

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01119

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 6, 1993

Sumadhu Arigala
RWQCB, S.F. Bay Region
21010 Webster St., Ste 500
Oakland, CA 94612

STID 3667

RE: Buettner & Hoyt site, located at 22117 Meekland Avenue,
Hayward, California

RECOMMENDATION FOR UST CASE CLOSURE

Dear Mr. Arigala,

The responsible party for the above site retained Crosby & Overton to prepare a Closure Request Report for the site. This closure report is attached to this letter. Having reviewed the case files, this office is recommending this site for closure.

In February 1990, three underground storage tanks (USTs) were removed from the site, one 1,000-gallon diesel UST, one 1,000-gallon gasoline UST, and one 550-gallon waste oil UST. According to Blaine Tech Services' Tank Removal Sampling Report, dated March 15, 1990, no holes were observed in any of the tanks. Two soil samples were collected, one from beneath each end of the tank, for the two 1,000-gallon USTs at approximately 12 to 13 feet below ground surface. Three soil samples were collected from the 550-gallon UST tank pit, one from each end of the tank at approximately 17 feet below ground surface, and one from beneath the center of the tank at approximately 9.5 feet below ground surface.

Soil samples collected from the tank pits were analyzed for the relevant constituents pursuant to RWQCB guidelines. Soil samples collected from the waste oil tank pit identified up to 640 ppm low to medium boiling point hydrocarbons, 7,700 ppm high boiling point hydrocarbons, 16,000 Oil and Grease, 0.28 benzene, 3.7 ppm toluene, 2.8 ppm ethylbenzene, 21 ppm xylenes, 33 ppm chromium, 17 ppm lead, and 56 ppm zinc. Soil samples collected from the other tank pits were nondetect.

Mr. Sumadhu Arigala
Re: 22117 Meekland Ave.
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On February 21, 1991, the tank pit was overexcavated. Confirmatory soil samples were collected from the bottom and sidewalls of the tank pit. Only one soil sample, collected from the north west corner of the pit, identified 30 ppm Oil and Grease.

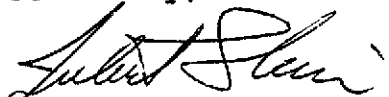
On March 21, 22, and 23, 1991, three monitoring wells were installed at the site. Soil samples collected from MW-1 identified 190 ppm oil & grease, 30 ppm diesel at 38 feet below ground surface. Oil & Grease was also identified in soil samples collected from MW-2 and MW-3 at 5, 15, and 25 feet below ground surface.

As indicated in the Closure Request Report, the monitoring wells have been monitored quarterly for four quarters. During that time, ground water samples collected only from MW-2 have identified any contaminants, and these were at very low levels. TOG was identified from MW-2 at 200 ppb during the first round of quarterly sampling, and 1.0 ppm toluene was identified from MW-2 in the second round of quarterly sampling.

Considering the information available to this office, there does not appear to be any problems associated with any releases from the former USTs at this site. This office feels that the Hoyt & Buettner site may be recommended for closure.

Please review all the attached information, and notify us of the RWQCB's decision as to whether it is in concurrence with this Department's decision.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Harry Buettner
Buettner & Hoyt
13966 Tullock Road
Jamestown, CA 95327

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R01119

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

January 29, 1991

Harry Buettner
13966 Tullock Road
Jamestown CA 95327

**RE: Site Investigation and Closure Requirements for Former
Underground Tank Site
22117 Meekland Av., Hayward 94541**

Dear Mr. Buettner:

I have reviewed the groundwater sampling report submitted for your site by Crosby & Overton, Inc. Today I discussed site closure requirements with your consultant, David Sadoff. In order to carry out a complete groundwater investigation and to work toward site closure, you must carry out the following steps:

1. Monitoring wells must be sampled at least quarterly for a minimum of one year. You must monitor and chemically analyze for Total Petroleum Hydrocarbons as gasoline (TPHg), Total Oil and Grease (TOG), benzene, toluene, ethyl benzene, and xylene (BTEX), as well as chromium, lead and zinc. Depth to groundwater and groundwater gradient must also be measured. This data must be presented and interpreted in a technical report that must be submitted within three months of the time that sampling results are available. All reports and proposals must be signed by a qualified person. All work must be performed according to the guidelines found in the **Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks** and the **Leaking Underground Fuel Tank Manual**. Copies of these documents can be obtained from the RWQCB office in Oakland. All proposals, reports, and analytical results pertaining to this investigation and site remediation must be sent to this office and to:

Eddy So
RWQCB
2101 Webster St., 4th Floor
Oakland CA 94612

Any significant groundwater contamination found as a result of your investigation must be remediated before site closure can be granted.

2. A report of the final disposition of excavated soil must be submitted to this office. Mr. Sadoff stated that recent soil sampling results indicate petroleum contamination has dropped to levels at which a local land fill will accept the soil for

Harry Buettner
RE: 22117 Meekland Av., Hayward
January 29, 1992
Page 2 of 2

disposal. The report must include sampling and analysis data, total soil volume disposed, and the name and location of the disposal facility.

Another unresolved issue concerns the sump in one of the sheds along the west border of the property. The shed is adjacent to the recently vacated Vickers Concrete office. This 300 - 500 gallon sump contains a thick liquid that seems to be a parts coating material. Apparently, rain water has also run into the sump. This mixture is likely to be a hazardous waste and must be characterized and disposed of within 90 days. Complaints about this open sump have come both to me and to local fire officials. I have discussed these complaints with the property lessee and with Crosby & Overton. However, when I inspected the site earlier this month, I saw that no action had been taken to remove the liquid and close the sump. The sump must be covered immediately to prevent foreign material from entering and to mitigate the hazard to people in the area.

For your information, Alameda County has entered into a contract with the State Water Resources Control Board to oversee site investigations and clean ups resulting from underground tank leaks. I plan to transfer your case to this program, so you will be receiving official notification soon. You may contact me with any questions at (510)271-4320.

Sincerely,



Pamela J. Evans
Hazardous Materials Specialist

c: Eddy So, RWQCB
Vince Hoyt, Property owner
David Sadoff, Crosby & Overton, Inc.
Steve Hancock, Crosby & Overton, Inc.
James Ferdinand, Eden Consolidated Fire Protection District
Bill Maier, Maier Racing

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R0119

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

January 29, 1991

Vince Hoyt
11433 Cull Canyon Road
Castro Valley CA 94552

**RE: Site Investigation and Closure Requirements for Former
Underground Tank Site
22117 Meekland Av., Hayward 94541**

Dear Mr. Hoyt:

I have reviewed the groundwater sampling report submitted for your site by Crosby & Overton, Inc. Today I discussed site closure requirements with your consultant, David Sadoff. In order to carry out a complete groundwater investigation and to work toward site closure, you must carry out the following steps:

1. Monitoring wells must be sampled at least quarterly for a minimum of one year. You must monitor and chemically analyze for Total Petroleum Hydrocarbons as gasoline (TPHg), Total Oil and Grease (TOG), benzene, toluene, ethyl benzene, and xylene (BTEX), as well as chromium, lead and zinc. Depth to groundwater and groundwater gradient must also be measured. This data must be presented and interpreted in a technical report that must be submitted within three months of the time that sampling results are available. All reports and proposals must be signed by a qualified person. All work must be performed according to the guidelines found in the **Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks and the Leaking Underground Fuel Tank Manual**. Copies of these documents can be obtained from the RWQCB office in Oakland. All proposals, reports, and analytical results pertaining to this investigation and site remediation must be sent to this office and to:

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RWQCB
2101 Webster St., 4th Floor
Oakland CA 94612

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Vince Hoyt
RE: 22117 Meekland Av., Hayward
January 29, 1992
Page 2 of 2

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Sincerely,



Pamela J. Evans
Hazardous Materials Specialist

c: Eddy So, RWQCB
Harry Buettner, Property owner
David Sadoff, Crosby & Overton, Inc.
Steve Hancock, Crosby & Overton, Inc.
James Ferdinand, Eden Consolidated Fire Protection District
Bill Maier, Maier Racing

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01119

October 15, 1990

Harry Buettner
Buettner & Hoyt
13966 Tullock Rd.
Jamestown CA 95327

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

RE: Contamination from Former Underground Storage Tanks

Dear Mr. Beuttner:

On February 28, 1990 three underground storage tanks were removed from your property. The sampling results were received by this office on July 20, 1990. They showed that petroleum fuel and waste oil constituents in native soils beneath the former waste oil tank exceeded Regional Water Quality Control Board (RWQCB) action limits. Fuel constituents of concern included total petroleum hydrocarbons (TPH), benzene (B), toluene (T), ethyl benzene (E), xylene (X), and total oil and grease (TOG). In addition, detectable levels of the the heavy metals chromium, lead, and zinc were found.

You are required to investigate the full horizontal and lateral extent of petroleum contamination affecting soil and groundwater at and beyond your site. We require that you submit a work plan to this office by November 30, 1990. This work plan must, at a minimum, address the following items:

1. Site History: Site use, any known hazardous materials spills, leaks, or accidents
2. Site Description: Hydrogeologic setting, including soil type(s), depth to groundwater, direction of groundwater flow, and characteristics of the aquifer(s)
3. Investigation Method: Method by which full lateral and vertical extent of contamination will be determined
 - a. A minimum of three groundwater monitoring wells is required in order to determine groundwater flow direction.
 - b. Groundwater samples from monitoring wells must be collected by a qualified person familiar with EPA and DHS sampling protocol. Samples must be analyzed by a state certified laboratory for TPH and BTEX constituents.
4. Planned Remediation or Disposal of Stockpiled Soil
5. Site Safety Plan

Buettner and Hoyt
October 15, 1990
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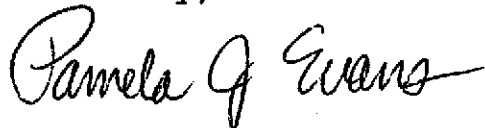
This is a formal request for technical reports pursuant to California Water Code Section 13267 (b). This office is working in conjunction with the RWQCB. All proposals, reports, and analytical results pertaining to this investigation and remediation must be sent to this office and to:

Richard Hiatt
Regional Water Quality Control Board
1800 Harrison Street, Suite 700
Oakland CA 94612

In addition, you are required to submit a copy of the hazardous waste manifest for the removed storage tanks to this office. Copies of receipts or manifests for any soil disposal must also be forwarded. These documents are due in this office no later than October 31, 1990.

Any deadline extensions for investigation and remediation activities as well as for required reports or other documents must be agreed upon in advance and confirmed in writing. You may contact me with any questions at 271-4320.

Sincerely,



Pamela J. Evans
Hazardous Materials Specialist

c: Richard Hiatt, RWQCB
Howard Hatayama, Department of Health Services

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R01119

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

July 9, 1990

Harry Buettner
Buettner and Hoyt
13966 Tullock Rd.
Jamestown CA 95327

RE: Underground Storage Tank Removal at 22117 Meekland Av., Hayward

Dear Mr. Hoyt:

On February 28, 1990, three underground fuel storage tanks were removed from the above referenced property. Since that time, this office has received no sampling results that would indicate whether contamination from tank contents had impacted soil or groundwater.

All reports and analytical results pertaining to the tank removal must be sent to our office and to the Regional Water Quality Control Board (RWQCB). Pursuant to California Water Code Section 13267 (b), you are required to submit these documents to this office by July 31, 1990. You may contact Hazardous Materials Specialist Pamela Evans with any questions at 271-4320.

Sincerely,


Edgar B. Howell III, Chief
Hazardous Materials Division

EBH:PJE

c: Richard Hiatt, RWQCB
John Koman, Blaine Technical Service