

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

20600

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

August 8, 1996

Mr. Jay W. Phillips
J & H Brake & Front End Specialist
2002 57th Avenue
Oakland, CA 94621

STID 4978

Re: Work plan for investigations at J.W. Phillips' property, located at 2641 Seminary Avenue, Oakland, California

Dear Mr. Phillips,

This office has reviewed Aqua Science Engineers, Inc.'s work plan, dated August 5, 1996, which proposes the placement and sampling of two borings at the above site. This work plan is acceptable to this office. Due to the time constraints placed on you by the State Water Resources Control Boards' Underground Storage Tank Cleanup Fund, this office is requesting that the work be implemented within the next three weeks, and that a report documenting the work be submitted to this office no later than September 20, 1996.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Robert E. Kitay
Aqua Science Engineers, Inc.
2411 Old Crow Canyon Road, Ste 4
San Ramon, CA 94583

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0600

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

June 9, 1994

Mr. Jay W. Phillips
J & H Brake & Front End Specialist
2641 Seminary Ave.
Oakland, CA 94621

STID 4978

Re: Work plan for investigations at 2641 Seminary Ave., Oakland,
California

Dear Mr. Phillips,

This office has reviewed Soil Tech Engineering's Tank Removal Report, dated May 26, 1994, and Proposed Work Plan, dated June 2, 1994, and the June 9, 1994 work plan amendment. Although two phases of investigations were proposed in the work plan, **this office only finds the proposed Phase I investigations acceptable.** At this time, without the overexcavation sample results, it is difficult to predict the types of additional work that will eventually be required at the site. Therefore, you are to implement Phase I of the work plan, and following the proposed overexcavation, you will be required to submit another work plan, incorporating the information gathered from the Phase I investigations. This report/work plan shall be submitted **within 45 days** after completing field activities.

It is the understanding of this office that overexcavation will take place in both of the on-site tank pits, and that soil samples will be collected from all the sidewalls and bottoms of the tank pits. Although the work plan proposes to separate out "clean" soil from "dirty" excavated soil by using an Organic Vapor Analyzer, please be aware that soil samples collected from the stockpiled soil must ultimately be analyzed at a certified laboratory. If you have plans to reuse the excavated soil on site, then you will be required to collect a minimum of one discreet sample per every 20 cubic yards. If you plan to dispose of the excavated soil off site, then you will be required to collect one composite sample per every 50 cubic yards.

Samples collected from the formerly excavated soil identified 16 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg). Therefore, this soil may not be placed back into the ground unless it is aerated (through permit from the Bay Area Air Quality Management District (BAAQMD)), additional soil samples are collected after the aeration, and sample concentrations are found to be acceptable for reuse. You are

Mr. J.W. Phillips
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required to notify this office of your intentions for the stockpiled soil. If this soil is hauled off site, you will be required to provide documentation for the fate of this soil.

As you are aware, this case has been transferred into the Local Oversight Program due to the apparent observed release from the former underground storage tanks at the site. As stated in the "Notice of Requirement to Reimburse" letter sent to you on June 9, 1994, the site will be billed by the State in the future for the County's oversight costs. Therefore, the remainder of your initial \$714.00 tank removal deposit, which is approximately \$624.00, will be refunded to you.

Please be aware that subsequent to the overexcavation, you will be required to conduct ground water investigations, per Article 11, Title 23 California Code of Regulations, to define the extent and severity of any ground water contamination. Additionally, if the limit of soil contamination is not identified through the proposed overexcavation work, further investigations will be required to delineate the extent of this soil contamination.

Investigations must be conducted in accordance with the Regional Water Quality Control Board's (RWQCB) Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11, Title 23 California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of neighboring monitoring wells located within 100 feet of the site, or any other data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, (i.e., Mean Sea Level) with an accuracy of 0.01 foot. Ground water samples and water level

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measurements and corresponding elevation contour maps are to be submitted quarterly. Both soil and ground water samples are to be analyzed for TPHg and benzene, toluene, ethylbenzene, and xylenes.

The referenced 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 Interpretations 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, conclusions, or plans for additional investigative work or remediation.

This Department will oversee the assessment and remediation of 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, in Pleasanton. 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 to ground water.

In order to properly conduct a site investigation, you are required to obtain professional services of a reputable environmental consultant. All reports and proposals must be submitted under seal of a California-Registered Geologist, - Certified Engineering Geologist, or -Registered Civil Engineer.

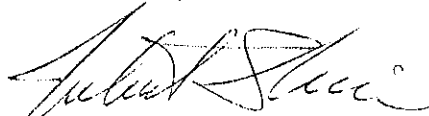
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The State Water Resources Control Board has a Petroleum Underground Storage Tank Cleanup Fund available to sites to assist in investigations and cleanup. This office encourages you again to look into applying to this fund. The address and phone number of the trust fund is:

State Water Resources Control Board
Division of Clean Water Programs
UST Cleanup Fund Program
2014 T Street, Ste 130
P.O. Box 944212
Sacramento, CA 94244-2120
(916) 227-4307

If you have any questions about the fund, you can contact Blessy Torres at (916) 227-4535. Any other questions can be directed to me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Frank Hamedi-Fard
Soil Tech Engineering, Inc.
298 Brokaw Road
Santa Clara, CA 95050

Edgar Howell-File(JS)