

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#1021

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

May 2, 1996

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



R01021

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
Jeriann 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



R01021

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 4, 1994
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

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

**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:

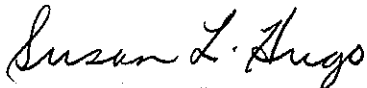
- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or work plan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and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

Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, 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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

July 26, 1993
STID# 4540

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

R01021

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

**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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01021

RAFAT A. SHAHID, Assistant Agency Director

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

June 21, 1993

Mr Tom Little
c/o Park School
368 42nd Street
Oakland, Ca 94609

Mr. Chuck Kiper
c/o Semco
1742 Leslie St.,
San Mateo, CA 94402

Subject: Park School, 368 42nd St., Oakland, CA 94608

Dear Mr. Little, Mr. Kiper:

On Friday June 11, 1993, an underground storage tank(UST) was removed from the Park School facility. This removal was approved by this office through an "Underground Tank Closure Plan", submitted to this office on March 24, 1993, and approved on March 29, 1993. For this permit to be valid for the removal of the UST, several conditions must be met. One of the conditions is that a member of the Alameda County Division of Hazardous Materials be **present** during the removal of the UST. The specialist represents the Regional Water Quality Control Board, the People of the County of Alameda, and finally, the owner of the property. The rationale behind the specialist presence at the time of the tank removal is to verify that the work is being accomplished according to the terms of the tank closure permit application, health and safety conditions are adequately addressed, and most importantly to observe the conditions present at the site during the tank removal.

When the tank was removed, it was done without a specialist from this division being present. It was therefore, an illegal tank removal. An appointment for the tank removal was scheduled by Semco on Monday, June 14, 1993, this office had dedicated the time for the removal of the tank.

On Friday June 11, Semco Company phoned this office and asked that a member of this division "meet" them at the site. It is not clear "why" the Semco personnel were removing the tank ahead of schedule. According to Ron Owcarz from this office, Tina, from Semco called indicating "We really want to take care of it today". Mr Owcarz did not give permission to pull the tank stating he would talk to his supervisor. Later on in the day Certified Environmental Labs called requesting that Semco be allowed to remove the tank. They spoke with Dr. Ravi Arulanantham Ph.D., from this office. Dr. Arulanantham indicated that when he spoke to Certified, the tank had already been removed, and that there was concern leaving the exposed pit open

page 2 of 2

in an area frequented by small children. According to Dr. Arulanatham, permission to backfill the exposed pit was granted in light of the human health risk involved in keeping such an excavation open. This conversation took place **after** the UST had been removed.

In light of the above fact, it is the belief of this office that the actions taken by Semco in removing the underground storage tank without a specialist from this office present constitutes an illegal tank removal. Since the permit for closure of the UST specifically calls for the contractor to:

"Notify this department at least 72 hours prior to the following inspections:

- ___removal of Tank(s) and piping
- ___sampling
- ___final inspection

Issuance of a) permit to operate, b) permanent site closure, is dependant on compliance with accepted plans and all applicable laws and regulations.

*THERE IS A FINANCIAL PENALTY FOR
NOT OBTAINING THESE INSPECTIONS"

You are therefore directed to remit, as a penalty, the sum of \$966.00 to the Alameda County Division of Hazardous Materials. This amount is authorized by Section 3-141-6 of the Ordinance Code of Alameda County. It represents three times the cost of the closure permit less the amount already submitted. Please be aware that this office will not tolerate actions that are not consistent with all applicable laws and regulations relating to the removal of USTs in Alameda County.

Please call this office if you have any questions. The number is (510) 271-4320.

Sincerely,



Brian P. Oliva, REHS
Lead Underground Storage Tank Program

cc: Edgar Howell, Chief, Alameda County Division of Hazardous
Materials
Gilbert Jensens, Deputy District Attorney, Alameda County
Stanley Klemetson Ph.D., Certified Environmental