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

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

√ R085
RO 2897

May 11, 1994
StID # 559

Mr. Nissan Saidian
5733 Medallion Ct.
Castro Valley, CA 94552

Notice of Violation

Re: Request for Technical Reports for Groundwater Sampling at 8255 San Leandro St., Oakland 94621

Dear Mr. Saidian:

Our office's last receipt of technical reports from you consisted of a August 6, 1993 report detailing the installation of one monitoring well at the above site provided by your consultant, Soil Tech Engineering. You were to sample this well quarterly for Total Petroleum Hydrocarbons as diesel and BTEX (Benzene, Toluene, Ethylbenzene and Xylenes). Unfortunately, our office has not received any subsequent monitoring reports.

Please be reminded that Section 2652 8 (d), Chapter 16 of Title 23 the California Code of Regulations states that until the investigation and cleanup are complete, the owner or operator shall submit reports to the local agency every 3 months or at a more frequent interval. In addition, Section 25298 (c) 4 of the California Health and Safety Code, Division 20, Chapter 6.7 states that no person shall close an underground tank unless that person has taken steps to demonstrate to the appropriate agency that the site has been investigated to determine if there are any present, or were past releases, and if so that appropriate corrective or remedial actions have been taken. Section 25299 (5) allows for the civil penalty of not less than $500 or more than $5000 for each underground tank and for each day which the operator fails to properly close an underground tank.

Because the monitoring well was installed in June of 1993, three additional quarterly monitoring events should have been performed. Please send the following technical reports to our office **within 30 days or by June 13, 1994:**

All quarterly reports should be sent to our office no later than 45 days after the monitoring event.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested documents may subject you to civil liability.

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

Sincerely,

Barney M. Chan

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
F. Hamedi-Fard, Soil Tech Engineering, 298 Brokaw Rd., Santa Clara, CA 95050
E. Howell, files
NOV8255

ALAMEDA COUNTY
HEALTH CARE SERVICES
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(510) 271-4530

✓ R02897
R085

June 1, 1993
StID #559

Mr. Nissan Saidian
5733 Medallion Court
Castro Valley, CA 94552

Re: Comment on Work Plan for Installing a Monitoring Well at 8255 San Leandro St., Oakland CA 94621

Dear Mr. Saidian:

Our office has received and reviewed the work plan for the installation of one monitoring well in the assumed downgradient location relative to the former 10k diesel tank at the above site. This work plan was provided by your consultant from Soil Tech Engineering, Inc. As discussed previously, because of the close proximity of San Leandro Creek, our office will allow the installation of only one well. Its location as depicted in Figure 2 of the work plan is acceptable. You may proceed with the installation of the well with the following conditions:

1. The monitoring well must have a minimum interior diameter of 2". This was not stated in the work plan.

2. One soil sample should be taken per every five feet of the boring or a minimum of one sample taken in the event of shallow groundwater.

3. In the soil handling procedures, number 2 states that "clean" soil will be defined as TPH, BTEX, O&G, and VOC non-detectable (<100ppm). Please be advised that clean is non-detectable, but it is not <100 ppm.

4. Please contact the undersigned within 48 working hours prior to the installation of the well so I may witness this activity if possible.

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

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

cc: R. Hiett, RWQCB
F. Hamedi-Fard, Soil Tech Eng., 298 Brokaw Rd., Santa Clara, CA 95050
R. Flynn, 18965 Toyon Court, Toulumne, CA 95379
E. Howell, files wp-8255

ALAMEDA COUNTY
HEALTH CARE SERVICES
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State Water Resources Control Board
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80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

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February 3, 1993
StID# 559

Mr. Nissan Saidian
5733 Madallion Ct.
Castro Valley CA 94552

Re: Request for Work Plan for Further Subsurface Investigation at 8255 San Leandro St., Oakland CA 94621

Dear Mr. Saidian:

I would like to clarify your options regarding further site investigation at the above location. As outlined in my April 8, 1992 letter, your case was discussed with Mr. Eddy So of the Regional Water Quality Control Board (RWQCB) and you were given the option of performing a soil and groundwater study in the creek area adjacent to the former underground tank. You were to also verify that there had not been any releases of diesel fuel, nor where there any sources of diesel fuel releases on this site. Upon review of all this information, our office along with the RWQCB concurrence, will determine whether this site is potentially affected by the creek's contamination. If the site is determined to be potentially affected and there are no on-site sources of diesel fuel contamination identified, no further work will be required. If, however, the creek is not affecting your site or on-site sources of diesel contamination exist, you will be required to install a minimum of one monitoring well downgradient to the former tank.

You may also choose to install an appropriately located monitoring well. Please provide a work plan to perform either action **within 45 days** of receipt of this letter.

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

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
E. So, RWQCB
R. Flynn, 1630 N. Main St., Suite 134, Walnut Creek, CA 94596-4609
D. Sadoff, Crosby and Overton Inc., 9430 Amelia St., Oakland, CA 94621
2-8255SLSt

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

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

R085
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September 11, 1992
STID # 559

Mr. Richard Flynn
Attorney at Law
1630 N. Main St., Suite 134
Walnut Creek, CA 94596-4609

Re: Restoration of Excavation Pit at 8255 San Leandro St., Oakland, CA 94621

Dear Mr. Flynn:

This letter is to acknowledge that I have received documentation from Verl's Construction Inc. regarding the re-excavation of soils, disposal of said soils and the filling of the excavation pit with clean soil at the above referenced site. Specifically, I have received copies of weight tag receipts for the disposal of 100 cubic yards of soil to BFI and copies of Weighmaster's certificates for approximately 140,000 pounds of soil used as "clean" fill for this pit. The fill material has been documented as "clean" by chemical analysis of representative soil samples. I understand that there is still more contaminated soils to be disposed of and that additional clean fill will be required to bring the excavation pit to grade. Assuming that this is done, be advised that the conditions of my April 8, 1992 letter have been met.

As you are aware, this site is still considered to have experienced an unauthorized release of petroleum hydrocarbon and additional work will be needed prior to recommending any change in status of this site to the Regional Water Quality Control Board (RWQCB).

You may contact me at (510) 271-4350 should you have any questions regarding this letter.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. Nissan Saidian, 5733 Medallion Ct., Castro Valley, CA 94552
Mr. M. Bowen, VCI, 753 Peralta Ave., San Leandro, CA 94577
R. Hiett, RWQCB
E. Howell, files
2-8255SLSt

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

RAFAT A. SHAHID, Assistant Agency Director

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

R085
VR02897

April 8, 1992
STID # 559

Mr. Nissian Saidian
5733 Medallion Ct.
Castro Valley, CA 94552

Re: Site Investigation at SF Oakland Truck Stop, 8255 San Leandro St., Oakland CA 94621

Dear Mr. Saidian:

This letter recounts that meeting which occurred on February 10, 1992 at our office with Mr. Flynn and Mr. Sadoff and myself regarding the site investigation at the above site. During the meeting I received the analytical results of a sludge sample taken from Elmhurst Creek, an alleged source of the diesel contamination found in the tank pit of the removed diesel tank on this property. The results indicate high total petroleum hydrocarbons as diesel as well as elevated total oil and grease contamination.

As you are aware, although no diesel was found in the sidewall samples taken from the excavation pit, 200 ppm (parts per million) of diesel was found in the composite stockpiled soils and 21 ppm diesel was found in the water sample taken from the pit. Your consultants propose vacuuming the water from the pit, filling it with clean fill and resurfacing. This approach is acceptable. However, if you consider your site as having been affected as opposed to being a source of contamination, further investigation must be performed. Upon consultation with Mr. Eddy So, of the Regional Water Quality Control Board (RWQCB), the following work is required for regulatory concurrence:

1. An extensive review of all possible sources of diesel fuel along the creek on the upstream side must be performed. The creek must be shown to have numerous likely sources of hydrocarbon contamination which greatly outweigh the removed tank's likelihood of being a source. Indicate all surface and subsurface sources that may have impacted or potentially impacted the creek on the upstream side.

2. Please note on a detailed map, the exact location and depth at which the soil sludge sample was taken. Five additional soil/ sludge samples are requested to be taken and run for Total Petroleum Hydrocarbons as diesel, TPHd. Two of the samples should be taken at the same depth as the original, but spread 20 feet

equidistance to the upstream and downstream side of the original sample along the bank closest to the property. Assuming the original sample was taken at the closest bank, another sample should be taken perpendicular to the original near the center of the creekbed. The next sample should be taken from the center of the creekbed but aligned with the upstream sample mentioned previously. The last sample should be taken from the opposite bank of the creek aligned with the original sample. Note all samples should be taken at same depth as the original sample. Based on the results of these samples, our office will determine if your site is an affected party or not. Note that you must also demonstrate that there are not any or have not been any on-site sources of diesel contamination. If sources do exist or are known to have existed, a thorough subsurface investigation/remediation will be required.

You may contact me at (510) 271-4320 should you have any questions regarding this letter.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
E. So, RWQCB
R. Flynn, 1630 N. Main St., Suite 134, Walnut Creek, CA 94596-4609
D. Sadoff, Crosby and Overton Inc., 9430 Amelia St., Oakland, CA 94621

1-8255SLSt.

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

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✓ R085

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

Certified Mail #P 062 128 179

July 17, 1990

Mr. Nissan Saiden
5733 Medallion Court
Castro Valley, CA 94552

Subject: Unauthorized Release
Underground Fuel Tank Removal
76 Truck Stop
8255 San Leandro Avenue
Oakland, CA 94621

Dear Mr. Saiden:

Thank you for submitting the results for analysis of subsurface soil samples taken in response to the underground tank removal 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.

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.

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 petroluem 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 petroluem contaminated soils requires the submital 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

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.

V. Provide a site safety plan

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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 the 76 Truck Stop. The letter must be signed by an authorized representative of the business.

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).