

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02453

RAFAT A. SHAHID, Assistant Agency Director

February 21, 1992

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

Mr. John Kapulica
Banner Development, Inc.
Banner Plaza
2610 Central Avenue
Union City, CA 94587

RE: PRELIMINARY SITE ASSESSMENT; NOHR PLAZA, 2089 EAST 14TH STREET,
SAN LEANDRO

Dear Mr. Kapulica:

The Department has completed review of the January 27, 1992 Environmental Geotechnical Consultants, Inc. (EGC) work plan for the investigation of the referenced site, as submitted under Landsing Pacific Fund cover dated February 10, 1992. The modified scope of work described in this proposal has been accepted with the following conditions:

- 1) Soil samples are to be analyzed for semivolatile organic compounds (Method 8270) and nickel, in addition to those analytes identified in the EGC work plan. Total oil and grease determination shall be by the 5520 series.
- 2) Should soil contamination be found at or above applicable action thresholds, the installation of an appropriate array of ground water wells will be required.

Please notify this office at least 72 hours in advance of field activity start-up. Should you have any questions, feel free to contact me at 510/271-4320.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office
Lester Feldman, RWQCB
Howard Hatayama, DHS
Mike Bakaldin, San Leandro Fire Department
John Hicks, Environmental Geotechnical Consultants, Inc.
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFATA SHANED, Assistant Agency Director

R02453

January 9, 1992

DEPARTMENT OF ENVIRONMENTAL HEALTH
80 Swan Way, Rm. 210
Oakland, CA 94621
(415) 271-4300

Mr. John Kapulica
Banner Development, Inc.
Banner Plaza
2610 Central Avenue
Union City, CA 94587

RE: PRELIMINARY SITE ASSESSMENT; NOHR PLAZA, 2089 EAST 14TH STREET,
SAN LEANDRO

Dear Mr. Kapulica:

The Department has completed a review of information presented in the Environmental Geotechnical Consultants, Inc. (EGC) letter dated December 13, 1991. The cited EGC letter presented former San Leandro Fire Inspector Robert Nolan's most recent recollection of the events associated with the closure of two underground storage tanks (UST) at the subject site. This account provides information with much greater detail and clarity than in Mr. Nolan's previous statements. Following this letter's review, subsequent phone conversations with EGC's John Hicks and former Inspector Nolan, and lengthy consultation with Rich Hiatt of the San Francisco Bay Regional Water Quality Control Board (RWQCB), a compromise was reached regarding the initial scope of site assessment tasks required at the referenced site.

At this time, you are to submit a preliminary site assessment (PSA) proposal which incorporates a modified scope of work, as described below. The PSA proposal, field work, and report, however, must still be in accordance with the technical and professional requirements outlined in the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

- 1) The locations of the former east and west UST pits are to be clearly identified in the field, the locations of which are to be presented on a site map presented in the PSA proposal. The methods used to locate these UST pits must be described.
- 2) Once located, a single boring will be advanced through the former east UST backfill, continuing into the native material until reaching ground water or a depth of 50 feet below grade, whichever ever occurs first. Soil samples are to be collected at the backfill/native soil interface, every 5 feet thereafter, and at any significant change in lithology.
- 3) Samples are to be analyzed for waste oil constituents. (SEE: RWQCB Recommendations)

Mr. John Kapulica
RE: Nohr Plaza, 2089 E. 14th Street
January 9, 1992
Page 2 of 2

- 4) Representatives from this department and/or the RWQCB are to be present at the site to confirm the location of the east and west UST pits, and to witness the boring operation.
- 5) Should soil contamination be found at or above applicable action thresholds, the installation of an appropriate number of ground water monitoring wells will be required.
- 6) A report documenting all activities associated with this project is to be submitted within 45 days of the completion of field activities.

As requested before, a deposit of \$432 must be remitted when submitting the PSA proposal. This deposit is required to offset expenses incurred by this department during oversight of the project, and is placed into an account from which funds are drawn at the current rate of \$67 per hour.

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response could result in the referral of this case to the RWQCB for enforcement, possibly subjecting the responsible party to civil penalties to a maximum of \$1,000 per day. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

Should you have any questions about the content of this letter, please call me at 510/271-4320.

Sincerely,


Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office
Lester Feldman, RWQCB
Howard Hatayama, DTSC
Mike Bakaldin, San Leandro Fire Department
John Grossman, Foothill Thrift and Loan
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Director



R02453

October 25, 1991

Telephone Number: (415)

Mr. John Kapulica
Banner Development, Inc.
Banner Plaza
2610 Union City, CA 94587

RE: PRELIMINARY SITE ASSESSMENT PROPOSAL REQUEST; BANNER PLAZA, 2610
EAST 14TH STREET, SAN LEANDRO

Dear Mr. Kapulica:

As we discussed by telephone October 16, the Alameda County Environmental Health Department, Hazardous Materials Division, has reviewed the documentation and interviewed one individual associated with the removal of two underground storage tanks from the subject property on or around July 1, 1988. We understand that the referenced USTs were used to store waste oil prior to their removal. The opinions and decisions expressed in this letter were reached with concurrence from the San Francisco Bay Regional Water Quality Control Board (RWQCB).

An August 23, 1988 Environmental Geotechnical Consultants, Inc. (EGC) report indicates that oil and grease was detected in the initial soil sample collected from beneath the east tank at a concentration of 280 parts per million (ppm). The EGC report indicates that the San Leandro Fire Department inspector at the site during UST closure indicated to them that some of the product from the east tank "accidentally spilled into the excavation" as it was being removed from the tank. The report goes on to say that this "may" have been the cause for the elevated oil and grease concentrations detected in the soil sample collected from below this tank. No other field reports or photographs documenting the condition of the tank and any associated piping, soil discoloration, product odors, the presence or absence of ground water in the UST pit, the specific location of subsequent sampling points, etc., have been made available.

A March 14, 1991 Purcell, Rhoades & Associated (PRA) report indicates that they "believe" the anomalous oil and grease value to be a result of the purported product spillage, apparently based upon statements contained in the referenced EGC report and a conversation apparently shared with Mr. Robert Nolan "of the San Leandro Fire Department." A March 20, 1991 testimonial signed by Mr. Nolan, the San Leandro Fire Department inspector at the subject site during tank closure (now retired) indicates that the east tank was "pierced" and the contents physically removed because of the viscous nature of the product, and that "product accidentally spilled into the site." Mr. Nolan's letter further indicates that he "believed this to be the reason for the high grease and oil detection limit found under the East tank." Apparently, additional soil was excavated from the pit and a sidewall sample collected.

Mr. John Kapulica
RE: 2089 East 14th Street, San Leandro
October 25, 1991
Page 2 of 4

During a subsequent phone conversation with Mr. Nolan on October 11, he indicated that the subject tank was not "pierced," but rather an approximate 12" hole was cut into its top and a container similar to a coffee can was used to bail the product from the tank. He did not recall whether any of the product had spilled during this activity. He further did not recall the condition of the tank, whether ground water was present in the tank pit, why a sidewall sample was collected (as opposed to additional bottom samples), nor exactly where on the sidewall this sample was collected. He indicated that no photographs were taken.

As you are aware, the RWQCB requires additional environmental investigations to be performed when oil and grease, as well as other hydrocarbon compounds, are detected in soil samples collected during UST closure at concentrations at or above 100 ppm. Often, much lower "action levels" are appropriate based on specific conditions which may be present at a particular site (e.g., shallow ground water, proximal municipal wells, etc.). As the documentation submitted to this Department and the RWQCB to date does not conclusively support the argument that the elevated oil and grease value detected in soil collected from below the east tank was a result of accidental spillage of product during closure of this tank, as opposed to an unauthorized release, further investigative work is required. The purpose of such an investigation is to determine the lateral and vertical extent, and severity, of soil and ground water contamination which may have resulted from this unauthorized release.

Such an investigation shall be in the form of a Preliminary Site Assessment, or PSA. 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 Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks. The major elements of such an investigation are summarized in the attached Appendix A.

In order to proceed with a site investigation, you should obtain professional services of a reputable environmental/geotechnical firm. Your responsibility is to have the consultant submit for review a proposal outlining planned activities pertinent to meeting the criteria broadly outlined in this letter and the attached Appendix A.

Mr. John Kapulica
RE: 2089 East 14th Street, San Leandro
October 25, 1991
Page 3 of 4

This Department will oversee the assessment and remediation on 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. 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 upon ground water.

The PSA proposal is due within 45 days of the date of this letter, or by December 9, 1991. Once this proposal has been reviewed and approved, work should commence no later than January 9, 1992. Accompanying this proposal must be a check payable to Alameda County totalling \$432 to offset expenses incurred by this Department during oversight of this project. This deposit is placed into an account from which money is drawn at the current rate of \$67 per hour as time is dedicated to the project.

A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports must 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 (i.e., May 1, August 1, November 1, and February 1).

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 Interpretation 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

Mr. John Kapulica
RE: 2089 East 14th Street, San Leandro
October 25, 1991
Page 4 of 4

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response could result in the referral of this case to the RWQCB for enforcement, possibly subjecting the responsible party to civil penalties to a maximum of \$1,000 per day. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

Should you have any questions about the content of this letter, please call me at 510/271-4320.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office
Lester Feldman, RWQCB
Howard Hatayama, DHS
Mike Bakaldin, San Leandro Fire Department
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02453

September 19, 1990

Arthur Erikson
Nohr's Imports
2089 E. - 14th St.
San Leandro, CA 94577

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

Re: Waste Minimization Assessment

Dear Arthur Erikson:

Your business has been selected to receive a hazardous waste minimization assessment. As you are probably aware, hazardous waste reduction has become a statewide, if not a national, issue. To address this issue at a county level, Alameda County is establishing its own Hazardous Waste Minimization Program and is planning to conduct waste minimization assessments for all hazardous waste generating facilities in the County.

We have chosen businesses in the auto repair industry to receive the first round of waste minimization assessments. It is our hope that these assessments will assist participating businesses in minimizing their hazardous wastes - and will give us further information on the best way to structure our minimization program.

One of our Hazardous Materials Specialists will be contacting you during the week of September 24 to arrange a meeting with you for an assessment of your business. During this meeting and assessment, the Specialist will work with you in examining your business's hazardous waste generating practices. The Specialist will then provide you with materials on waste reduction technology and assist you in setting up appropriate hazardous waste minimization practices.

We look forward to working with you in reducing the amount of hazardous waste your business generates. Of course, your comments and suggestions are encouraged; we need your input in order to best serve you! Please direct any comments and questions to Katherine Chesick at 415/271-4320.

Sincerely,

A handwritten signature in black ink, appearing to read "Edgar B. Howell". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Edgar B. Howell, Chief,
Alameda County Hazardous Materials Division

EBH:kac

cc: Fire Department
Files