

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#1439

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

Alameda County Environmental Health Dept.
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510)567-6700 fax: (510)337-9335

StID 673

February 5, 1996

Mr. D. McCosker
Independent Construction
P.O. Box 5307
Concord, CA 94524

RE: Well Decommission at Rock Transport, 5900 Coliseum Way,
Oakland 94621

Dear Mr. McCosker:

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 (MW-1 through MW-4) 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.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

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

Sincerely,

eva chu
Hazardous Materials Specialist

cc: *af* files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

April 15, 1994
StID # 673

Mr. David McCosker
Independent Construction Co.
P.O. Box 5307
Concord, CA 94524

R01439

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

**Re: Review of April 6, 1994 Quarterly Monitoring Report and
6/26/91 Site Assessment Report for 5900 Coliseum Way,
Oakland CA 94621.**

Dear Mr. McCosker:

Thank you for the submission of the above referenced reports. Our office has completed its review and has evaluated the site's eligibility for recommendation for site closure.

Although it appears that soil contamination has been removed around both former tank pits, the residual diesel contamination in the proximity of monitoring well MW-1 is still a problem. Even though there seems to be a pattern of diesel concentration over several years, the extent of this contamination remains undetermined. These existing levels exceed current standards at sites such as this which are not totally characterized.

I have discussed this site with Mr. John Mrakovich, of Tank Protect Engineering (TPE) and there appears to be several options you may consider:

1. Long term on-going monitoring may be performed. Our office agrees with the recommendation given in the April 6, 1994 report ie you may discontinue the sampling and analysis of monitoring wells, MW 2-MW 4. Groundwater elevation readings should continue on all wells during the sampling of MW-1. MW-1 must continue to be monitored and analyzed for Total Petroleum Hydrocarbons as diesel only. This may be done on a semi-annual basis. Keep in mind that this monitoring will be required for a **long period of time, several years**. The time frame depends on the decline of levels of contamination and the generation of an acceptable clean-up level.
2. Long term monitoring may be shortened if it is shown that the groundwater contaminant plume is localized and has not migrated substantially. This can be shown by performing hydropunch water sampling and analysis. You will likely be required to advance hydropunch samples beyond the property boundary. Should contamination not be found in these samples, monitoring for an additional year may be adequate to recommend closure. If contamination is found in these hydropunch samples, a monitoring

Mr. David McCosker
StID # 673
5900 Coliseum Way
April 15, 1994
Page 2.

well further downgradient to MW-1 may be required to verify the limit of groundwater contamination. Quarterly monitoring for one year would then required at a minimum.

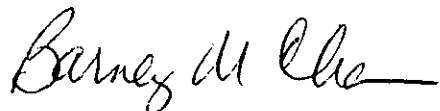
3. Because of the apparent localized diesel plume around MW-1, groundwater extraction may be effective in removing this source of diesel contamination. This would likely have a significant affect in reducing the level of contamination being found in MW-1. An additional year of monitoring would then be required prior to any recommendation for this site.

Please keep in mind that if current conditions change and our office is aware of additional information, your requirements may also change.

Please provide a written comment to these options after you had an opportunity to discuss them with your consultant.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: J. Mrakovich, TPE , 2821 Whipple Rd., Union City, CA
94587-1233

E. Howell, files

mon5900

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01439

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

February 18, 1993
StID# 673

Mr. David McCosker
Independent Construction Co.
P.O. Box 5307
Concord, CA 94524

Re: Proposed New Monitoring Frequency at 5900 Coliseum Way,
Oakland CA 94621

Dear Mr. McCosker:

Our office has received and reviewed the December 21, 1992 report on groundwater sampling performed for the above site as prepared by Tank Protect Engineering. Our office concurs with their recommendation for a new groundwater sampling plan which will now include:

Sampling monitoring wells 1 and 4 quarterly for TPHd, TPHg and BTEX and no further analyses for halogenated volatile organics, oil and grease and selected metals in MW-4 since these parameters were originally either non-detectable or below any Maximum Contaminant Levels (MCL) for five consecutive quarters.

Sampling in monitoring wells 2 and 3 may be reduced to semi-annually but quarterly groundwater monitoring for gradient will continue.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

cc: R. Hiett, RWQCB
J. Mrakovich, TPE, 2821 Whipple Road, Union City, CA 94587-8088
E. Howell, files

Mon-5900

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01439

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 13, 1992
STID # 673

Mr. David McCosker
Independent Construction Co.
P.O. Box 5307
Concord, CA 94524

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

Re: Comment on July 14, 1992 Report on Groundwater Gradient and
Sampling for Second Quarter, 1992, for 5900 Coliseum Way,
Oakland, CA 94621

Dear Mr. McCosker:

I have received and reviewed the above report prepared by Tank
Protect Engineering (TPE). In the report, TPE recommends the
discontinuance of monitoring for Oil and Grease and halogenated
volatile organics for MW-4 citing that the four previous sampling
events had not detected any amounts of these contaminants.
Please be advised, as mentioned in my correspondence regarding
740 Julie Ann Way, five sampling events indicating non-
detectable concentrations is minimally required for
recommendation for site closure. Because I assume this is your
eventual desire, you should continue to monitor MW-4 for these
parameters as well as TPHd, TPHg, BTEX and selected metals.

As was noted in this report, the extent of petroleum
contamination has not been defined particularly in the area of
MW-1. Continual monitoring is acceptable at this time given the
concentrations of contaminants being found. Eventual extent of
contamination will be required prior to recommendation for site
closure.

Please contact me at (510) 271-4350 should you have any
questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
R. Hiett, RWQCB
J. Mrakovich, Tank Protect Engineering, 2821 Whipple Rd.
Union City, CA 94587
E. Howell, files

QM-5900

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01439

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

⑥

September 5, 1991

Amy Loftus Tuitel
Blymyer Engineers, Inc.
1829 Clement Ave.
Alameda, CA 94501

Dear Ms. Tuitel:

This letter is being sent in response to your letter dated August 28, 1991 requesting information for indicated sites located in the 94621 zip code.

Review of our files showed the following:

1. **Ace Recyclers Enterprises - 830 69th Ave.**

Previously, this site did have some surface oil contamination, but the soil was removed and remediation was completed with the approval of our office in April, 1991.

2. **Allied Crane Maintenance - 727 66th Ave.**

In 1989, soil contamination was noted during removal of Underground tanks. Further site assessment and characterization has been required by this office.

(R0632) 3. **Ford Wholesale Co. - 8907 Railroad Ave.**

This facility is a roofing company. In January, 1990, two underground tanks were removed. Soil samples taken during the removal showed contamination with gas as high as 1000 ppm TPH gas. Further site assessment and characterization has been required by this office but has yet been received.

4. **The Glidden Co. - 5800 Coliseum Way.**

This business stores and distributes commercially prepared paints. Because the containers are never opened at this site, this facility is not regulated by this office.

5. **GUHL Manufacturing - 7001 Snell St.**

This office has no records of this business or this site.

(R02449) 6. **McGuire & Hester - 796 66th Ave.**

In 1988 two underground tanks were removed and followed by a soil and groundwater investigation. Three monitoring wells were installed at the site, and 1988 samplings showed no detectable contamination. In 1989 two new Underground tanks were installed for owner Cruise America. These tanks are a 10,000 gallon fuel tank, and a 500 gallon waste oil tank. The soil at the site contains high concentrations of ammonia, probably stemming from the pre-1957 use of the property as a meat packing plant/slaughtering house.

7. **Pacific Coast Retreaders - 747 Independant.**

This business retreads tires. We have not inspected this facility.

(R0711) 8. **Pacific Bell c/o Packer Q1663 - 733 Kevin Ct.**

This facility handles typical motor vehicle maintenance materials such as automatic transmission fluid, fresh motor oil, and waste oil stored in an aboveground tank. No known contamination has occurred. Additionally, there are two underground tanks at this site owned by Ronald L. Day Transportation Inc., which have a combined capacity of 36,000 gallons motor vehicle fuel.

(R01439) 9. **Rock Transport - 5900 Colisuem Way.**

In June, 1990, two 10,000 gallon diesel and a 500 gallon waste oil tank were removed from this site. Soil contamination was significant, and the water encountered during the excavation was observed to have a product sheen. Approximately 1400 cubic yards of soil were subsequently stockpiled at the site in four separate stockpiles. As of February 6, 1991, the concentration of contaminants in all stockpiles was below threshold limits. A proposal for further groundwater investigation and monitoring has been requested.

(R0965) 10. **Schwartz Property - 6345 Coliseum Way.**

Amy Tuitel
Blymyer Engineers, Inc.
September 5, 1991
Page 3 of 3

Known Diesel contamination exists at this site. Blymyer Engineers Inc. performed the initial investigation and results were presented in a report dated May 19, 1991. On August 13, 1991, this office approve a December 7, 1989 proposal by Schwartz and Linheim to divide the property into two separate parcels. One of the proposed parcels is required to undergo a continued site investigation to characterize the soil and groundwater contamination.

11. Sherwin-Williams Co. - 754 Kevin Ct.

This business is an Automotive Finisher and Body Shop Supply Company. Materials stored on-site include paints, resins, and solvents. No known contamination has occurred.

12. Unocal Service Station. - 845 66th Ave.

(R0408)
Underground tanks were remove in 1989, and new ones installed in 1990. Soil contamination was observed during the tank removal, but is now fully remediated. A groundwater monitoring program is in progress.

This letter is limited to information available in this department and does not reflect any other information which may be available from other governmental agencies or businesses. If you have any additional questions, please contact Cathy Gates in this office at 271-4320.

Please find enclosed a copy of the invoice sent to our Billing unit.

Sincerely,

Cathy Gates for

Cynthia Chapman, HMS
Hazardous Materials Division

CC:CG:cg mem37

encl

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01439

December 4, 1990

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

Mr. John Mrakovich
Tank Protect Engineering
2821 Whipple Road
Union City, CA 94587

Re: Workplan for Verification of Soil Sampling of Remediated
Stockpiled Soil, Independent Construction Co., 5900 Coliseum
Way, Oakland, CA 94621

Dear Mr. Mrakovich:

Alameda County Environmental Health, Hazardous Materials Division has received and reviewed Tank Protect Engineering's proposal for the sampling of remediated soils generated from the removal and excavation associated with the removal of the underground tanks at the above referenced location. We accept the proposal to perform a statistical analysis to verify the number of soil samples necessary to verify the contamination levels remaining in the remediated soils. Your sampling plan must follow the guidelines presented in EPA's method manual, SW 846. An initial sampling can be done at a rate of one discrete sample per every 60 cubic yards. The statistical analysis will be performed on this data and used to determine if enough samples have been taken. We do have a concern about this method and this proposal is acceptable on the following conditions:

1. Any hot spots must be examined even if the overall results indicate that the samples' mean value plus the standard error is less than the regulatory level.
2. The hot spots can be treated in either of two ways. If the hot spots are localized, then you can section out this area for retreatment or disposal. If the hot spots are random further treatment might be advised but minimally an additional round of sampling, which would be equivalent to sampling one discrete per every 40 cubic yards, must be done. Providing these conditions are acceptable, you may proceed with your sampling plan.

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

Sincerely,

Barney M. Chan, Hazardous Materials Specialist

cc: Lester Feldman, RWQCB
Edgar Howell, Chief Hazardous Materials Division
Howard Hatayama, DOHS
Gil Jensen, District Attorney Office, Alameda County
Environmental Protection Division

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01439

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

Certified Mail #P 062 128 178

July 23, 1990

David McCosker
PO box 5307
Concord, CA 94524

Subject: Unauthorized Release
Underground Fuel Tank Removal
Rock Transport
5900 Coliseum Way
Oakland, CA 94621

Dear Mr. McCosker:

Thank you for submitting the results for analysis of subsurface soil and groundwater samples taken in response to the underground tanks removed from the above shown facility. 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 and possibly ground water. 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.

The RWQCB have, in Guidance Documents, defined the reporting requirements that must be met for eventual site sign off. Complete site work documentation must address all the following points.

Rock Transport
July 23, 1990
Page 2

I. Introduction

- A. Statement of scope of work
- B. Site map showing location of existing and past underground storage tanks
- 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. As examples:
 - a) if a soil gas study is conducted include information on probe depths and slotting length, performance standards, & quality control measures including state certified lab analysis of samples.
 - b) if soil borings are conducted, provide information on boring placement, soil sample analysis, and boring logs.
 - c. if contamination is chased following an excavating step out procedure, provide field readings, if available, of side wall soil contamination.
 - provide sampling maps showing all lines of excavation and sampling points
 - 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 soils. Describe sampling procedure that confirms the "clean" soil is uncontaminated.

Rock Transport
July 23, 1990
Page 3

C. Describe security measures

IV. Disposition of Stockpiled Soils

Several alternatives exist for properly disposing of excavated soils impacted by leaking underground tanks. Depending on the concentration of TPH g or d or TOG within the waste, land disposal to a Class I, II, or III facility may be allowed. On site treatment of petroleum contaminated soils can occur, with proper permitting by the correct regulatory agencies (SDHS, BAAQMD, RWQCB) with the concentration of petroleum waste being the factor that determines what permits will be required. Onsite re-use of petroleum contaminated soils is also allowed under a strict set of conditions. In general, onsite reuse of petroleum contaminated soils requires the submittal of a Report of Waste Discharge pursuant to Section 13260 (a) of the California Water Code, and the application for a Waste Discharge Requirements (WDR). The SFRWQCB can waive the WDR provided site specific conditions allow it, and the disposal is consistent with 23CCR, Subchapter 15 requirements. For stockpiled soils with a TPH or TOG concentration of ND to 10ppm, though, the SFRWQCB may allow on site disposal with out the need for a WDR or Subchapter 15 considerations. Verification of stockpile concentration of ND to 10ppm must be conducted by discrete sampling at the rate of one sample per 20 cubic yards. The disposition of all stockpiles must be addressed in a workplan.

A. If contaminated stockpile soil aeration or bioremediation is to be utilized, then provide a work plan that includes:

- volume and rate of aeration/turning
- method of containment and cover
- confirmatory sampling procedure to verify acceptable levels of TPH or TOG for intended method of disposal.
- permits obtained

Rock Transport
July 23, 1990
Page 4

V. 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

D. 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.

VI. Provide a site safety plan

Rock Transport
July 23, 1990
Page 5

VII 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.

VIII Reporting

- A. Technical reports should be submitted with a cover letter from Rock Transport or the property owner.
- 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).

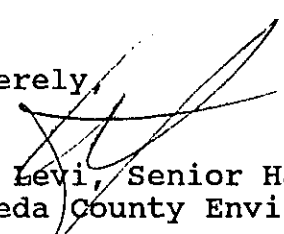
Rock Transport
July 23, 1990
Page 6

A statement of qualifications should be included in 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).

Should you have any questions concerning the contents of this letter or the status of this case please feel free to contact me.

Sincerely,



Ariu Levi, Senior Hazardous Materials Specialist
Alameda County Environmental Health Department

cc: Gil Jensen, Alameda County District Attorney, Consumer
Environmental Protection
Rafat Shahid, Assistant Agency Director
Lester Feldman, SFRWQCB
Howard Hatayama, DOHS
Inspector Halyard, OFD
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARSAGENCY
~~XXXXXXXXXXXX~~ Agency Director



R01439

(3)

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

December 18, 1987

Mr. Milton W. Cooper
145 E. 14th Street
Oakland, CA 94606

Dear Mr. Cooper:

We are in receipt of your letter of November 13, 1987, requesting the opportunity of inspecting our files concerning underground tanks at the following locations:

- (R01439) Rock Transport - 5900 Coliseum Way, Oakland
- (R0354) Hertz Penske Truck Rental - 725 Julie Ann Way, Oakland
- (R01590) Independent Construction - 740 Julie Ann Way, Oakland

These sites all have permit applications on file, no inspections have been accomplished at this time.

IF you wish to inspect the public part of these files, please call for an appointment.

If you have any questions, please call Edgar B. Howell, III, Senior Hazardous Materials Specialist, at 874-7237.

Sincerely,

R.A.S.N.
Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:EH:mnc

cc: Files
Edgar B. Howell