat. Spec.  
Alameda County  
Department of Health Services  
80 Swan Way, Room 200  
Oakland, CA 94621  
(510) 271-4530  
(510) 569-4757 FAX

RE: Park Day School

Dear Ms. Hugo:

Certified Environmental Consulting, Inc., (CEC) is pleased to provide the additional data you requested for the UST site investigation and remediation work plan submitted for Park Day School, 368 42nd Avenue, Oakland.

**SITE HISTORY**

I would like to summarize the background for the tank closure at this site. On June 11, 1993, we were contacted by SEMCO and asked to collect soil samples during the tank removal that was to occur that afternoon. Soil contamination was detected in the soil at both ends, but SEMCO was able to remove the contaminated soil at one end of the tank with the backhoe that was on-site. The contaminated soil at the other end of the excavation was beyond the reach of the backhoe. The top of the tank had been about 11 feet below grade or one foot below the basement footing. The total excavation depth was approximately 17 feet. The excavation was closed to eliminate any physical dangers at the site.

**RESPONSE TO LETTER**

The following responses are provide for the issues you raised in your letter of July 26th, 1993.

---

536 Stone Road, Suite J  
Berkeley, California 94510-1170

Ofc (707) 745-0171  
Fax (707) 745-0163  
(800) 228-0171

08-12-1993 09:09 7077450163  
Ms. Susan L. Hugo  
93-06-1128.222  
August 10, 1993  
Page 2

**1. SAMPLING DURING OVEREXCAVATION**

The organic vapor meter (OVM) will be used to determine excavation limits. Confirmation samples will be collected and sent to the laboratory for analysis for TPH-D and BTEX. Typically one sample will be collected from each sidewall. Sidewall samples will have a maximum spacing of 20 feet. One bottom sample will be collected for each 400 sq.ft of bottom area. If water is encountered a water sample will be collected instead of a bottom soil sample.

**2. SAMPLING FOR PIPING RUNS**

All accessible piping will be removed and samples will be collected at 20-foot intervals. Since this was a deep tank located next to the boiler room basement wall. Any piping that is not accessible will be flushed and capped. Your approval will be requested during the remediation activities.

**3. EXCAVATED SOIL**

The soil removed during the tank pull was placed back in the excavation. SEMCO was instructed to use a plastic barrier between the excavated soil and native soil. This soil will be removed during the remediation activities. The status of the "clean" versus "dirty" soil in the excavation is unknown, but it will be determined during the remediation activities.

**4. MONITORING WELL**

Assuming that the amount of contaminated soil is small and the depth to groundwater is significant, CEC will be requesting that no monitoring well be installed. We will need to determine groundwater depths near the project site and the soil type. If this information is unavailable, we may need to drill a test boring to verify groundwater depth. If it is determined that a monitoring well is required, we will request approval for one monitoring well and two piezometer wells for gradient verification. While this information may not be obtained prior to the other remediation activities we would appreciate your comments.

Ms. Susan L. Hugo  
93-06-1128.222  
August 10, 1993  
Page 3

5. QUANTITY OF FUEL RELEASED

As you know this is difficult to determine. While there were holes in the tank, the quantity of contaminated soil appeared to be small. We will be able to calculate the average concentration of TPH-D in the excavated soil and approximate the quantity of soil released, but this information is not currently available. As a result, we have estimated a nominal fuel release.

6. NOTIFICATION

You will be notified 72 hours in advance of any startup of the investigation and remediation activities.

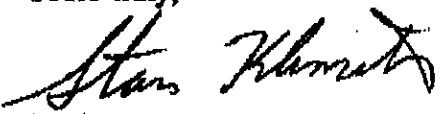
PROPOSED INVESTIGATION AND REMEDIATION ACTIVITIES

School will be starting again in about three weeks. During the tank removal the second story stairway was removed. As a result the school can not occupy that portion of the building. The school is currently deciding whether to proceed immediately with the site remediation activities or request suspension of work until after June 10, 1994. They are also evaluating the need to using drilling instead to determine the limits of the contamination prior to starting the excavation work in case the contamination has spread further than anticipated.

Since the source of the contamination has been eliminated I am requesting that you permit the school to place a temporary asphalt cap over the tank area, re-install the stairway, proceed with the investigation and remediation work next June.

Please let us know if we can work something out with this project.

Yours truly,



Stanley L. Klemetson, Ph.D., P.E.  
Executive Vice President

Enclosure

cc: Bill Harkola, Buttner Properties  
Tom Little, Park Day School

**Mr. Bill Harkola**  
**Buttner Properties**  
**600 W. Grand Avenue**  
**Oakland, CA 94612**  
**(510) 832-3456**  
**(510) 465-4670 FAX**

**Tom Little**  
**Park Day School**  
**368 42nd Street**  
**Oakland, CA**  
**(510) 653-0317**

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST AGENCY DIRECTOR

July 26, 1993  
STID# 4540

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. Tom Little  
Park Day School  
368 42nd Street  
Oakland, California 94609

**RE: Underground Storage Tank Removal at Park Day School  
368 42nd Street, Oakland CA 94609**

Dear Mr. Little:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the files concerning the removal of one underground storage tank ( 1,500 gallon heating fuel ) on June 11, 1993 at the referenced site. We are in receipt of the following reports:

- \* Letter report concerning the soil sampling results prepared by CEC ( June 16, 1993 )
- \* Work Plan for UST Site Remediation prepared by CEC ( July 5, 1993 )

Soil sample collected at the north end beneath the tank area at seventeen feet depth showed 8.8 ppm of TPH as diesel and non detect for benzene, toluene, ethyl benzene and xylene. However, the soil sample collected at the south end of the tank at seventeen feet depth detected elevated levels of TPH as diesel ( 5,600 ppm ), ethyl benzene ( 0.10 ppm ) and xylene ( 0.058 ppm ). Benzene and toluene were not detected in this sample.

Because of the degree of contamination found at the site which exceeded regulatory threshold levels, further environmental assessment is required. Enclosed is a copy of "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" which must be completed and returned to this office within five working days.

Based on the review of the submitted work plan for UST site remediation, this office concurs with the proposed overexcavation of contaminated soil. However, the following issues must be addressed:

- 1) Soil samples must be collected to document that overexcavation has been effective as a remediation treatment for the residual soil contamination at the referenced site. Field instruments are acceptable as screening tools only. Verification by analysis from a state certified laboratory is required.

Mr. Tom Little  
RE: 368 42nd Street, Oakland CA 94609  
July 26, 1993  
Page 2 of 3

- 2) All pipings associated with the former tank must be removed and disposed properly. Soil samples must be collected beneath the piping trenches ( one sample per twenty linear feet ).
- 3) Please clarify the disposition of the stockpiled soil. Stockpiled soil from the pit may not be used to backfill the hole without authorization from this office. Only clean fill can be used to backfill the excavation pit. Please provide this office with documentation of the stockpiled soil disposal.
- 4) Due to the elevated levels of soil contamination (5,600 ppm TPH-D) found at the site, a groundwater investigation is required to assess the impact of the unauthorized release associated with the former heating fuel tank. A monitoring well within ten feet of the tank, in the verified downgradient direction must be installed. The verified downgradient direction must be determined using data from a minimum of three monitoring wells completed in the same water-bearing zone, constructed in the same manner and must adhere to the "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites (August 10, 1990).
- 5) Please clarify what method was used to determine that only less than five gallons of heating fuel oil were lost.
- 6) Please notify this office at least 72 hours in advance for the start up of work plan implementation so a site visit can be arranged by a representative from this office.

Response to the items listed above must be submitted to this office before work plan implementation or **no later than August 26, 1993.**

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). This reports must include information pertaining to further investigative results; the methods of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office.

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 the reports and proposals must also be submitted to:

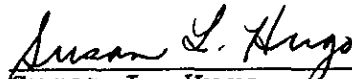
Mr. Tom Little  
RE: 368 42nd Street, Oakland, CA 94609  
July 26, 1993  
Page 3 of 3

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

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.

Should you have any questions regarding 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 Hiett, San Francisco Bay RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Edgar B. Howell, Chief, Hazardous Materials Division / file  
Bill Harkola, Ladies Home Society of Oakland -  
600 W. Grand Avenue, Oakland CA 94612  
Terry Hamilton, SEMCO - 1217 S. 7th Street, Modesto, CA 95351  
Stanley Klemetson, Certified Environmental Corporation (CEC)-  
3160 Crow Canyon Rd., Suite 350, San Ramon, CA 94583