

From: [Plunkett, Steven, Env. Health](#)
To: ["MCassa@waterboards.ca.gov"](mailto:MCassa@waterboards.ca.gov)
Cc: [Drogos, Donna, Env. Health](#)
Subject: RO0000460 RUSSI PROPERTY
Date: Wednesday, July 29, 2009 10:27:00 AM

Hello Mary Rose,

This email summarizes a meeting on June 29, 2009 between Mary Rose Cassa of RWQCB and representatives of ACEH including Donna Drogos and Steven Plunkett regarding review of leaking UST case RO460, for the Russi Commercial Property, 1347 Park Street, Alameda. In a directive letter from ACEH dated August 28, 2008 ACEH requested additional work to progress this site to case closure.

1-1500 gallon UST was removed from the site in 1995 and soil and groundwater contamination was detected from an unauthorized releases associated with the UST. Residual TPHg, TPHd and naphthalene were detected in confirmation sidewall soil samples up to 200 ppm, 8,800 ppm and 7.4 ppm respectively. No groundwater data was collected from the excavation. During UST removal, a sanitary sewer line was encountered in the excavation and free product was observed entering the utility trench backfill. Grab groundwater data collected from a subsequent investigation indicate that free product was detected beneath the basement of the building. The most recent groundwater data from MW-1 (collected in December 2000) detected up to 1.85 feet of free product in onsite monitoring well. The outstanding issues as they relate to the site include the following; the lateral extent of soil and groundwater contamination beneath the site is undefined, free product may be migrating along the sanitary sewer and other preferential pathways, free product has migrated beneath the building, the vapor pathway has not been evaluated, and the status of MW-1 is unknown.

ACEH requested the RP locate the monitoring well, and collect groundwater samples. More recent groundwater data is needed to evaluate current groundwater conditions beneath the site and determine if free product removal is needed. It is also possible that free product may be impacting the adjacent commercial properties. ACEH requested the RP evaluate if the release was impacting adjacent properties or the public right of way. A preferential pathway survey has not been completed to evaluate if the buried sewer line (directly adjacent to the former UST tank pit) may be acting as a conduit. ACEH requested a preferential pathway survey with possible soil sampling to compete this action item.

A risk management plan was prepared by the consultant; however, the RMP did not evaluate the naphthalene VI intrusion pathway or evaluate sensitive receptors. Since soil samples were collected in the basement of the building, the collection of soil vapor sample is needed to evaluate soil vapor to indoor air pathway. Once the additional information previously requested is submitted to ACEH, the case can be evaluated. Lastly, the site has not been claimed in GeoTracker and no reports have been uploaded.

Based upon our June 29, 2009 discussion, the site is not closeable and no changes to the above referenced items requested by ACEH appear to be necessary as a result of your technical review. Therefore, the RPs must move forward in accordance with the ACEH directive letter dated August

28, 2008.

Thank you for your cooperation.

Sincerely,
Steven Plunkett
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Online case files are available at the website below
<http://www.acgov.org/aceh/index.htm>

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*"The bicycle is a curious invention,
The passenger is also its engine."*