April 4, 1994

StID # 4339

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR DEPARTMENT OF ENVIRONMENTAL HEALTH

State Water Resources Control Board a state of the state of Division of Clean Water Programs

**UST Local Oversight Program** 80 Swan Way, Rm 200 Oakland, CA 94621 (510) 271-4530

R0632

Mr. Jim Ornellas 8907 Railroad Ave. Oakland CA 94621

Re: Comment on April 1, 1994 Well Installation Report for 8907 Railroad Ave., Oakland CA 94621, Ford Wholesale Co.

Dear Mr. Ornellas:

Our office has received a faxxed copy of the above report which documents the installation of a monitoring well in the assumed downgradient direction relative the two former underground tanks at the above site. The results indicate only slight soil contamination (13ppm in the gasoline range) and no groundwater contamination in the initial water sampling. The concentration of total lead and soluble lead were also well below any action limits.

Our office concurrs with the recommendation of your consultanyt, Weiss Associates, that you should continue to monitor this well for an additional three quarters. At the end of this time our office will consider recommending this site for closure.

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

Sincerely,

Barney M. Chan

Hazardous Materials Specialist

cc: T. Fojut, Weiss Associates, 5500 Shellmound St., Emeryville, CA 94608-2411

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R0632 RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DAVID J. KEARS, Agency Director

February 23, 1994 StID 4339

Mr. Dana Turner Ford Wholesale Company 8907 Railroad Ave. Oakland CA 94621 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

Re: Evaluation of February 15, 1994 Work Plan for the Installation of a Monitoring Well at 8907 Railroad Rd., Oakland CA 94621

Dear Mr. Turner,

Our office has received and reviewed the above work plan as prepared by your consultant, Weiss Associates. This work plan calls for the installation of one monitoring well in the verified downgradient location relative to the former tank pit. It appears that your consultant has used a phone conversation with Mr. Rich Hiett of the Regional Water Quality Control Board (RWQCB) to verify the groundwater gradient in the area just north of your site, the former Imo Delaval site. Although I have not been able to verify this conversation with Mr. Hiett, our office approves of the work plan as provided with the condition that we are able to verify the conversation and thus the groundwater gradient of the site immediately to the north of your site. You should analyze a soil boring every five feet and within the capillary fringe for Total Petroleum Hydrocarbons as gasoline, BTEX and soluble lead.

Our office understands that the monitoring well installation is scheduled for Friday, February 25, 1994. In the event that the well is not installed on this date, please inform me 48 working hours in advance so I may arrange to witness this activity if possible.

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

Sincerely,

Barney M. Chan

Hazardous Materials Specialist

cc: T. Fogut, Weiss Associates, 5500 Shellmound St., Emeryville, CA, 94608-2411

E. Howell, files

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DAVID J. KEARS, Agency Director

R0632

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

September 27, 1993 StID # 4339

Mr. Jim Ornellas 8907 Railroad Ave. Oakland CA 94621

#### NOTICE OF VIOLATION

Re: Request for Work Plan for the Installation of Monitoring Well(s) at 8907 Railroad Ave., Oakland CA 94621

Dear Mr. Ornellas:

Our office last wrote to you in my June 28, 1993 letter in which I commented on the work plan proposed by SEMCO, which stated they were to over-excavate the the tank pit of the former 550 and 1000 gallon gasoline tanks at the above site. This work has been done and from the soil sample results, it appears to have been successful in defining the limits of the gasoline contamination. The next step is to provide a work plan for the installation of a minimum of one groundwater monitoring well in the verified downgradient direction relative to the tank pit. This was requested to be submitted to our office by August 9, 1993 and as of this date has not been received by our office.

Please submit a work plan for the verification of groundwater gradient and the installation of monitoring well(s) to this office within 30 days or by October 29, 1993.

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

Sincerely,

Barney M. Chan

Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office

E. Howell, files

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DAVID J. KEARS, Agency Director

R0632

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 28, 1993 StID # 4339

Mr. Jim Ornellas 8907 Railroad Ave. Oakland CA 94621

Re: Status of Subsurface Investigation at 8907 Railroad Ave., Oakland CA, 94621

Dear Mr. Ornellas:

Our office was contacted today by SEMCO and informed that they had been hired to overexcavate the pit which formerly held the 550 and a 1000 gallon gasoline tanks. They planned to extend the limits of the original excavation two to three feet and resample as required by our office. Generally, this approach is acceptable as an initial approach to the investigation. should be aware that a groundwater investigation is still required which includes the installation of a minimum of one groundwater monitoring well within 10 feet of the pit in the verified downgradient direction. This requirement is stated in the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, 10 August 1990, commonly referred to as the Tri-Regional Board Guidelines. Therefore, you must provide a work plan for groundwater investigation and it must be submitted under the signature of an appropriately registered or certified professional.

Please submit a work plan such as described above to our office within 45 days or by August 9, 1993.

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

Sincerely,

Barney M. Chan

Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office

T. Soenksen, SEMCO, 1741 Leslie St., San Mateo, CA 94402

E. Howell, files

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May 7, 1993

StID # 4339

Mr. Jim Ornellas

Oakland CA 94621

8907 Railroad Ave.

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

#### SECOND NOTICE OF VIOLATION

Re: Request for Subsurface Investigation at Ford Wholesale Co., 8907 Railroad Ave., Oakland CA 94621

Dear Mr. Ornellas:

Our office last wrote to you in an October 15, 1992 letter in which our office requested additional information to complete the tank closure report. We also requested a work plan to investigate the extent of soil and groundwater contamination at the above site. You were to have provided these documents to our office within 45 days or by December 1, 1992. Recall, this request was required after verified soil and groundwater contamination was detected in samples taken after the removal of To this date, our office has not received two underground tanks. any of the requested documents.

Please send the requested work plan and the additional information for your tank closure report to our office within 45 days of receipt of this letter or by June 22, 1993.

You are reminded that Ford Wholesale may be subjected to civil penalties for the failure to provide the requested documents. In addition, this case may be referred to the Water Board or the District Attorney office for enforcement.

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

Sincerely,

Barney M. Chan

Hazardous Materials Specialist

enclosure (Mr. Ornellas)

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G. Jensen, Alameda County District Attorney Office

R. Hiett, RWQCB

Env. Officer, Ford Wholesale of San Jose, 825 Park Center,

Ste 200, Santa Ana, CA 92705

E. Howell, files

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R0632

DAVID J. KEARS, Agency Director

October 15, 1992 STID # 4339

Mr. Jim Ornellas 8907 Railroad Ave Oakland CA 94621 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

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

#### NOTICE OF VIOLATION

Re: Request for Subsurface Investigation for Underground Tank Removals at Ford Wholesale Co., 8907 Railroad Ave, Oakland CA 94621

Dear Mr. Ornellas:

Please be advised that the oversight of the remediation of the above sight has been transferred to the Local Oversight Program (LOP) section of the Alameda County Hazardous Materials Division. You have recently been notified of this through a "Notice of Requirement to Reimburse" letter sent to your attention from our office. The undersigned hazardous materials specialist is the assigned case worker.

You were first notified of the requirement for a subsurface investigation at this site in a letter from Mr. Ariu Levi, of this office, dated July 12, 1990. As you may recall, considerable gasoline contamination was found in soil samples taken after the removal of the 550 and 1000 gallon gasoline tanks on 1/30/90. The analytical results and other associated records were sent to our office in a report signed by Mr. Paul Dzakowic of D & D Management Consultants, Inc. Please be advised that this report was missing the following information critical to a proper closure report:

- 1. A to-scale figure showing the excavation size and depth, nearby buildings, sample locations and depths and piping locations.
- 2. A copy of the manifests for all hazardous wastes hauled offsite.
- 3. A tabulation of the volume and final destination of all non-manifested contaminated soil hauled offsite or reused onsite.
  4. A description of any remedial measures taken at the time of the tank removal. Because of this, in particular, there is uncertainty as to whether all contaminated soils were removed

from the excavation areas. This should be addressed in your workplan for determining the extent of soil contamination.

Mr. Jim Ornellas Ford Wholesale Co. STID # 4339 October 15, 1992 Page 2.

In Mr. Levi's letter, he outlined the various actions which should be taken to complete the tank removals and to initiate a subsurface investigation. Enclosed please find Appendix A, Workplan for Initial Subsurface Investigation, a guidance document from the Regional Water Quality Control Board (RWQCB).

Please send your workplan and the additional requirements for your tank closure report to our office within 45 days of receipt of this letter.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiett. Their address is 2101 Webster St., Suite 500, Oakland CA 94612. Be aware that failure to submit the requested documents may subject Ford Wholesale Co. to civil liabilities.

Our office has a Memorandum of Understanding (MOU) with the Department of Toxic Substances Control (DTSC). As such, we are empowered to enforce the regulations of the California Health and Safety Code (CH&SC), Division 20, Chapter 6.7. Section 25298 (c) 4 of the CH&SC states that no person shall close an underground tank system unless the person demonstrates to the appropriate agency, which has jurisdiction over the site, 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 for each day which the operator or owner fails to properly close an underground tank as required by Section 25298. Thus failure to submit the requested documents may subject Ford Wholesale Co. to both civil liabilities as well as referral of the case to the District Attorney Office for enforcement. You may contact me at (510) 271-4350 should you have any questions.

Sincerely, Barney M Cha-

Barney M. Chan, Hazardous Materials Specialist enclosure

cc: G. Jensen, Alameda County District Attorney Office

R. Hiett, RWQCB

Ford Wholesale of San Jose, Compliance Officer, 825 Park Center, Ste 200, Santa Ana, CA 92705

E. Howell, files WP-8907RRAve



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

September 5, 1991

Amy Loftus Tuitel Blymyer Engineers, Inc. 1829 Clement Ave. Alameda, CA 94501

Dear Ms. Tuitel:

This letter is being sent in response to your letter dated August 28, 1991 requesting information for indicated sites located in the 94621 zip code.

Review of our files showed the following:

1. Ace Recyclers Enterprises - 830 69th Ave.

Previously, this site did have some surface oil contamination, but the soil was removed and remediation was completed with the approval of our office in April, 1991.

2. Allied Crane Maintenance - 727 66th Ave.

In 1989, soil contamination was noted during removal of Underground tanks. Further site assessment and characterization has been required by this office.

(R0632) 3. Ford Wholesale Co. - 8907 Railroad Ave.

This facility is a roofing company. In January, 1990, two underground tanks were removed. Soil samples taken during the removal showed contamination with gas as high as 1000 ppm TPH gas. Further site assessment and characterization has been required by this office but has yet been received.

4. The Glidden Co. - 5800 Coliseum Way.

This business stores and distributes commercially prepared paints. Because the containers are never opened at this site, this facility is not regulated by this office.

Amy Tuitel Blymyer Engineers, Inc. September 5, 1991 Page 2 of 3

5. GUHL Manufacturing - 7001 Snell St.

This office has no records of this business or this site.

(R02449) 6. McGuire & Hester - 796 66th Ave.

In 1988 two underground tanks were removed and followed by a soil and groundwater investigation. Three monitoring wells were installed at the site, and 1988 samplings showed no detectable contamination. In 1989 two new Underground tanks were installed for owner Cruise America. These tanks are a 10,000 gallon fuel tank, and a 500 gallon waste oil tank. The soil at the site contains high concentrations of ammonia, probably stemming from the pre-1957 use of the property as a meat packing plant/slaughtering house.

7. Pacific Coast Retreaders - 747 Independant.

This business retreads tires. We have not inspected this facility.

(ROFN) 8. Pacific Bell c/o Packer Q1663 - 733 Kevin Ct.

This facility handles typical motor vehicle maintenance materials such as automatic transmission fluid, fresh motor oil, and waste oil stored in an aboveground tank. No known contamination has occurred. Additionally, there are two underground tanks at this site owned by Ronald L. Day Transportation Inc., which have a combined capacity of 36,000 gallons motor vehicle fuel.

(R01439) 9. Rock Transport - 5900 Colisuem Way.

In June, 1990, two 10,000 gallon diesel and a 500 gallon waste oil tank were removed from this site. Soil contamination was significant, and the water encountered during the excavation was observed to have a product sheen. Approximately 1400 cubic yards of soil were subsequently stockpiled at the site in four separate stockpiles. As of February 6, 1991, the concentration of contaminants in all stockpiles was below threshold limits. A proposal for further groundwater investigation and monitoring has been requested.

(R0965) 10. Schwartz Property - 6345 Coliseum Way.

Amy Tuitel Blymyer Engineers, Inc. September 5, 1991 Page 3 of 3

Known Diesel contamination exists at this site. Blymyer Engineers Inc. performed the initial investigation and results were presented in a report dated May 19, 1991. On August 13, 1991, this office approve a December 7, 1989 proposal by Schwartz and Linheim to divide the property into two separate parcels. One of the proposed parcels is required to undergo a continued site investigation to characterize the soil and groundwater contamination.

#### 11. Sherwin-Williams Co. - 754 Kevin Ct.

This business is an Automotive Finisher and Body Shop Supply Company. Materials stored on-site include paints, resins, and solvents. No known contamination has occurred.

12. Unocal Service Station. - 845 66th Ave.

(R0408)

Underground tanks were remove in 1989, and new ones installed in 1990. Soil contamination was observed during the tank removal, but is now fully remediated. A groundwater monitoring program is in progress.

This letter is limited to information available in this department and does not reflect any other information which may be available from other governmental agencies or businesses. If you have any additional questions, please contact Cathy Gates in this office at 271-4320.

Please find enclosed a copy of the invoice sent to our Billing unit.

Sincerely,

Cynthia Chapman, HMS

Cathy Siten for

Hazardous Materials Division

CC:CG:cg mem37

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

Certified Mail #P 062 127 867

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

July 12, 1990

Mr. Jim Ornellas Ford Wholesale Company 8907 Railroad Avenue Oakland, CA 94621

Subject: Unauthorized Release

Underground Fuel Tank Removals

Ford Wholesale Co. 8907 Railroad Avenue Oakland, CA 94621

Dear Mr. Ornellas:

Thank you for submitting the results for analysis of subsurface soil samples taken in response to the underground tank removals 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
  - provide all sample results
- 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. 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). 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.
- Establish site specific gradient
- 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
  - surveyed to known established datum
- B. Ground water sampling plan
  - method for free product measurement, observation of sheen
  - well purging procedures
  - sample analysis for dissolved constituents
  - sample collection procedures
  - chain of custody procedures
- D. Sampling schedule
  - if encountered, measure free product weekly for first month following well installation. Sample after first mesurement.
  - if encountered, measure free product monthly for first three months.
  - after first three months monitor and sample quarterly.
  - monitoring must occur a minimum of one year.
- VI. Provide a site safety plan

#### 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 Ford Co.. The letter must be signed by an authorized representative of the company.
- 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).

> A statement of qualifications should be included in all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b).

Should you have any questions concerning the contents of this letter or the status of this case please feel free to contact me.

Sincerely

Ariu Levi, Senior Hazardous Materials Specialist Alameda County Environmental Health Department

cc: Gil Jensen, Alameda County District Attorney, Consumer Environmental Prtotection Rafat Shahid, Assistant Agency Director Lester Feldman, SFRWQCB Howard Hatayama, DOHS Inspector Halyard, OFD Files