

July 2, 1993

Mr. Paul Smith
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Division
80 Susan Way, Room 200
Oakland, CA 94621

Dear Mr. Smith:

It is the intent of this communication to advise you of Oakland Unified's development of a work plan proposal to remediate the abandoned underground tank adjacent to the Willie D. Harper Building at 314 East 10th Street in Oakland. This plan has been developed by James E Sharp of Hazard Management Services, Inc. in Modesto, California and has been reviewed by my office.

If you have any questions or comments on the attached "Work Plan Proposal" please advise.

Sincerely,



Robert Nicolai *Oakland Unified School District*

Attachment: As Stated Above

WORK PLAN PROPOSAL
FOR
UNDERGROUND STORAGE TANK REMOVAL

AT
WILLIE D. HARPER BUILDING
314 EAST TENTH STREET
OAKLAND, CALIFORNIA

OWNER: Oakland Unified School District
Administration Building
1025 2nd Avenue
Oakland, CA 94606

CONTACT: Mr. Robert Nicolai, Deputy Superintendent
Business Services and Operations
Oakland Unified School District
Administration Building
1025 2nd Avenue
Oakland, CA 94606
(510) 836-8100

LOCATION OF TANK: Willie D. Harper Building
314 East 10th Street
Oakland, CA

Approximately 15 ft. under sidewalk.
Location confirmed by markers in sidewalk.

PRODUCT: Original and only known contents were fuel oil for boilers. Current contents sampled for laboratory analysis.

REASON FOR REMOVAL: Abandoned tank and piping system, notification to develop closure plan by Alameda County Department of Environmental Health (May 19, 1993).

PRELIMINARY STEPS

1. Letter of intent to initiate action to County by Jack Phar on June 1, 1993.
2. Contract with Hazard Management Services, Inc. of Modesto, California to develop Work Plan Proposal, signed June 1, 1993.
3. Payment of \$750.00 to establish deposit/refund account as required by Alameda County Ordinance Section 3-140.5. Payment made on June 1, 1993.
4. Remaining product removed from tank.
5. Product sampled to determine contents.

CLOSURE PLAN

- A. The District will advertise locally for contractors to submit bids according to this closure plan. In addition, the following firms, known to Alameda County's Department of Environmental Health, will be directly solicited to participate in the bidding process.

Accutite Environmental Engineering
35 South Linden Avenue
South San Francisco, CA 94080

Environmental Science and Engineering
4090 Nelson Avenue, Suite J
Concord, CA 94520

The Alameda County Department of Environmental Health, Hazardous Materials Division, requires the following steps to be taken for the removal of underground storage tanks within its jurisdiction. Each step must be completed, and in the order shown, to ensure efficient review of your closure plan. The County's enforcement authority derives from Title 23 of the California Code of Regulations (CCR), Chapter 6.7 of the Health and Safety Code, and a letter of agreement with the San Francisco Bay Regional Water Quality Control Board, and applies to underground storage tank removals within all parts of the county except for the cities of Berkeley, San Leandro, Hayward, Newark, Union City, Fremont and Pleasanton. These cities administer their own underground storage tank programs and have their own requirements.

1. Obtain a blank Underground Tank Closure Plan from the Alameda County Department of Environmental Health – copy attached.
2. Complete the Underground Tank Closure Plan and attach the requested supporting documents (i.e., a site safety plan; a facility plot plan; copy of contractor's hazardous materials license; and a copy of the contractor's worker's compensation insurance certificate with the site address and certificate expiration date typed on it). Instructions for filling out the plan are attached to the plan blank.

including a SS-P.

3. Submit three copies of both the completed plan and the attachments to this office. A deposit must also be submitted at this time. The deposit, authorized by Section 3-141.6 of the Alameda County Ordinance Code, pays for the time spent by Hazardous Materials Specialists on the tank closure project. Deposit fee schedules are available at our office. Should the project be complex and time consuming, additional deposit money will be requested. Any unused deposit money will be refunded to the property owner or his/her designee at the close of the project.

NOTE: A deposit of \$750.00 has already been made by Oakland Unified.

4. The County will review the Closure Plan within 30 days of plan receipt and contact you if there are deficiencies. Once the Plan is satisfactorily completed, The County will stamp the plans and notify you. You may then pick up two copies of your stamped plan. The County will retain the third copy for our files. All notes written on the plans by the project Specialist are conditions of plan acceptance and must be followed.
5. Present a copy of the stamped Closure Plan to the local fire department to obtain a permit. The local building department and the Bay Area Air Quality Management District (771-6000) should also be contacted concerning their permit requirements.
6. The County's policy is to be present at all tank removals; contact the project Hazardous Materials Specialist at least three working days in advance to schedule the tank removal. If special arrangements are needed they must be worked out in advance with the project Hazardous Materials Specialist. All other permitting agencies' notification requirements must be met.
7. Have copies of all permits on site during the tank removal work.
8. Submit a Tank Closure Report to the County within 60 days of tank removal. The Closure Plan instructions outline the information and documents to be included in the Closure Report.

If sample analytical data or other evidence indicates the presence of any soil or groundwater contamination, you must file an Underground Storage Tank Unauthorized Release Report to the County within 5 working days of contamination discovery. Report forms are available in limited quantities from either the County or the San Francisco Bay Regional Water Quality Control Board in Oakland (510) 286-1255. For large quantities of this form, contact the State Water Resources Control Board directly (916/739-2421).

If contamination is discovered, the County should be contacted for detailed directions. The following is an overview of the general cleanup requirements. All site cleanup work must be performed according to the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites. Any clean up work done without our concurrence is unacceptable.

1. Determine the horizontal and vertical extent of soil contamination both on and off site.
2. Define the horizontal and vertical extent of any groundwater contamination, both on and off site. This will include monitoring well construction and regular groundwater sampling.
3. Interpret hydrogeologic data, including characterization of the appropriate aquifer(s).
4. If groundwater is contaminated, determine the type of beneficial uses of the groundwater. The San Francisco Bay Regional Water Quality Control Board Water Quality Control Plan (Basin Plan) has defined all Bay Area water as having beneficial uses. However, the types of beneficial uses vary and must be determined in order to establish appropriate cleanup levels (State Water Resources Control Board Sources of Drinking Water Policy, #88-63).
5. Develop a site-specific remediation plan. This plan shall include an evaluation of cleanup alternatives, a proposal for soil cleanup, a proposal for clean up of any groundwater contamination and free product, an appropriate sampling plan to determine the effectiveness of the cleanup program, and a time table for remediation plan implementation.

After the remediation program is completed and the final report is submitted, the County will review the case. If appropriate, the County will submit the case to the San Francisco Bay Regional Water Quality Control Board for final site mitigation approval and case closure. Failure to provide proper documentation of all site cleanup work could result in the requirement to conduct properly documented additional work.

If you have any questions or require further clarification regarding the underground storage closure process within Alameda County, please call (510) 271-4320

PROPOSED SCHEDULE

<u>Activity</u>	<u>Dates</u>
First Public Advertisement	_____
Second Public Advertisement	_____
Bidwalk	_____
Bid Opening	_____
Begin Project	_____

JES/bcy
70293

Attachment: Underground Tank Closure Plan

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