

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0237

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

November 8, 1993
STID # 3827

Mr. Harvey Rifkin
Rifkin Realty Partners
81 Lansing Street, Suite 707
San Francisco, CA 94105

**RE: Status of the Soil and Groundwater Investigation
4549 Horton Street, Emeryville, CA 94608**

Dear Mr. Rifkin:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the case file concerning the removal of two underground storage tanks in July and September of 1988 at the referenced site.

Soil samples collected during the removal of the 1,000 gallon gasoline tank in July 8, 1988 showed elevated levels of the following contaminants: 616 ppm TPH gasoline; 0.35 ppm benzene; 1.6 ppm toluene; 158 ppm xylene; 23 ppm ethyl benzene. Additionally, a 550 gallon gasoline tank (adjacent to the former 1000 gallon tank) was removed in September 30, 1988 and soil samples exhibited TPH gasoline as high as 41 ppm. One groundwater monitoring well MW-1 was installed in November 4, 1988 to determine if groundwater was impacted from the unauthorized release associated with the former tanks. Soil sample collected from the boring at 9-9.5 feet had 370 ppm TPH diesel and the groundwater sample showed 7,400 ppb TPH diesel and 53 ppb BTEX. Although MW-1 was sampled during four events (2/1/89, 4/25/89, 7/20/89, 11/22/89), groundwater gradient flow direction was never established at the site. The analytical results of the groundwater samples collected during the four monitoring periods indicated significant levels of contamination with the last sampling event (11/22/89) showing TPH gasoline (2,100 ppb), benzene (98 ppb), toluene (7 ppb), ethylbenzene (9 ppb) and xylene (16 ppb).

This office is in receipt of the permit application for the removal of three additional underground storage tanks - one tank located in the subject property and the other two tanks in the adjacent property at 4525 Horton Street.

Based upon this review process, the following items are issues that must be addressed regarding the status of the soil and groundwater investigation / remediation at the site:

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- 1) Further characterization is required to completely define the extent of the site plume. The "zero isoconcentration line" must be determined. Please submit a work plan to delineate the vertical and lateral extent of contamination at the site.
- 2) Sampling of groundwater monitoring wells at the site **must occur every quarter** which is the maximum sampling interval typically allowed when groundwater contamination is present. After four consecutive quarters of non detectable levels is achieved, the site will be evaluated for case closure recommendation. MW-1 must be sampled and analyzed for the following target compounds: TPH gasoline, TPH diesel, benzene, ethyl benzene, toluene and xylene. Any modification to the monitoring program must have prior approval from this office.
- 3) Groundwater gradient flow direction must be established at the site. Data from three well points are required to determine gradient flow direction. If only one or two wells are installed on site, every effort must be taken to evaluate and established gradient at the site.

Item #1 must be submitted to this office **no later than January 8, 1994.**

Until cleanup is complete, you will need to submit reports to this office **every three months** (or at a more frequent interval, if specified at any time by this office). In addition, the following items must be incorporated in your future reports or workplans :

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels

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- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professional involved with the project.

Please be aware that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency.

If you have any questions concerning this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo
Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Edgar B. Howell, Chief, Hazardous Materials Division / file
Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB, San Francisco Bay Region

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

J. MICHAEL LEAHY, Agency Director



Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

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(415) 271-4320

19 December, 1988

Mr. Harvey Rifkin
81 Lansing Street
Suite 106
San Francisco, Ca. 94105

Subject: Well Installation at 4549 Horton Street, Emeryville.

Dear Mr. Rifkin :

We have recently received a monitoring well installation report concerning 4549 Horton Street in Emeryville. A review of the data indicates that further monitoring will be required at this site. The report's recommendation that a sample be collected for analysis on a quarterly basis is consistent with guidelines established by the San Francisco Bay Regional Water Quality Control Board, and is acceptable to the Alameda County Department of Environmental Health, Hazardous Materials Division.

An Underground Storage Tank Unauthorized Release Report must be submitted in regards to this project. A blank copy of this form is included for your use. Please complete and return this document to our office.

If you have any questions or require further clarification concerning the measures which need to be taken regarding this underground storage tank removal project, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:DB