

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO 2616 (SLIC)  
✓ RO1174 (LOP)

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

July 13, 1993

Richard Hiatt  
RWQCB, S.F. Bay Region  
2101 Webster St., Ste 500  
Oakland, CA 94612

STID 3759

Re: Curoco Steel Facility, located at 536 Cleveland Avenue,  
Albany, California

**RECOMMENDATION FOR UST CASE CLOSURE**

Dear Mr. Hiatt,

On May 25, 1990, a 550-gallon gasoline underground storage tank was removed from the above site. Although soil samples collected from the tank pit did not identify any contaminants, except for one soil sample containing minor concentrations of TPH at 50 ppm (using Infrared Spectrometry (IR)), a ground water sample collected from the tank pit identified 3,500 ppb TPH (C4 to C12) and 6,500 ppb TPH (C12 to C25).

Subsequent to the tank removal, it appears that an additional 5 cubic yards of soil was removed from the tank pit from the sidewall where 50 ppm TPH was identified. The overexcavation confirmatory sample did not identify any TPH contaminants above detection limits using IR.

On May 5, 1993, Mr. Ron Mayo, the property owner, Mr. Rich Hiatt, and myself met at the site to discuss further investigative requirements for the site. It was determined that it would be acceptable for Mr. Mayo to install two hydropunches downgradient from the former tank pit and to collect two grab ground water samples and have them analyzed for TPHg, TPHd, and BTEX.


On June 16, 1993, Mr. Mayo's consultant, ICES, implemented this work with the oversight of this office. No odor or product was noted from these borings. The analysis of the two ground water samples did not identify any contaminants above detection limits. (Please refer to attached report for lab analysis and figure).

Mr. Rich Hiatt  
Re: 536 Cleveland Ave.  
July 14, 1993  
Page 2 of 2

Considering the above information, this office is recommending that this site be certified closed. With RWQCB's concurrence, this office will send a letter to the Responsible Party to inform them of the site's certification of closure.

Please review the attached report and return to me when your review is completed. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

**Attachment**

cc: Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY  
DAVID J. KEARS, Agency Director



RO2616 (SLIC)

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RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
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UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

June 14, 1993

Mr. Ron Mayo  
225 Scofield Drive  
Moraga, CA 94556

STID 3759

Re: Work plan for investigations at Curoco Steel Facility, 536  
Cleveland Avenue, Albany, California

Dear Mr. Mayo,

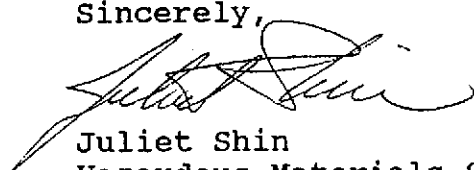
This office has reviewed ICES's work plan, dated June 7, 1993, for ground water sampling at the above site. In response to my request, ICES submitted some amendments to the work plan on June 11, 1993. The work plan, along with the amendments, are acceptable to this office.

However, contrary to ICES's statement that 0.3 to 0.5 ppm of TPHg are acceptable concentrations, this office would like to remind you that the clean-up goals of the County are always Non Detect. Under some special site-specific situations or circumstances, sites may be conditionally closed without Non Detect levels, but the clean-up goals of this agency and the Regional Water Quality Control Board are always to Non Detect.

Per my conversation with Mr. Leong, ICES, on June 11, 1993, the work plan will be implemented immediately after approval by the County. A report documenting this work shall be submitted within 45 days after completing field work.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Peng Leong  
ICES  
P.O. Box 11582  
Berkeley, CA 94701-2582

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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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 5, 1993

Mr. Ron Mayo  
225 Scofield Drive  
Moraga, CA 94556

STID 3759

Re: Investigations pertaining to the former 550-gallon  
Underground Storage Tank at the Curoco Steel Facility, 536  
Cleveland Avenue, Albany, California

Dear Mr. Mayo,

This letter is to summarize our conversation in our meeting at the above site on May 5, 1993 regarding further investigations associated with the former 550-gallon gasoline underground storage tank (UST).

Recognizing that both gasoline and diesel were identified from a ground water grab sample collected from the tank pit in 1990, it will be acceptable to this office that you focus your investigations only on the severity of the gasoline contamination in the ground water because, it appears, that the former UST at the site only stored gasoline and because there is evidence of a number of off-site sources contributing to or causing the diesel contamination that was identified in both the soil and ground water at your site.

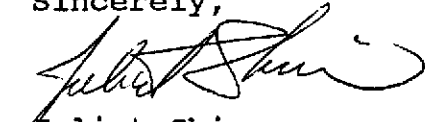
In our meeting, it was determined that the next investigative steps associated with the release of gasoline contamination from the former UST would be to collect ground water grab samples hydraulically downgradient from this UST. It was concluded that the use of a hydropunch machine would be a good option for achieving this work. This work should be carried out by consultants with the proper certification and experience to assure this office that the samples are collected and analyzed properly, with the proper QA/QC measures, in order to accept the results as valid data.

The ground water samples collected shall be analyzed for Total Petroleum Hydrocarbons as gasoline and benzene, toluene, ethylbenzene, and xylenes, using the appropriate EPA Methods for analysis. This office is requesting that you submit a short summary/description of the proposed work and a timetable for implementing this work to this office for approval within 45 days of the date of this letter. Subsequent to the implementation of this work, this office is requesting that you submit a copy of the lab analysis results, including the chromatograph readings, a site figure with the sampling locations, and a summary on any important observations made during the work.

Mr. Ron Mayo  
Re: 536 Cleveland Ave.  
May 5, 1993  
Page 2 of 2

If you have any questions or comments, please contact me at (510)  
271-4530.

Sincerely,



Juliet Shin

Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Edgar Howell-File(JS)

Mr. Ron Mayo  
Re: 536 Cleveland Ave.  
April 1, 1993  
Page 3 of 4

Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization.
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Richard Hiatt, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

Mr. Ron Mayo  
Re: 536 Cleveland Ave.  
April 1, 1993  
Page 4 of 4

cc: Richard Hiatt, RWQCB

Robert A. Ellgas, Ph.D.  
Environ  
Counsel in Health and  
Environmental Science Corp.  
Marketplace Tower  
5820 Shellmound St., Ste 700  
Emeryville, CA 94608

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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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

March 30, 1993

Mr. Ron Mayo  
225 Scofield Drive  
Moraga, CA 94556

STID 3759

Re: Required investigations at 536 Cleveland Avenue, Albany,  
California

Dear Mr. Mayo,

On May 25, 1990, a 550-gallon underground storage tank was removed from the above site. Although soil samples collected from the tank pit did not identify any contaminants, except for one soil sample containing minor concentrations of TPH at 50 ppm, a ground water sample collected from the tank pit identified 3,500 ppb TPH (C4 to C12) and 6,500 ppb TPH (C12 to C25).

Per a conversation between Robert Ellgas, Environ, and myself on March 30, 1993, he stated that ground water investigations would be difficult at the site since the ground water in the area has probably already been contaminated from various industrial activities from surrounding sites throughout the past. However, this office is currently overseeing ground water investigations at a number of sites in the area where the ground water contaminant plumes were delineated and were found not to be intermingling with each other. Mr. Ellgas cited the Southern Pacific property neighboring the site as an example of a potential source of ground water contamination observed beneath your site. However, having reviewed Southern Pacific's report, dated March 28, 1991, it is fairly certain that they are not contributing to the lighter-end hydrocarbons identified in the tank pit water sample because these lighter hydrocarbons were not identified at the Southern Pacific property during former investigations at that site. If you feel that other facilities are responsible for the contamination observed at your site, it is your responsibility to take the initial steps to prove to us that this is the case.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) requires that a soil and ground water investigation be conducted when there is evidence to indicate that a release to ground water may have occurred from the underground storage tank.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of



Mr. Ron Mayo  
Re: 536 Cleveland Ave.  
April 1, 1993  
Page 2 of 4

latent soil and ground water contamination which may have resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT Manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. It appears that only one monitoring well may be necessary since ground water gradient information is available from a number of surrounding sites where ground water investigations are underway. During the installation of this well, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, ground water samples are to be collected and analyzed quarterly, along with water level measurements. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

The PSA proposal is due **within 60 days** of the receipt of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site.

Mr. Ron Mayo  
Re: 536 Cleveland Ave.  
April 1, 1993  
Page 3 of 4

Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
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Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Richard Hiatt, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

Mr. Ron Mayo  
Re: 536 Cleveland Ave.  
April 1, 1993  
Page 4 of 4

cc: Richard Hiatt, RWQCB

Robert A. Ellgas, Ph.D.  
Environ  
Counsel in Health and  
Environmental Science Corp.  
Marketplace Tower  
5820 Shellmound St., Ste 700  
Emeryville, CA 94608

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



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

December 14, 1990

Mr. Ron Mayo  
Curoco Steel Systems  
536 Cleveland Ave.  
Albany, CA 94710

Dear Mr. Mayo:

As of this date, I have not received the laboratory analysis for the samples taken during the removal of an underground storage tank on May 25, 1990. Please submit them within 5 days of the receipt of this letter.

If you have any questions, please contact me at 271-4320.

Sincerely,

Larry Seto  
Senior Hazardous Materials Specialist

LS:lp

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Howard Hatayama, DOHS  
RWQCB  
Rafat Shahid, Asst. Agency Director, Environmental Health  
files