

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01156

RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

StID 3742

August 14, 1995

Ms. Misty Kaltreider
ACC Environmental
1000 Atlantic Ave, Suite 110
Alameda, CA 94501

**RE: Well Decommission at Taylor Roof Structure, 1746 13th St,
Oakland, CA 94607**

Dear Ms. Kaltreider:

This office and the S.F. RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

A handwritten signature in cursive script, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

cc: Bruce Taylor, 275 Kailua Rd, Kailua, HI 96734
Laurence Sausa and Michael McCracken, 1746 13th St, Oakland
94607
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01156

RAFAT A. SHAHID, DIRECTOR

June 19, 1995
STID 3742

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

Attn: Scott Miller
Ewell and Levy, Attorneys at Law
351 California St., Suite 1100
San Francisco CA 94104

RE: Taylor Roof Structures site, 1746-13th St., Oakland CA 94607

Dear Mr. Miller,

We have received the "Quarterly Groundwater Monitoring Project Summary and Request for Site Closure," prepared by ACC Environmental, dated March 1995. Based on review of this report and the entire case file, **it appeared that this case was a candidate for closure.** This case is currently in the process of closure.

After signoff by three staff members of this office, a case closure summary will be forwarded to the RWQCB for concurrence. A final closure letter, officially known as the "Remedial Action Completion Certification," signed by the Director of the Environmental Health Department, will be sent to both Bruce Taylor and the property owners. These administrative activities will take approximately 6 to 8 weeks to complete.

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Laurence Sausa and Michael McCracken, 1746-13th St., Oakland CA 94607
Bruce Taylor, Estate of Everett Taylor, 275 Kailua Rd., Kailua HI 96734
Misty Kaltreider, ACC, 1000 Atlantic Ave., Suite 110, Alameda CA 94501
Mee Ling Tung/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01156

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 28, 1994
STID 3742

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. Bruce Taylor
Estate of Everett Taylor
900 Southampton Rd., #92
Benicia CA 94510

RE: former Taylor Roof Structures site
1746-13th St.
Oakland CA 94607

Dear Mr. Taylor,

We have received the "Work Plan, Remedial Action and Monitoring, Southeast Corner 15th and Wood Streets," prepared by your consultant, ACC Environmental, dated December 1993. Upon reviewing the workplan, a question arose as to the placement of the new monitoring well (to replace MW1). This issue was discussed between myself and Misty Kaltreider of ACC on 1/12/94. I suggested that the 3 wells be monitored for depth to water, and that groundwater flow direction be assessed prior to locating the new well. We then determined that the wells needed to be resurveyed relative to mean sea level, since this information was apparently not available.

The wells were resurveyed by Ron Archer, P.E. on 1/27/94. Groundwater flow direction was also determined, and the new well was cited. This information was relayed to our office by fax from ACC on 1/27/94. With this additional information, the December 1993 workplan by ACC is found acceptable for implementation.

Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Misty Kaltreider, ACC Environmental, 1000 Atlantic Ave.,
Suite 110, Alameda CA 94501
Scott Miller, Ewell & Levy, 260 California St., Suite 1108,
San Francisco CA 94111
Ed Howell/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R01156

RAFAT A. SHAHID, Assistant Agency Director

Certified Mailer # P 118 918 684

April 20, 1992

STID #3742

Taylor Roof Structures Inc.
558 Sycamore Circle
Danville CA 94526
Attn: Everett Taylor

RE: Taylor Roof Structures
1746-13th St.
Oakland CA 94607

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

Dear Mr. Taylor,

The case file for the above referenced site has recently been reviewed by our staff. The case has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please mail future correspondence to her attention.

We are in receipt of the Quarterly Report, Groundwater Sampling from Remediation Services, Inc. for the above referenced site, dated 4/12/91. Concentrations of contaminants in monitoring well (MW) 2 were not detected. However, MW-1 contained 1,200 ppb Total Petroleum Hydrocarbons (TPH) as gasoline, 350 ppb benzene, 25 ppb toluene, 48 ppb ethylbenzene, and 60 ppb total xylenes. These concentrations are higher than the previous quarter.

No subsequent documents have been submitted to our office. Four **consecutive** quarters of non-detectable contaminant levels in the groundwater during normal rainfall is necessary to determine a basis for closure of the site, according to the Regional Water Quality Control Board (RWQCB) guidelines. If there was no subsequent quarterly well sampling, then an additional sampling must commence within the **next 30 days**. A quarterly sampling report must be submitted to this office **within 45 days** from receipt of this letter.

In addition, the lateral and vertical extent of the groundwater contamination near the gasoline and diesel tank excavation has not yet been determined, as originally requested by this office in a letter dated 8/9/90. Please submit a workplan **within 45 days** from receipt of this letter. The workplan should include a proposal for delineation of the subsurface contamination, and must be prepared by a California-Certified Engineering Geologist, CA-Registered Geologist, or a CA-Registered Civil Engineer. It should include a depiction of the proposed locations for monitoring well installations and a sampling plan.

Everett Taylor
STID #3742
Page 2 of 2
April 20, 1992

In addition, it is unknown what action was taken on the soils stockpiled onsite from the tank excavations. The Groundwater Sampling Report of 4/12/91 depicts stockpiled soils onsite. A workplan dated 9/17/90 and submitted by your consultant proposed treating these soils by bioremediation, and subsequently sampling for TPH-gasoline and BTEX. Please submit results from this sampling to our office **within 45 days** from receipt of this letter.

All proposal, reports, and analytical results pertaining to this investigation and remediation must be sent to our office and to:

Rich Hiatt
RWQCB
2101 Webster St., Suite 500
Oakland CA 94612
510-464-4359

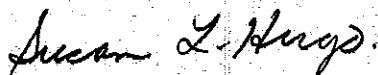
All work must be performed according to the Leaking Underground Fuel Tank Field Manual, (LUFT Manual), revised 10/89, and the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tank Sites, revised 8/10/90, as summarized in Appendix A.

Copies of these documents can be obtained by calling the SFRWQCB data management group at 510-464-1269.

It is our understanding that your financial resources were limited as stated by a letter dated March 1991 from your son, Bruce Taylor. Alternate funding sources were then being investigated, and perhaps the situation has since changed.

If you have any questions, please phone Jennifer Eberle at 510-271-4320.

Sincerely,



Susan Hugo
Senior Hazardous Materials Specialist

cc: Mark Thomson, District Attorney
Rich Hiatt, RWQCB
Rodman Freitag, (Remediation Services, Inc., 1181 Quarry Lane,
Bldg 350, Pleasanton CA 94566)

File

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01156

February 1, 1990

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

Mr. Everett Taylor
Taylor Roof Structures
P.O. Box 23772
Oakland, CA 94623

Re: **Work plan submitted for site investigation at 1746 - 13th St.,
Oakland**

Dear Mr. Taylor:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the work plan that Remediation Services, Inc. filed for the site shown above. Whereas we concur with the general approach outlined in the plan, we find that there are several deficiencies that must be addressed; these are described below.

1. A downgradient monitoring well is required to be installed within 10 feet of the former waste oil tank. This was first mentioned in this office's 3/27/89 letter to you, in the last sentence of the second paragraph on pg. 1.
2. Excavated soil from the tank removal one year ago is still in storage at the facility. Once the additional soil excavation (outlined in the work plan) has been completed, you must dispose of all of this soil in an appropriate manner. According to Regional Water Quality Control Board policy, this soil cannot be used to backfill the pits. You need to indicate exactly how contaminant levels and disposal locations for this stockpiled soil will be determined.
3. No schedule is included with the work plan. We need to know your intended project milestones, as well as the date we will receive a report on the results and conclusions of the preliminary site investigation.

Please submit to this office a revised work plan that addresses each of the points raised above, by **February 23, 1990**. If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,

Gil Wistar
Hazardous Materials Specialist

c: John W. Schweizer, Remediation Services
Margaret Ong, Alameda County District Attorney's office
Rafat A. Shahid, Asst. Agency Director, Environmental Health files



Certified mailer #: P 062 127 671

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

September 29, 1989

Mr. Everett Taylor
Taylor Roof Structures
P.O. Box 23772
Oakland, CA 94623

SECOND NOTICE OF VIOLATION

Dear Mr. Taylor:

On July 11, 1989, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you a letter regarding the contamination found during underground tank removal at two locations at 1746 - 13th St. in Oakland. In that letter, we requested that you submit a work plan to this office by July 27, 1989. Previously, in a March 27, 1989 letter, this office had requested such a work plan to be submitted by April 26, 1989. As of the date of this letter, we still have not received a plan to characterize soil and groundwater. Therefore, this letter constitutes a third and final notice that a work plan and the preliminary assessment resulting from this plan are due.

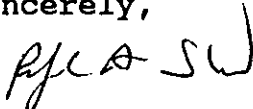
According to Sec. 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. Therefore, Taylor Roof Structures remains in violation of this section of the Code, for which Sec. 25299 specifies civil penalties of up to \$5,000, for each day of violation. Moreover, failure to furnish technical reports regarding documented groundwater contamination violates Section 13268 of the California Water Code, and the Regional Water Quality Control Board can impose civil liabilities of up to \$1,000 for each day that such a violation continues.

You are required to submit a work plan for the entire facility to this office within two weeks, i.e., by **Friday, October 13, 1989**. A report describing the results of work performed at the site is due exactly five weeks after this date. Both leak sites (that is, both tank removal sites) on the premises must be addressed in the work plan. If we do not receive the work plan by the date indicated, or we do not receive a preliminary assessment report within five weeks of this date, this office will refer the case to the District Attorney for enforcement.

Mr. Everett Taylor
September 29, 1989
Page 2 of 2

Should you have any questions about this letter or about remediation requirements established by the RWQCB, please contact Gil Wistar, Hazardous Materials Specialist, at 271-4320.

Sincerely,



Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:GW:gw

cc: Doug Krause, DOHS
Lester Feldman, San Francisco Bay RWQCB
Gil Jensen, District Attorney, Alameda County Consumer
and Environmental Protection Division
files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R01156

Certified mailer #: P 833 981 479

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

July 11, 1989

Mr. Everett Taylor
Taylor Roof Structures
P.O. Box 23772
Oakland, CA 94623

Re: Work plan required to characterize contamination resulting from
former underground tanks at 1746 - 13th St., Oakland

Dear Mr. Taylor:

In a letter sent to you on March 27, 1989, the Alameda County Department of Environmental Health, Hazardous Materials Division, requested a proposal and time schedule for completing a site investigation report. Specifically, we requested a work plan to characterize soil and groundwater contamination within 30 days, or by April 26, 1989. As of the date of this letter, we have not received such a plan from you or your consultant. Therefore, this letter constitutes a second notice requesting the work plan, which in general should follow the guidelines presented in our March 27 letter to you.

According to Sec. 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. Therefore, Taylor Roof Structures is in violation of this section of the Code, for which Sec. 25299 specifies civil penalties of up to \$5,000, for each day of violation. Moreover, failure to furnish technical reports regarding documented groundwater contamination violates Section 13268 of the California Water Code, and the Regional Water Quality Control Board can impose civil liabilities of up to \$1,000 for each day that such a violation continues.

Please submit your work plan to this office by July 27, 1989. A report describing the results of work performed at the site is due by August 31, 1989. Because of the delay in carrying out the preliminary assessment, we are requiring that both leak sites on the premises be addressed simultaneously, in the work plan to be submitted, rather than in a phased manner, as discussed previously.

Mr. Everett Taylor
July 11, 1989
Page 2 of 2

Should you have any questions about this letter or about remediation requirements established by the RWQCB, please contact Gil Wistar, Hazardous Materials Specialist, at 271-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:GW:gw

cc: Doug Krause, DOHS
Lester Feldman, San Francisco Bay RWQCB
Gil Jensen, District Attorney, Alameda County Consumer
and Environmental Protection Division
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY
~~XXXXXXXXXX~~, Agency Director



Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

R01156

Certified mailer #: P 833 981 250

~~XXXXXXXXXXXXXXXXXXXX~~
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~~XXXXXXXXXXXXXXXXXXXX~~
(415) 271-4320

March 27, 1989

Mr. Everett Taylor
Taylor Roof Structures
P.O. Box 23772
Oakland, CA 94623

Re: Unauthorized release from underground storage tanks, 1746 13th
St., Oakland

Dear Mr. Taylor:

Analytical results from soil samples collected during the removal of three underground storage tanks at the above address showed contamination of up to 2,300 ppm of hydrocarbons. This data shows that spillage/leakage of fuels and waste oils occurred in both tank pits on the property. Title 23 of the California Code of Regulations requires all such unauthorized releases from underground tanks to be reported. An unauthorized release report has been filed with this office; in addition, you must initiate further investigation and cleanup activities at this site.

First, preliminary assessments should be conducted for each pit to determine the extent of soil and groundwater contamination that has resulted from the leaking tank(s). The information gathered by these investigations will be used to assess the need for additional actions at the site. The two preliminary assessments should be designed to provide all of the information in the format shown at the end of this letter. This format is based on the Regional Water Quality Control Board (RWQCB's) guidelines. For each pit, you should be prepared to install one monitoring well, if you can verify the direction of groundwater flow in the immediate vicinity of the site, and three wells or piezometers, if you cannot.

Until cleanup is complete, you will need to submit reports to this office and to the RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). These reports should include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and location of disposal of any contaminated material.

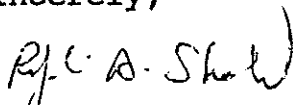
Mr. Everett Taylor
March 27, 1989
Page 2 of 6

Soils contaminated at hazardous waste concentrations should be transported by a licensed hazardous waste hauler and disposed of or treated at a facility approved by the California Department of Health Services. Soils contaminated below the hazardous threshold may be managed as nonhazardous, but are still subject to the RWQCB's waste discharge requirements.

Your work plan should be submitted to this office within 30 days of the date of this letter. A report describing the results of the preliminary site assessment should be submitted within 60 days of the date of this letter. Copies of the proposal and report should also be sent to the RWQCB (attention: Lisa McCann). You may implement remedial actions before approval of the work plan, but final concurrence by this office will depend on the extent to which the work done meets the requirements described in this letter.

You will need to submit an additional deposit of \$800 to cover costs that the Division of Hazardous Materials incurs during remediation oversight. Should you have any questions about this letter or about remediation requirements established by the RWQCB, please contact Gil Wistar, Hazardous Materials Specialist, at 271-4320.

Sincerely,



Rafat A. Shahid
Chief, Hazardous Materials Division

RAS:GW:gw

cc: Paul Valva, Valva Realty
Howard Hatayama, DOHS
Lisa McCann, San Francisco Bay RWQCB
Gil Jensen, District Attorney, Alameda County Consumer
and Environmental Protection Agency
files

Mr. Everett Taylor
March 27, 1989
Page 3 of 6

WORK PLAN FOR INITIAL SUBSURFACE INVESTIGATION

This outline should be followed by professional engineering or geologic consultants in preparing work plans to be submitted to the RWQCB and local agencies. Work plans should be signed by a California-registered engineer or geologist.

This outline should be referred to in context with the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks" (June 2, 1988).

PROPOSAL FORMAT

I. Introduction

A. State the scope of work

B. Provide information on site location, background, and history

1. Describe the type of business and associated activities that take place at the site, including the number and capacity of operating tanks.

2. Describe previous businesses at the site.

3. Provide other tank information:

- number of underground tanks, their uses, and construction material;

- filing status and copy of unauthorized release form, if not previously submitted;

- previous tank testing results and dates, including discussion of inventory reconciliation methods and results for the last three years.

4. Other spill, leak, and accident history at the site, including any previously removed tanks.

II. Site Description

A. Describe the hydrogeologic setting of the site vicinity

B. Prepare a vicinity map (including wells located on-site or on adjoining lots, as well as any nearby streams)

C. Prepare a site map

Mr. Everett Taylor
March 27, 1989
Page 4 of 6

D. Summarize known soil contamination and results of excavation

1. Provide results in tabular form and indicate location of all soil samples (and water samples, if appropriate). Sample dates, the identity of the sampler, and signed laboratory data sheets need to be included, if not already in possession of the County.
2. Describe any unusual problems encountered.
3. Describe methods for storing and disposing of all contaminated soil.

III. Plan for Determining Extent of Soil Contamination

A. Describe method for determining the extent of contamination within the excavation

B. Describe sampling methods and procedures to be used

1. If a soil gas survey is planned, then:

- identify number of boreholes, locations, sampling depths, etc.;
- identify subcontractors, if any;
- identify analytical methods;
- provide a quality assurance plan for field testing.

2. If soil borings are to be used to determine the extent of soil contamination, then:

- identify number, location (mapped), and depth of the proposed borings;
- describe the soil classification system, soil sampling method, and rationale;
- describe the drilling method for the borings, including decontamination procedures;
- explain how borings will be abandoned.

C. Describe how clean and contaminated soil will be differentiated, and describe how excavated soil will be stored and disposed of. If on-site soil aeration is to be used, then describe:

Mr. Everett Taylor
March 27, 1989
Page 5 of 6

1. The volume and rate of aeration/turning;
2. The method of containment and cover;
3. Wet-weather contingency plans;
4. Results of consultation with the Bay Area Air Quality Management District.

Other on-site treatments (such as bioremediation) require permits issued by the RWQCB. Off-site storage or treatment also requires RWQCB permits.

- D. Describe security measures planned for the excavated hole and contaminated soil

IV. Plan for Characterizing Groundwater 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."

- A. Explain the proposed locations of monitoring wells (including construction diagrams), and prepare a map to scale
- B. Describe the method of monitoring well construction and associated decontamination procedures
 1. Expected depth and diameter of monitoring wells.
 2. Date of expected drilling.
 3. Locations of soil borings and sample collection method.
 4. Casing type, diameter, screen interval, and pack and slot sizing technique.
 5. Depth and type of seal.
 6. Development method and criteria for determining adequate development.
 7. Plans for disposal of cuttings and development water.
 8. Surveying plans for wells (requirements include surveying to established benchmark to 0.01 foot).
- C. Groundwater sampling plans
 1. Water level measurement procedure.

Mr. Everett Taylor
March 27, 1989
Page 6 of 6

2. Well purging procedures and disposal protocol.
3. Sample collection and analysis procedures.
4. Quality assurance plan.
5. Chain-of-custody procedures.

V. Prepare a Site Safety Plan