

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20701

STID 5571

January 15, 1997

W & R Walton
2272 Lakeview Drive
San Leandro, CA 94577

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: 8707 SAN LEANDRO STREET, OAKLAND

Dear W & R Walton:

This letter is a follow up to the Alameda County Department of Environmental Health letter dated July 22, 1996.

In this letter you were asked to adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Groundwater samples were to be analyzed for total petroleum hydrocarbons as gasoline and diesel (TPHg and TPHd), the aromatic hydrocarbons benzene, toluene, ethyl benzene and total xylene isomers (BTEX) and MTBE.

This office has not received any groundwater monitoring reports for either 3rd or 4th quarter 1996. **Therefore, please submit the 3rd and 4th quarter 1996 groundwater monitoring reports to this office within 30 days of the date of this letter, or no later than February 18, 1997.**

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.

Please feel free to contact Thomas Peacock directly at (510)567-6782 if you have any questions regarding the content of this letter.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Tom Peacock, Supervising Hazardous Materials Specialist--files
Adriana Constantinescu, EGC, 2495 Industrial Parkway West, Hayward, CA 94545
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BC

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20701 ✓

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510) 567-6700 FAX (510) 337-0335

STID 5571

July 22, 1996

W & R Walton
2272 Lakeview Drive
San Leandro, CA 94577

RE: 8707 SAN LEANDRO STREET, OAKLAND

Dear W & R Walton:

I am in receipt of and have reviewed the Environmental Geotechnical Consultants, Inc. (EGC) "Soil and Water Investigation" (SWI), dated July 3, 1996.

This report documents the results of soil and groundwater analyses for five (5) soil borings advanced during field operations in December 1995. This SWI work plan was requested by Alameda County Health Care Services Agency (ACHCSA) in a letter dated February 21, 1996.

Soil samples collected during the SWI from the five borings at depths of approximately 4.5 feet below ground surface (bgs) detected total petroleum hydrocarbons as gasoline and diesel (TPHg and TPHd), and BTEX at maximum concentrations of 92, 310, 0.190, 0.014, 0.87, 1.3 ppm, respectively. The groundwater sample collected from boring B-3 detected TPHg, TPHd and BTEX at concentrations of 14, 12, 0.038, 0.008, 0.5 and 0.34 ppm, respectively (boring B-3). The groundwater sample collected from monitoring well MW-1 detected TPHg, TPHd and BTEX at concentrations of 2.0, 0.75, 0.210, < 0.0005, 0.052 and 0.15 ppm, respectively.

This soil and groundwater data was analyzed using a limited ASTM Risk-Based Corrective Action (RBCA) Tier 1 Risk Based Screening Level (RBSL) evaluation as referenced in the ASTM E 1739 - 95 document "Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites". The ASTM E 1739 - 95 document is a consistent decision-making process for the assessment and response to a petroleum release, and is based on the protection of human health and the environment. The Tier I risk assessment compares the chemicals of concern (COCs) documented at the site with Tier 1 RBSLs as presented in the published Look-up Table (ASTM E 1739-95 - Table X2.1 "Example Tier 1 Risk-Based Screening Level (RBSL) Look-up Table). *Note: Hazard Quotients (HQ) are used in the development of RBSLs for non-carcinogenic compounds only (examples: toluene, ethyl benzene, total xylenes, etc.), and are not used in determining RBSLs for carcinogens such as benzene.*

This evaluation determined that for the following risk exposure scenarios, contaminant levels exceed the CA-modified Tier 1 RSBLs:

- "Soil-Vapor Intrusion from Soil to Buildings" at a target level of 1E-05 (1 in 100,000 excess cancer risk) for a commercial/industrial receptor scenario.

W & R Walton
RE: 8707 San Leandro Street, Oakland
July 22, 1996
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- "Groundwater-Vapor Intrusion from Groundwater to Buildings" at a target level of $1E-06$ (1 in 1,000,000 excess cancer risk) for a commercial/industrial receptor scenario.

At this time please adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Please have these groundwater samples analyzed for total petroleum hydrocarbons as gasoline and diesel (TPHg and TPHd), the aromatic hydrocarbons benzene, toluene, ethyl benzene and total xylene isomers (BTEX) and MTBE.

After review of the report documenting four quarters of groundwater monitoring, ACHCSA will re-evaluate the site to determine whether this site qualifies for closure as a "Low-Risk Groundwater Case" as defined in the Regional Water Quality Control Board (RWQCB), December 8, 1995 "Interim Guidance on Required Cleanup at Low Risk Fuel Sites". This RWQCB guidance recommends that fuel sites be treated differently and less stringently than solvent sites, and that most fuel sites fall into the low-risk category, for which source removal and passive remediation are adequate.

As documented in the "Interim Guidance on Required Cleanup at Low Risk Fuel Sites", the preferred management strategy for "Low Risk Groundwater Cases" is passive bioremediation with continued groundwater monitoring of the site to determine plume stability and the effectiveness of the remedial strategy.

In order for your site to fall into the "Low Risk Groundwater Case" the following definitions must apply:

- 1) The leak has been stopped and ongoing sources, including free product, have been removed or remediated.
- 2) The site has been adequately characterized.
- 3) The dissolved hydrocarbon plume is not migrating.
- 4) No water well, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.
- 5) The site presents no significant risk to human health.
- 6) The site presents no significant risk to the environment.

Please feel free to contact me directly at (510)567-6880 if you have any questions regarding the content of this letter.

W & R Walton
RE: 8707 San Leandro Street, Oakland
July 22, 1996
Page 3 of 3

Sincerely,

A handwritten signature in cursive script that reads "Dale Klettke". The signature is written in black ink and is positioned above a horizontal line.

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Tom Peacock, Supervising Hazardous Materials Specialist--files
Adriana Constantinescu, EGC, 2495 Industrial Parkway West, Hayward, CA 94545
5571samp.gwt

bc

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#701

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577

STID 5571

April 30, 1996

W & R Walton
2272 Lakeview Drive
San Leandro, CA 94577

RE: 8707 SAN LEANDRO STREET, OAKLAND

Dear W & R Walton:

I am in receipt of and have reviewed the Environmental Geotechnical Consultants, Inc. (EGC) "Work Plan to Perform a Soil and Water Investigation (SWI)", dated April 18, 1996. In addition, I have reviewed the "Modified Soil Borings and Groundwater Monitoring Well Locations" for the "Work Plan to Perform a Soil and Water Investigation (SWI)", dated April 29, 1996.

This work plan consists of the advancement of six (6) soil borings and the collection of soil and grab groundwater samples from each of these borings. In addition, one soil boring, located in the "inferred" down gradient location from the former UST pit, will be converted to a two-inch-diameter casing groundwater monitoring well. This work plan will evaluate the extent of any soil and groundwater contamination associated with the two (2) 6,000-gallon gasoline underground storage tanks (USTs) which were reportedly removed in April 1987.

This work plan is approved with the stipulation that soil samples with any noticeable odors or discolorations are to be analyzed for total petroleum hydrocarbons as gasoline and diesel (TPHg & TPHd), benzene, toluene, ethyl benzene and total xylenes (BTEX) and total lead. If no odors or discolorations are noted during the advancement of the soil borings, a minimum of one soil sample should be collected from each boring as close to the soil/groundwater interface (capillary zone) as possible.

Please notify this office 72 hours prior to commencing operations, so I can schedule time to be on site. Please feel free to call me directly at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Tom Peacock, LOP Manager--files
Adriana Constantinescu, EGC, 2495 Industrial Parkway West, Hayward, CA 94545
5571swil.ok

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 701

RAFAT A. SHAHID, DIRECTOR

STID 5571

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

February 21, 1996

W & R Walton
2272 Lakeview Drive
San Leandro, CA 94577

RE: 8707 SAN LEANDRO STREET, OAKLAND

Dear W & R Walton:

I am in receipt of and have reviewed the Environmental Geotechnical Consultants, Inc. (EGC) "Preliminary Site Assessment" (PSA), dated January 24, 1996.

This report documents the results of soil and groundwater analyses for the four (4) soil borings advanced during field operations in December 1995. This PSA work plan was requested by Alameda County Health Care Services Agency (ACHCSA) in a letter dated September 28, 1995. This PSA work plan was performed to evaluate the extent of any soil and groundwater contamination associated with the two (2) 6,000-gallon gasoline underground storage tanks (USTs) which were reportedly removed in April 1987.

Soil samples collected during the PSA from the four (4) borings at a depth of approximately five (5) feet below ground surface detected total petroleum hydrocarbons as gasoline (TPHg) at concentrations ranging from 1.1 ppm to 40 ppm, with detected benzene levels ranging from 0.1 ppm to 0.50 ppm. Groundwater samples collected from the four (4) borings detected TPHg at concentrations ranging from 500 ppb to 3400 ppb, with detected benzene levels ranging from 46 ppb to 320 ppb. **The extent of the contamination has not yet been defined.**

Therefore, pursuant to provisions of California Health & Safety Code (HS&C) Section 25299.77 and Article 11, Title 23, California Code of Regulations you are required to perform a soil and water investigation (SWI) to define the extent of both soil and groundwater contamination. In order to pursue the SWI in a more cost-effective fashion, this office has suggested that you first employ rapid site assessment tools (e.g. CPT, Geo Probe, Hydropunch, etc.) to qualitatively assess impacts and to define the extent of the contaminant plume **before** proposing final well location(s).

In order to substantially define the limits of the groundwater pollutant plume, you are required to prepare a SWI which details the locations of hydropunch/borings holes which then may be subsequently converted to groundwater monitoring well(s). The number of groundwater monitoring wells will be determined by the availability of nearby sites with "confirmed" groundwater gradients.

W & R Walton
RE: 8707 San Leandro Street, Oakland
February 21, 1996
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One such site is the Lockup Self Storage Site at 8855 San Leandro Street in Oakland, CA. The Lockup Self Storage Site had four (4) wells installed in January 1996. The groundwater flow direction calculated from the January 12, 1996 groundwater level measurements was in the southwest direction (S66W) at a gradient of 0.0024 ft/ft. This groundwater flow direction is consistent with the reported southwesterly regional groundwater flow direction for this area.

As referenced in the August 10, 1990, Tri-Regional Board Staff Recommendations For Preliminary Evaluation and Investigation of Underground Tank Sites, for sites with seasonal high ground water less than 50 feet, "If the verified downgradient direction has been previously determined at this site or at adjacent sites which provide representative data, then for this initial investigation, only one monitoring well within 10 feet of the tank, in the verified downgradient direction, will be required". In addition, "During the construction of all monitoring wells and boreholes, soil samples are to be taken at a minimum of every five feet in the unsaturated zone and at any changes in lithology. For construction of the monitoring well within 10 feet of the contaminant source, all samples collected are to be analyzed in the laboratory for the appropriate constituents".

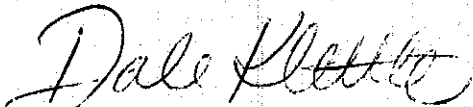
This work plan is due within 60 days of the date of this letter, or by April 22, 1996. Work should commence no later than 30 days following approval in writing from this office.

In addition, please fill out the enclosed Underground Storage Tank Unauthorized Release (Leak) Contamination Site Report (ULR) to the best of your ability. Retain the last copy (goldenrod) and forward the remaining copies intact to my attention. If you have already filed this report, please send a copy of the completed form to my attention.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Health & Safety Code (H&SC) Section 25185.6 and California Water Code Section 13267(b).

Please feel free to contact me directly at (510)567-6880, should you have any questions about the content of this letter.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

enclosure

c: Tom Peacock, Supervising Hazardous Materials Specialist--files
Gil Jensen, Alameda County District Attorneys Office
Adriana Constantinescu, EGC, 2495 Industrial Parkway West, Hayward, CA 94545

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO701

RAFAT A. SHAHID, DIRECTOR

STID 5571

November 22, 1995

W & R Walton
2272 Lakeview Drive
San Leandro, CA 94577

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

RE: 8707 SAN LEANDRO STREET, OAKLAND

Dear W & R Walton:

I am in receipt of and have reviewed the Environmental Geotechnical Consultants, Inc. (EGC) "Work Plan for a Preliminary Site Assessment" (PSA), dated November 7, 1995.

This work plan consists of the advancement of four (4) soil borings and the collection of soil and grab groundwater samples from each of these borings. This work plan will evaluate the extent of any soil and groundwater contamination associated with the two (2) 6,000-gallon gasoline underground storage tanks (USTs) which were reportedly removed in April 1987.

This work plan is approved with the stipulation that soil samples with any noticeable odors or discolorations are to be analyzed for total petroleum hydrocarbons as gasoline and diesel (TPHg & TPHd), benzene, toluene, ethyl benzene and total xylenes (BTEX) and total lead. If no odors or discolorations are noted during the advancement of the soil borings, a minimum of one soil sample should be collected from each boring as close to the soil/groundwater interface (capillary zone) as possible.

As referenced in the November 7, 1995 EGC work plan, a previous geotechnical investigation was performed in November 1985 by the firm of Purcell, Rhoades and Associates (PRA). This report documents the advancement of a soil boring during which strong petroleum odors and floating petroleum product was noted on the groundwater. I have requested a copy of this report for our files from Adriana Constantinescu of EGC.

Please notify this office 72 hours prior to commencing operations, so I can schedule time to be on site. Please feel free to call me directly at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Tom Peacock, Supervising Hazardous Materials Specialist--files
Adriana Constantinescu, EGC, 2495 Industrial Parkway West, Hayward, CA 94545



DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

STID 5571

September 28, 1995

W & R Walton
2272 Lakeview Drive
San Leandro, CA 94577

RE: 8707 SAN LEANDRO STREET, OAKLAND

Dear W & R Walton:

The results of sample analysis and observations documented during the July 1987 closure of two 6000-gallon gasoline underground storage tanks (USTs) have been recently evaluated. This letter is in specific reference to the August 11, 1986 - Environmental Geotechnical Consultants, Inc. (EGC) "Subsurface Gasoline Tank Investigation". Although laboratory analysis for sample B-3-1 detected 9.2 mg/kg (ppm) for Total Petroleum Hydrocarbons as gasoline (TPHg), this sample was taken at an approximate depth of 12.5' below grade (bg). The borings B-2, B-3 and B-4 were also taken at approximate depths of 12.5' to 13.5' bg. As you will note in the boring log for boring B-1, a slight diesel odor was encountered at approximately six (6) feet bg. This odor was encountered approximately at or below the reported groundwater level. In addition, similar reported odors were noted at an approximate depth of 2 to 3 feet bg in borings B-2 and B-3. No samples were subsequently taken or analyzed from these locations where obvious contamination was reported. Enclosed is a copy of the referenced August 11, 1986 EGC "Subsurface Gasoline Tank Investigation" report.

A confirmed release from the USTs has occurred at this site. Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a preliminary site assessment (PSA) to define the extent of both soil and ground water contamination. To facilitate this task, a PSA work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter.**

However, in order to pursue the pending PSA in a more cost-effective fashion, this office encourages you to first employ rapid site assessment tools (e.g. CPT, Geo Probe, Hydropunch, etc.) to qualitatively assess impacts to ascertain whether any additional investigations are warranted. Pursuant to provisions of the Business and Professions Code all work and reports which require geologic or engineering evaluations and/or judgements must be performed under the direction of an appropriately registered or certified professional. All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

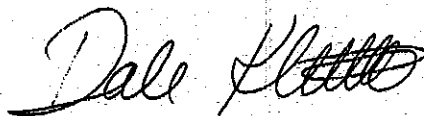
W & R Walton
RE: 8707 San Leandro Street, Oakland
Page 2 of 2

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b).

For your information, the Underground Storage Tank Cleanup Fund (Fund) is created pursuant to Chapter 6.75 of the California Health & Safety Code to help eligible owners and operators of petroleum underground storage tanks obtain reimbursement for costs of the cleanup of unauthorized releases of petroleum. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information and to obtain an application package. Please also bear in mind that, in order to maintain UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met.

Please call me at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

enclosure

c: Jun Makishima, Interim Director of Environmental Health
George Young, Acting Chief-Hazardous Materials Division--files
Gil Jensen, Alameda County District Attorney's Office

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0701

October 1, 1991

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

Mr. Bill Walton
2272 Lakeview Drive
San Leandro CA, 94577

Re: Underground Tank Removals at 8707 San Leandro St., Oakland 94621

Dear Mr. Walton:

This letter is in response to your request for our agency to issue a closure statement in regards to the two six-thousand gallon gasoline tanks removed in April of 1987 at 8707 San Leandro St., Oakland, 94621. It appears that you had contracted Environmental Geotechnical Consultants, Inc. to perform subsurface borings at the ends of each tank and using their recommendation you then contracted Balch Petroleum to remove the tanks. Unfortunately, our division was not consulted as required and it now appears that a number of items need to be addressed prior to our rendering any opinion on this site. You are therefore requested to provide the following to enable our division to evaluate this site:

1. Please provide a check payable to Alameda County Environmental Health in the sum of \$500.00 for our oversight of this project. Monies from this deposit will be used for report review, site visits and consultations regarding this site at an \$67/hr rate. Any unused monies, at the close of this case, will be refunded to you. Please be advised that Section 3-140-5 of the Alameda County Ordinance Code provides for the charge of \$67/hr for plan review and other special services.
2. Please provide any other information from your consultants describing the condition of the tanks upon removal.
3. Explain the reasoning as to why the soil samples were taken at various depths below the detected water level. It would have been advisable to have taken a soil sample slightly above the observed water level, since hydrocarbons tend to float. Explain the reasoning as to why no water sample was taken.
4. Please explain why benzene, toluene, ethylbenzene and xylenes (BTEX) and either organic or total lead were not run for the samples taken. These are common analytical parameters in regular gasoline.
5. Provide a copy of the TSDF (Transport, Storage, Disposal Facility) to generator manifest for the two tanks removed.

Mr. Bill Walton
8707 San Leandro St. UGT Removals
October 1, 1991
Page 2.

6. Provide chain of custody document for the samples analyzed.

You should be aware that the above information is the minimal amount necessary for our division to render an opinion on this site and until this information is provided your site is considered to have improperly closed the underground tanks. Also, please be aware that there are monetary penalties for the improper closure of an underground tank as required by section 25298 of the California Health and Safety Code.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office.

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