

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#1185

April 21, 1997
STID # 42

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

Ms. Katy Meador, Trustee
740 A 14th Street, suite # 250
San Francisco, California 94117

Eugene Teasley
Estate of Gardiner Manufacturing
1920 Union Street
Oakland, California 94607

**RE: Gardiner Manufacturing, 1920 Union Street, Oakland,
California 94607**

Dear Ms. Katy Meador:

Our office has received and reviewed the Workplan for Soil and Groundwater Assessment, dated April 3, 1997, prepared and submitted by Aqua Science Engineers Inc., for the above referenced site.

This work plan involves the advancement of three (3) soil borings within 10 feet of the former UST excavation. Undisturbed soil samples will be collected at least every five feet, at lithographic changes and one soil sample will be collected just above the water table (capillary fringe). A minimum of one soil sample will be analyzed from the exploratory soil boring.

According to the UST closure report, dated March 9, 1990, significant levels of petroleum hydrocarbon contamination were found in the pit water and in underlying soils. Soil samples were taken from the northeast and southeast side of the excavation at 5' 9" bgs. A composite sample from the stockpiled soil exhibited 1,100 ppb benzene, 12,000 ppb toluene, 7,100 ppb ethylbenzene and 170,000 ppb xylene.

Our office was informed that following the tank removal, all the stockpiled soil was used to backfill the excavation. No additional sampling or remediation work has been performed since that time. Currently, the former tank pit remains open but is covered by a large wood grate.

Per my conversation with Robert Kitay today, I understand placement of the three borings are intended to intersect all possible groundwater flow pathways. Although, the groundwater flow gradient is considered in a westerly direction, the borings to the north and south will adequately characterize the site.

Gardiner Manufacturing
April 21, 1997
Page 2 of 2

All soil and groundwater samples shall be analyzed for total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene and total xylene (BTEX) and methyl-tert-butyl ether (MTBE).

The workplan is approved, with the stipulation that additional soil samples are to be taken from the former tank pit and samples exhibiting noticeable hydrocarbon contamination (by field screening) must be and analyzed for TPHg, BTEX and MTBE by a State Certified Laboratory.

After review of the report documenting the above field activities, this agency will re-evaluate the site to determine whether this site qualifies for closure as a "Low-Risk Groundwater Case" as defined in the Regional Water Quality Control Board (RWQCB), December 8, 1995 "Interim Guidance on Required Cleanup at Low Risk Sites".

In order for your site to be considered a "Low Risk Groundwater Case", the following criteria must apply:

- 1) The leak has been stopped and ongoing sources, including free product has been removed.
- 2) The site has been adequately characterized.
- 3) The dissolved hydrocarbon plume is not migrating.
- 4) No water well, deeper drinking water aquifers, surface water or other sensitive receptors are to be impacted.
- 5) The site presents no significant risk to human health.
- 6) The site presents no significant risk to the environment.

You must notify this office a minimum of 48 hours prior to commencing field work. I am replacing Dale Klettke as case worker for your site. Please, direct all future correspondence to me. Should you have any questions or concerns, do not hesitate to call me at (510) 567-6731, Tuesday through Friday.

Sincerely,


Kevin Tinsley
Hazardous Materials Specialist

c, Robert Kitay, Senior Geologist, Aqua Science Engineers, 2411
Old Crow Canyon Road # 4, San Ramon, California 94583
Kevin Graves, RWQCB, San Francisco Bay Region (2)



STID 42

September 23, 1996

Law Offices of James J. Cherry
2030 Franklin Street, 5th Floor
Oakland, CA 94612
Attn: Mr. James J. Cherry

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

"NOTICE OF VIOLATION"

RE: GARDINER MANUFACTURING, 1920 UNION ST, OAKLAND, CA 94607

Dear Mr. Cherry,

This letter serves to follow-up to a Alameda County Health Care Services Agency (ACHCSA) letters from Jennifer Eberle and myself, dated September 6, 1994 and February 15, 1996, respectively. In these letters Gardiner Manufacturing Corporation was requested to **submit a work plan for subsurface investigation**. No work plan has been received by this office. A copy of these letters are enclosed for your review.

Previous communications concerning the remediation of the above referenced site were addressed to Mr. Gene Teasley, who according to file notes was both the property and the business owner. Several attempts were made to contact Mr. Teasley through both telephone and written communications, and these attempts have been unsuccessful. The post office box (P.O. Box 1499) has been closed and no forwarding address is on file. However, a cursory review of Alameda County Assessors' files pertaining to the chain of title for parcel number 5-405-8 reveals that Thomas R. Gardiner is the documented owner of this site.

The enclosed September 6, 1994 letter references a telephone conversation documenting that Mr. Teasley had contacted a Mr. Tom Price of Chemist Enterprises in San Jose to prepare such a work plan. This work plan reportedly included re-excavation of the former underground storage tank (UST) pit, resampling soil and groundwater in addition to the installation of one permanent groundwater monitoring well.

At this time you are directed to submit a work plan for subsurface investigation within 60 days of the date of this letter or no later than November 23, 1996.

Please be advised that failure to satisfy this request may result in the referral of this case to the Alameda County District Attorneys Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

Mr. James J. Cherry
RE: Gardiner Manufacturing Company, 1920 Union Street
September 23, 1996
Page 2 of 2

I have previously taken over management of this case from Jennifer Eberle of this office. Please call me at your earliest convenience concerning this matter. Failure to reply to this request may subject you to additional penalties under the Water Code. Please contact me at 510/567-6880 should you have any questions about the content of this letter.

Sincerely,

A handwritten signature in cursive script that reads "Dale Klettke". A long horizontal line is drawn across the signature, extending from the end of the signature towards the right edge of the page.

Dale Klettke, CHMM
Hazardous Materials Specialist

enclosures

c: Bob Chambers, Alameda County District Attorney's Office
Thomas Peacock, LOP Manager--files

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Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335
(510) 471-4300

STID 42 CERTIFIED #P 143 588 388

August 21, 1996

Thomas R. Gardiner
12 Keefer Court
Piedmont, CA 94610

"FINAL NOTICE OF VIOLATION"

RE: GARDINER MANUFACTURING, 1920 UNION ST, OAKLAND, CA 94607

Dear Mr. Gardiner,

This letter serves to follow-up to a Alameda County Health Care Services Agency (ACHCSA) letter from myself dated February 15, 1996. In this letter Gardiner Manufacturing Corporation was requested to **submit a work plan for subsurface investigation within 60 days, or by April 16, 1996.** No work plan has been received by this office. A copy of this letter is enclosed for your review.

At this time you are directed to submit a work plan for subsurface investigation within 45 days of the date of this letter or by October 7, 1996.

Please be advised that failure to satisfy this request will result in the referral of this case to the Alameda County District Attorneys Office. **This letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.7.** Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

Please call me at your earliest convenience concerning this matter. Failure to reply to this request may subject you to additional penalties under the Water Code. Please contact me at 510/567-6880 should you have any questions about the content of this letter.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

enclosure

Thomas R. Gardiner

RE: Gardiner Manufacturing, 1920 Union Street, Oakland, CA

August 21, 1996

Page 2 of 2

c: Gil Jensen, Alameda County District Attorney's Office
Thomas Peacock, LOP Manager--files

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



201185

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

STID 42

February 15, 1996

Thomas R. Gardiner
12 Keefer Court
Piedmont, CA 94610

"NOTICE OF VIOLATION"

RE: GARDINER MANUFACTURING, 1920 UNION ST, OAKLAND, CA 94607

Dear Mr. Gardiner,

This letter serves to follow-up to a Alameda County Health Care Services Agency (ACHCSA) letter from Jennifer Eberle dated September 6, 1994. In this letter Gardiner Manufacturing Corporation was requested to **submit a work plan for subsurface investigation within 90 days, or by December 6, 1994**. No work plan has been received by this office. A copy of this letter is enclosed for your review.

Previous communications concerning the remediation of the above referenced site were addressed to Mr. Gene Teasley, who according to file notes was both the property and the business owner. Several attempts were made to contact Mr. Teasley through both telephone and written communications, and these attempts have been unsuccessful. The post office box (P.O. Box 1499) has been closed and no forwarding address is on file. However, a cursory review of Alameda County Assessors' files pertaining to the chain of title for parcel number 5-405-8 reveals that Thomas R. Gardiner is the documented owner of this site.

The enclosed September 6, 1994 letter references a telephone conversation documenting that Mr. Teasley had contacted a Mr. Tom Price of Chemist Enterprises in San Jose to prepare such a work plan. This work plan reportedly included re-excavation of the former underground storage tank (UST) pit, resampling soil and groundwater in addition to the installation of one permanent groundwater monitoring well.

At this time you are directed to submit a work plan for subsurface investigation within 60 days of the date of this letter or by April 16, 1996.

Please be advised that failure to satisfy this request may result in the referral of this case to the Alameda County District Attorneys Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

Thomas R. Gardiner
RE: Gardiner Manufacturing Company
February 15, 1996
Page 2 of 2

I have just recently taken over management of this case from Jennifer Eberle of this office. Please call me at your earliest convenience concerning this matter. Failure to reply to this request may subject you to additional penalties under the Water Code. Please contact me at 510/567-6880 should you have any questions about the content of this letter.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

enclosure

c: Jun Makishima, Interim Agency Director
Gil Jensen, Alameda County District Attorney's Office
Thomas Peacock, LOP Manager--files

Be
0042nov2.dkt



STID 42

February 15, 1996

Thomas R. Gardiner
12 Keefer Court
Piedmont, CA 94610

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

"NOTICE OF VIOLATION"

RE: GARDINER MANUFACTURING, 1920 UNION ST, OAKLAND, CA 94607

Dear Mr. Gardiner,

This letter serves to follow-up to a Alameda County Health Care Services Agency (ACHCSA) letter from Jennifer Eberle dated September 6, 1994. In this letter Gardiner Manufacturing Corporation was requested to **submit a work plan for subsurface investigation within 90 days, or by December 6, 1994**. No work plan has been received by this office. A copy of this letter is enclosed for your review.

Previous communications concerning the remediation of the above referenced site were addressed to Mr. Gene Teasley, who according to file notes was both the property and the business owner. Several attempts were made to contact Mr. Teasley through both telephone and written communications, and these attempts have been unsuccessful. The post office box (P.O. Box 1499) has been closed and no forwarding address is on file. However, a cursory review of Alameda County Assessors' files pertaining to the chain of title for parcel number 5-405-8 reveals that Thomas R. Gardiner is the documented owner of this site.

The enclosed September 6, 1994 letter references a telephone conversation documenting that Mr. Teasley had contacted a Mr. Tom Price of Chemist Enterprises in San Jose to prepare such a work plan. This work plan reportedly included re-excavation of the former underground storage tank (UST) pit, resampling soil and groundwater in addition to the installation of one permanent groundwater monitoring well.

At this time you are directed to submit a work plan for subsurface investigation within 60 days of the date of this letter or by April 16, 1996.

Please be advised that failure to satisfy this request may result in the referral of this case to the Alameda County District Attorneys Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

Thomas R. Gardiner
RE: Gardiner Manufacturing Company
February 15, 1996
Page 2 of 2

I have just recently taken over management of this case from Jennifer Eberle of this office. Please call me at your earliest convenience concerning this matter. Failure to reply to this request may subject you to additional penalties under the Water Code. Please contact me at 510/567-6880 should you have any questions about the content of this letter.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

enclosure

c: Jun Makishima, Interim Agency Director
Gil Jensen, Alameda County District Attorney's Office
Thomas Peacock, LOP Manager--files



0042nov2.dkt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#1105

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 42

January 18, 1996

Gardiner Manufacturing Company
PO Box 1499
Oakland, CA 94604
Attn: Gene Teasley

ALAMEDA COUNTY
ENVIRONMENTAL HEALTH SERVICES
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

"NOTICE OF VIOLATION"

RE: GARDINER MANUFACTURING, 1920 UNION ST, OAKLAND, CA 94607

Dear Mr. Teasley,

This letter serves to follow-up to a Alameda County Health Care Services Agency (ACHCSA) letter from Jennifer Eberle dated September 6, 1994. In this letter you were requested to **submit a work plan for subsurface investigation within 90 days, or by December 6, 1994**. No work plan has been received by this office. A copy of this letter is enclosed for your review.

This September 6, 1994 letter references a telephone conversation documenting that you had contacted a Mr. Tom Price of Chemist Enterprises in San Jose to prepare such a work plan. This work plan reportedly included re-excavation of the former underground storage tank (UST) pit, resampling soil and groundwater in addition to the installation of one permanent groundwater monitoring well.

At this time you are directed to submit a work plan for subsurface investigation within 30 days of the date of this letter or by February 17, 1996.

Please be advised that failure to satisfy this request may result in the referral of this case to the Alameda County District Attorneys Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

I have just recently taken over management of this case from Jennifer Eberle of this office. Please call me at your earliest convenience concerning this matter. Failure to reply to this request may subject you additional penalties under the Water Code. Please contact me at 510/567-6880 should you have any questions about the content of this letter.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

Mr. Gene Teasley
RE: Gardiner Manufacturing Company
January 18, 1996
Page 2 of 2

enclosure

c: Jun Makishima, Interim Agency Director
Gil Jensen, Alameda County District Attorney's Office
BC Thomas Peacock, LOP Manager--files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01185

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 6, 1994
STID 42

DEPARTMENT OF ENVIRONMENTAL HEALTH

Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577

Gardiner Mfg. Co.
PO Box 1499
Oakland CA 94604
Attn: Gene Teasley

RE: Gardiner Mfg, 1920 Union St., Oakland CA 94607

Dear Mr. Teasley,

This letter serves to document our telephone conversation today. You indicated that you are both the property and business owner, that Mrs. Gardiner died last May, and Mr. Sweeney also died.

You also indicated that you have been in contact with Tom Price of Chemist Enterprises in San Jose. I spoke with Mr. Price today, who indicated that although he does not yet have a signed contract with you, his investigation plan includes reexcavating the former Underground Storage Tank (UST) pit, resampling soil and water, and probably recommending a permanent groundwater monitoring well. You indicated that the soil stockpile generated from the original UST removal was placed back into the pit.

I understand that you are having financial difficulties. I have enclosed information on the State's UST CleanUp Fund and low interest loans. Please review this information, phone the appropriate people, and **submit a workplan for subsurface investigation within 90 days, or by December 6, 1994.** Please understand that the usual deadlines are 30 or 45 days, but I am making an exception in this case due to your financial difficulties.

I suggest that you apply for the State UST CleanUp Fund (aka SB 2004) as soon as possible. The state has money to reimburse responsible parties for the remediation of UST sites. Please also bear in mind that, in order to maintain SB 2004 fund eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact your SWRCB fund representative (916-227-4529) for more case-specific information. You may contact me at 510-567-6761.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Ed Howell/file
je 42

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01085

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 24, 1992
STID # 838

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. Mark Miller
Chevron USA Products Company
P.O. Box 5004
San Ramon CA 94583-0804

Re: Status of Subsurface Investigation at Former Chevron Service
Station #9-4340, 2681 Fruitvale Ave., Oakland 94601

Dear Mr. Miller:

Our office has received the November 9, 1992 letter from Chevron stating your reasonings for proposing the containment-bioremediation approach for this site. We have discussed this option with the Regional Water Quality Control Board (RWQCB) and have concurred that this approach is **not acceptable**. This approach is only acceptable under specific site conditions where the contaminant plume has been thoroughly defined, there is hydraulic control over the contaminant plume and it remains on-site and all alternative remediation methods have been investigated for their effectiveness.

Our office has examined the arguments for the passive remediation approach and have the following comments:

1. We disagree that the extent of the hydrocarbon plume has been defined. Recall that offsite well, MW-12, detected 9,200 ppb TPHg and 240 ppb benzene in the 11/08/91 sampling event. The subsequent three groundwater samplings in 2/92, 6/92 and 9/92 have all been non-detectable for TPHg and BTEX. Our office disagrees with the theory that this pronounced drop in hydrocarbons concentration is due to biological decay. Note that similar hydrocarbon concentrations were found in MW-4, MW-9 and MW-10 and these concentrations were **not similarly** biologically remediated to non-detectable concentrations. Monitoring wells 5 and 10 which are upgradient to MW-12 have had high TPHg and BTEX concentrations in 6-18-92 and 9-23-92 monitoring events. It is likely that this contaminant plume will or already has passed by the MW-12 location. It is more likely that the contaminant plume is not being adequately monitored by only MW-12. Additional offsite wells may be necessary to define the hydrocarbon plume.
2. The high TPHg and BTEX concentrations being found in the offsite well, MW-13, has been attributed to the Texaco site which is apparently upgradient to its location. Because no records exist for the removal of four underground tanks in 1978 and because an additional two tanks could not be located in 1987 Chevron proposes that MW-13 is monitoring contamination which has

Mr. Mark Miller
STID # 838
2681 Fruitvale Ave.
November 24, 1992
Page 2.

originated from the Texaco site. I'm sure you are aware, that this is not sufficient evidence to identify Texaco as a responsible party. Chevron must perform additional work to verify that there has been a documented release from the Texaco site and that it has migrated offsite and is currently being monitored by MW-13. Until this work has been done and this conclusion concurred with by either this office or that of the RWQCB, the groundwater contamination existing in this area remains the responsibility of Chevron and the extent of Chevron's hydrocarbon plume is not considered to have been defined. Additional wells as mentioned previously would help clarify this issue.

3. Your November 9, 1992 letter states that free product has never been observed in any of the wells. This statement is only technically correct. Recall in the April 12, 1991 Groundwater Investigation and Aquifer Testing report prepared by Burlington Environmental, Inc., it was noted that in 1982 underground tanks were replaced. IT Envirosience of Concord installed five groundwater monitoring wells and discovered floating product in one of the wells. These wells were subsequently destroyed after they were found damaged in September of 1988. Therefore, floating product was found at one time and the severity of the potential contamination should not be underestimated.

4. In the "Effectiveness" part of the Ground Water Pump and Treat evaluation, your letter states that, "Given the low-yielding nature of the soils at this site and low levels of dissolved constituents in the ground water, applying pump and treat to achieve the goal of drinking water standards would not be practical because the costs and time frames would be prohibitive". This statement is contrary to the results given in the same April 12, 1991 report referenced above. Recall this report detailed a pump test performed on MW-1R which indicated a transmissivity of 3,875 gpd/ft and a radius of capture to be approximately 25 feet. These values indicate that a pump and treat system would indeed be effective in containing and remediating the groundwater contamination. Additionally, our office does not consider the concentrations of dissolved hydrocarbons found in wells at this site to be "low". Even if actual results indicated that this system to be ineffective, a risk assessment must be provided to establish that the concentrations of hydrocarbon left on site are not a risk to the public or environment.

Mark Miller
 STID #838
 2681 Fruitvale Ave.
 November 24, 1992
 Page 3.

5. It was noted in the October 26, 1992 Groundwater Monitoring report that a number of monitoring wells were not sampled. I assume that this sampling frequency is in accordance to Chevron's April 6, 1992 letter requesting changes in monitoring well frequencies. I have reviewed the rationale for the changing of sampling frequency for the wells and I would like to comment on our office's opinion in all wells recommended for sampling other than quarterly.

Well ID	Recommended Frequency	Comment
MW-1R quarterly.	Suspend Do not have four consecutive quarters of ND	Should remain quarters of ND
MW-2R quarterly.	Semi-annually Do not have any quarters of all ND	Should remain all ND
MW-3 quarterly.	Semi-annually Upgradient monitoring well required .	Should remain
MW-5 quarterly.	Suspend High concentrations of TPHg and BTEX being found and located near the site's perimeter.	Should remain BTEX being found and located near the site's perimeter.
MW-6	Suspend	Agree to suspend.
MW-7	Annual	Agree annually.
MW-8	Annual	Agree annually.
MW-13 quarterly.	Suspend High concentrations of TPHg and BTEX being found and contamination has not been proven to originate from Texaco site.	Should remain BTEX being found and contamination has not been proven to originate from Texaco site.

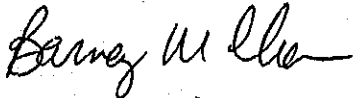
Please provide a workplan which addresses the above issues. This workplan should include methods to determine the extent of the groundwater contamination, a schedule for the initiation of a groundwater treatment system and acknowledge the sampling frequency requested above. This workplan should be sent to our office **within 30 days** of receipt of this letter.

Mark Miller
STID #838
2681 Fruitvale Ave.
November 24, 1992
Page 4.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in workplans must be confirmed in writing and approved by this agency or the RWQCB. Failure to submit the requested reports may subject Chevron to civil liabilities.

You may contact me at (510) 271-4530 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiatt, RWQCB
Linda and Lora Morn, c/o Johan Morn, 69 La Espiral, Orinda,
CA 94163
Mr. and Mrs. B. Seale, 3032 Davis St., Oakland, CA 94601
E. Howell, files
SH
2-2681Fruit

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

R01185

RAFAT A. SHAHID, Assistant Agency Director

Certified Mailer # P 113 815 090

July 14, 1992

STID 42

Gardiner Mfg. Co.
PO Box 1499
Oakland CA 94604
Attn: Gene Teasley

Re: Gardiner Mfg. Co.
1920 Union St.
Oakland CA 94607

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

Dear Mr. Teasley,

This letter is being sent to document a telephone conversation on 7/14/92 between yourself and Jennifer Eberle of our staff. You indicated that James Sweeney, the company President, is unable to handle matters regarding the tank removal. You also indicated that you would act in his place.

You indicated that you were not familiar with our letter dated 4/28/92, which requests a proposal for a subsurface investigation. Therefore, I am enclosing a copy of that letter. Please submit a proposal for a subsurface investigation, as per the 4/28/92 letter from this office, **within 45 days** from the date of this letter, or by **August 29, 1992**.

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

Sincerely,

Susan Hugo
Senior Hazardous Materials Specialist

cc: Rich Hiett, RWQCB
File

je

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01185

RAFAT A. SHAHID, Assistant Agency Director

April 28, 1992

STID #42

Gardiner Manufacturing Co.
PO Box 1499
Oakland CA 94604
Attn: Margaret Gardiner

RE: 1920 Union St.
Oakland CA 94607

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

Dear Ms. Gardiner,

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.

A 550-gallon gasoline underground storage tank (UST) was removed from the site on 1/17/90. Samples were taken of the underlying soils, stockpiled soils, and water present in the excavation pit. Significant concentrations of petroleum hydrocarbons were found. For example, the water sample revealed 3,300 ppb benzene. Samples of underlying soils revealed 3.30 ppm benzene and 4,000 ppm TPH as gasoline.

Alameda County's Department of Environmental Health, Division of Hazardous Materials currently runs the Local Oversight Program (LOP) for the cleanup and remediation of UST cases. This agency makes recommendations for case closures to the Regional Water Quality Control Board (RWQCB), which is the agency who makes the final determination on case closures.

According to RWQCB guidelines, further excavation will be required to ensure that no soil contamination exceeding 1,000 ppm of TPH remains. Additional sampling will be necessary to verify that the excavation has been sufficiently thorough to meet this requirement.

In addition, since high levels of contamination were found, a groundwater investigation must follow to ensure that the subsurface environment was not affected, as per RWQCB guidelines.

Therefore, we request that you submit a proposal for a subsurface investigation **within 45 days, or by June 12, 1992**. The groundwater investigation must include a minimum of 3 exploratory wells to identify groundwater gradient. Once the gradient is determined, you must install one groundwater monitoring well within 10 feet downgradient of the excavation for Tanks #2 and #3. Groundwater must be sampled for TPH-d and BTEX lead for at least 4 quarters. Site closure is based on four consecutive quarters of non-detectable concentrations in groundwater. Therefore, additional

Margaret Gardiner
STID #42
Page 2 of 2
April 28, 1992

sampling may be necessary.

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.

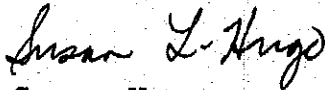
Copies of these documents can be obtained by calling the SFRWQCB data management group at 510-464-1269.

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All proposal, reports, and analytical results pertaining to this investigation and remediation must be sent to our office and to:

Rich Hiatt
RWQCB, San Francisco Bay Region
2101 Webster St., Suite 500
Oakland CA 94612

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

Sincerely,



Susan Hugo
Senior Hazardous Materials Specialist

cc: Rich Hiatt, RWQCB
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