

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01125

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

StID 3678

July 6, 1993

Mr. Richard Hiett
SF-RWQCB
2101 Webster St., Suite 400
Oakland, CA 94612

**Subject: Case Closure Recommendation for Eastlake Associates,
1445 5th Ave., Oakland, CA 94606**

Dear Mr. Hiett:

This office has completed review of the case file for the above referenced site and their request for site closure.

When one 350 gallon gasoline underground storage tank (UST) was removed, a soil sample taken from native soil beneath the UST exhibited up to 230 ppm TPH-G. Four soil borings were advanced to determine the lateral and vertical extent of soil contamination due to the fuel release at this site. Samples collected from the borings did not detect any fuel constituents.

In December 1990, the UST pit was overexcavated to remove remaining contaminated soil. Confirmatory sidewall and bottom soil samples did not detect levels of TPH-G or BTEX. The stockpiled soil (80 cubic yards) was taken to a class III landfill for disposal.

Three groundwater monitoring wells were installed to verify water flow direction and to determine if groundwater was impacted by the fuel release. First encountered water was at 18-20' below grade, but stabilized at 10-11' below grade, suggesting a confined aquifer. Monitoring wells were screened from approximately 10-25 feet depth. Water flow direction fluctuated from west to northwest. Four consecutive quarters of groundwater sampling have not detected any fuel constituents in any of the wells, including downgradient well MW-3.

From my review of the data presented to date, beneficial uses of groundwater in the area in proximity to the subject site do not appear to be threatened to a significant extent from the release that occurred at this site.

It is my opinion that this case should be reviewed by the RWQCB for potential case closure. Please contact me at (510) 271-4530 should you need additional information.

ALAMEDA COUNTY
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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

March 15, 1993
STID# 3678

REGIONAL BOARD REFERRAL

Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster St., 4th Floor
Oakland, CA 94612

SUBJECT: Eastlake Associates, 1445 - 5th Ave., Oakland, CA 94606

This office has reviewed site investigation and remedial action for contamination from the underground storage tank at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

This office requests that the Regional Water Quality Control Board reviews this site and gives final site closure and/or remedial action completion. This agency also requests notification of final site closure.

If you have any questions regarding this matter, please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Gordon Lu & Ted Dang, 1305 Franklin St., #500, Oakland, CA
94612
Edgar B. Howell, Chief - files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01125

December 3, 1990

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

Mr. Gordon Lew and Mr. Ted Dang
1305 Franklin St., Suite 500
Oakland CA, 94612

Re: Workplan, Eastlake Associates, 1445 5th Ave., Oakland 94606

Dear Mr. Lew and Mr. Dang:

Alameda County Environmental Health, Hazardous Materials Division has reviewed the November 21, 1990 request by your consultant, Tank Protect Engineering, requesting permission to relocate two of the proposed monitoring wells approximately five (5) feet from their initially proposed location. This request was made due to the difficulty gaining approval to locate the wells in the sidewalk. This letter serves to give your consultant our approval for these location changes. Please be aware however, as stated in the prementioned letter, if after installation, none of the monitoring wells are in the verified downgradient direction minimally one additional well will be required fulfilling this requirement.

Please contact the undersigned at 271-4320 should you have any questions regarding this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: John Mrakovich, Tank Protect Engineering
Lester Feldman, RWQCB
Edgar Howell, Chief Hazardous Materials Division

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Roll 25

October 11, 1990

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

Mr. Gordon Lu
Eastlake Associates
1305 Franklin St., Suite 500
Oakland, CA 94612

Re: Workplan for 1445 5th Ave, Oakland Ca 94606

Dear Mr. Lu:

Alameda County Environmental Health, Hazardous Materials Division has received and reviewed the work plan for the above referenced site, prepared for you by your consultant, Tank Protect Engineering. Your plan is acceptable on the condition that you address the following items:

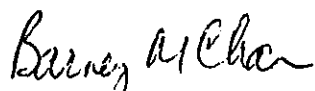
1. Please send a copy of the receipt for the 165 gallons of water and gasoline which was emptied from the tank prior to removal by a vacuum truck.
2. When screening your initial borings for contamination, any detectable reading on the combustible gas meter should be considered contamination. Borings should be advanced to groundwater or to an aquitard of a minimum of five (5) feet in thickness. All samples should be analyzed by a certified laboratory. You should minimally define the 100 ppm TPHg isoconcentration line.
3. If stockpiled soils are remediated on site all applicable permits must be obtained prior to beginning this activity. Any redeposition of soil must meet SFRWQCB's action limits and recommendations for sampling ie < 10 ppm TPHg and < 5 ppb cumulative as BTEX and one discreet sample per 20 cubic yards of soil.
4. The chemical analysis on soils and water should be for TPHg, BTEX and organic lead (tetraethyl lead), not total lead as stated in the workplan.
5. In the event that contamination is verified in the street you are still required to determine the extent of the vertical and horizontal contamination. The City of Oakland, or other property owners as appropriate, must be contacted for excavation approval.

Mr. Gordon Lu
1445 5th Ave.
Page 2

Assuming the above items are acceptable and implemented in your work plan you should then proceed immediately. You are reminded to send copies of all reports to this office and the SFRWQCB.

Please contact the undersigned at 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: Gil Jensen, District Attorney Office, Consumer and Environmental
Protection Division
Edgar B. Howell, Chief, Hazardous Materials Division
Lester Feldman, SFRWQCB
John Mrakovich, Tank Protect Engineering
City of Oakland, Public Works

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01125

August 8, 1990

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

Mr. Gordon Lew and Mr. Ted Dang
1305 Franklin St., Suite 500
Oakland, CA 94612

Subject: Unauthorized Release from Removal of an Underground Tank at
1445 5th Ave.
Oakland, CA 94606

Dear Mr. Lew and Mr. Dang:

Alameda County Environmental Health, Hazardous Materials Division, has been informed of subsurface soil results in response to an underground tank removal at the above site. These results have been given to our agency by Mr. Mark Zomorodi of Tank Protect Engineering. Total Petroleum Hydrocarbons were found at levels of 230 mg/kg (ppm) in soil sample, BP-1. Because of the degree of contamination found, this facility is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil. The extent of this contamination must be assessed and remediated.

Our office will be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of contamination cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the State.

To complete contaminant assessment and begin any possible remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion. Please submit this workplan within 30 days of the date of this letter.

Mr. Lew and Dang
1445 5th Ave.
Page 2

I. Introduction

- A. Statement of scope of work
- B. Site map showing location of existing and past underground storage tanks and associated piping
- C. Site History
 - provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

- A. Vicinity description including hydrogeologic setting
- B. Initial soil contamination and excavation results
 - provide sampling procedures used
 - indicate depth to ground water
 - describe soil strata encountered
 - provide soil sampling results, chain of custody forms, identity of sampler
 - describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
 - identify subcontractors, if any
 - identify methods or techniques used for analysis
 - provide sampling map showing all lines of excavation and sampling points
 - if a step out procedure is used, define action level for determination of "clean" isopleth
 - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil. If onsite soil aeration/bioremediation is to be utilized, then provide a complete description of method that includes:
 - volume and rate of aeration/turning
 - method of containment and cover
 - wet weather contingency plans
 - permits obtained
- C. Describe security measures

Mr. Lew and Dang
1445 5th Ave.
Page 3

Plan for determining ground water contamination

- Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". Provide a description of placement and rationale for the location of monitoring wells including a map to scale.
- The placement and number of wells must be able to determine the extent and magnitude of the free product and dissolved product plumes.

A. Drilling method for construction of monitoring wells

- expected depth and diameter of monitoring wells
- date of expected drilling
- casing type, diameter, screen interval, and pack and slot sizing techniques
- depth and type of seal
- development method and criteria for adequacy of development
- plans for cuttings and development water

B. Ground water sampling plan

- method for free product measurement, observation of sheen
- well purging procedures
- sample collection procedures
- chain of custody procedures
- procedures for determining ground water gradient

C. Sampling schedule

- measure free product weekly for first month following well installation
- measure free product and dissolved constituents monthly for first three months.
- after first three months monitor quarterly.
- monitoring must occur a minimum of one year.

V. Provide a site safety plan

Mr. Lew and Dang
1445 5th Ave
Page 4

Development of a Remediation Plan.

- A. The Remediation Plan is to include a time schedule for remediation, and, at minimum, must address the following issues:
- removal of all free product. Manual bailing is not acceptable as a recovery system. Actual amount of free product removed must be monitored and tabulated.
 - remediation of contaminated soils and dissolved constituents must follow RWQCB's resolution No. 68-16.
 - soils containing 1,000+ ppm of hydrocarbons must be remediated. Soils containing between 100 and 1,000 ppm must be remediated unless sufficient evidence is provided which indicates no adverse effects on groundwater will occur. Clean up of soils to 100 ppm is strongly recommended.
 - design of remedial action system should be based on a review of hydrogeologic and water quality data and on an evaluation of mitigation alternatives. The determination of probable capture zone(s) of extraction system(s) should be based on aquifer characteristics as determined by aquifer test data

VII Reporting

- A. Technical reports should be submitted with a cover letter from you. The letter must be signed by you or an authorized representative or yours.
- B. Monthly reports must be submitted for the next three months with the first report due 90 days from the above letter date.
- C. Quarterly reports must be submitted with the first report due 90 days after the final monthly report. These reports should describe the status of the investigation and cleanup.
- D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document). A statement of qualifications should be included in

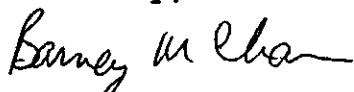
Mr. Lew and Dang
1445 5th Ave.
Page 5

all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of agreed upon time deadlines must be confirmed in writing by either this Division or the RWQCB.

Should you have any questions concerning the contents of this letter or the status of this case please contact undersigned at 271-4320.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection
Rafat Shahid, Assistant Agency Director
Lester Feldman, SFRWQCB
Howard Hatayama, DOHS
Mr. Leslie Chan, Attorney-at-Law

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01125

November 22, 1991

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

Mr. Gordon Lu and Mr. Ted Dang
Eastlake Associates
1305 Franklin Street, Suite 500
Oakland, CA 94612

Re: Request for Site Closure for 1445 5th Avenue, Oakland, CA 94606.

Dear Messrs. Lu and Dang:

Our division has reviewed the October 24, 1991 document sent to us requesting site closure for the above referenced site. This report was prepared by your consultant, Mr. John Mrakovich, of Tank Protect Engineering. After discussion of this case with Mr. Eddy So of the Regional Water Quality Control Board (RWQCB) it appears that the following additional work will be required before the County can make the recommendation for site closure:

1. A well survey which determines the potential beneficial water uses within a half-mile radius of this site.
2. An additional water sampling and analysis event to round out a year's worth of monitoring and to conclude the one year of hydrogeologic data.
3. A statement signed and stamped by your consultant stating their belief in the the adequacy of their conclusion and their interpretation of the impact of any residual pollutants on the beneficial use of the water.

Please note these items are consistent with the recommendations for case closure to the RWQCB as noted in their 6/19/89 draft. Because the RWQCB has the ultimate authority to issue a letter of site closure, the County requests these items to ensure the likelihood of their concurrence to our recommendation.

You may contact me at (510)271-4320 should you have any questions regarding this letter.

Sincerely,

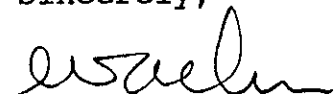
Barney M. Chan, Hazardous Materials Specialist

cc: E. So, RWQCB
J. Mrakovich, Tank Protect Engineering
1445-5thSOff

Rich Hiett
re: Case Closure for 1445 5th Ave, Oak
June 11, 1993

Page 2

Sincerely,



eva chu
Hazardous Materials Specialist

cc: Gordon Lu, 1305 Franklin St., Suite 500, Oakland 94612
John Mrakovich, Tank Protect, 2821 Whipple Rd., Union City,
CA 94587-1233.
files

eastlake