

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0785

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

StID 4033

August 2, 1994

Mr. Jim Perry
Associated Appraisers
325 South I Street
Livermore, CA 94550

RE: ULR for 2322-2338 1st Street, Livermore 94550

Dear Mr. Perry:

The enclosed Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report was never completed when a release from the former USTs at the above referenced site was confirmed. Before I can complete review the case for site closure, the form must be completed and returned to this agency.

If you have any questions, I can be reached at (510) 567-6700.

Sincerely,

eva chu
Hazardous Materials Specialist

enclosure

cc: files

northk3

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0785

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 4033

February 8, 1993

Mr. Nooroddin Ameli
Soil Tech Engineering
298 Brokaw Rd
Santa Clara, CA 95050

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
WST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Subject: Site Closure for 2322-2338 First St., Livermore 94550

Dear Mr. Ameli:

This office has completed review of Soil Tech Engineering's (STE) Quarterly Groundwater Monitoring and Sampling Report, dated January 20, 1993. The recent sampling episode concludes four consecutive quarters of sampling events with non-detectable concentrations of TPH-G, TPH-D, and BTEX in groundwater. STE is now recommending site and monitoring well closure from this Agency.

As you are likely aware, site "closure" ultimately requires approval from the RWQCB. To facilitate your request, please find attached a RWQCB outline showing the format to be followed in preparation of a final report summarizing the outcome of the site investigation. Upon concurring with your bid for site closure, the report will be attached to a letter issued from this office to the RWQCB requesting their consideration for case closure.

If you have any questions or comments about the content of this letter, please contact me at (510) 271-4530.

Sincerely,

eva chu
Hazardous Materials Specialist

enclosure

JPP
cc: Gil Jensen, Alameda County District Attorney's Office
Sumadhu Arigala, RWQCB
Jim Perry, Associated Appraisers, 325 South I St.,
Livermore, 94550
Danielle Stefani, Livermore Fire Department
Edgar Howell/files

northk2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0785

RAFAT A. SHAHID, Assistant Agency Director

StID 4033

July 1, 1992

North K Associates
Attn: Jim Perry
150 North L Street
Livermore, CA 94550

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Subject: Site Remediation at 2322 and 2338 1st St., Livermore

Dear Mr. Perry:

This office has reviewed the file for the above referenced site. Three underground storage tanks were removed on February 6, 1991. Soil sample analyses confirmed an unauthorized release of petroleum products contaminating the soil beneath the former two 250-gallon waste oil tanks under the sidewalk at 1st Street. Over-excavation of this tank complex revealed up to 170 ppm TPH-G (parts per million of total petroleum hydrocarbons as gasoline) from the side wall at a depth of 12 feet. Not all the contaminated soils were removed due to the possibility of damaging the integrity of the building foundation and the potential damage to the utility lines. Subsequently, the pits were backfilled with clean, imported soil. Three groundwater monitoring wells were installed.

Groundwater sampling began in October 1991. The water samples have not detected any TPH-G or TOG (total oil and grease). The excavated soil has been stockpiled at the referenced site undergoing soil aeration.

Before this site can be evaluated for case closure the following remains to be addressed:

1. The contaminated soil left in the ground must be remediated.
2. The characterization and disposition of the contaminated soil stockpile must be documented - soil sample analyses results, soil sampling protocol, and manifests and/or bills of lading must be submitted for review.

You are requested to submit to this office, **within 45 days of the date of this letter**, a work plan detailing work intended to address the remediation of contaminated soil left under the building structure at 2338 1st Street. Copies of all reports and proposals should also be sent to Mr. Eddy So of the Regional Water Quality Control Board (RWQCB).

Jim Perry
2322-2338 1st St., Livermore
July 1, 1992

Page 2

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

Should you have any questions about the content of this letter, please call Ms. Eva Chu at (510) 271-4530.

Sincerely,



Thomas Peacock
Supervising HMS

cc: Eddy So, RWQCB
Mark Thomson, Alameda County District
Edgar Howell-files

NorthK

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0785

April 26, 1991

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

Mr. Dan Spruiell
North K Street Associates
170 North L St.
Livermore, CA 94550

RE: Site investigation work plan submitted by Soil Tech Engineering
for 2322/2338 First St., Livermore

Dear Mr. Spruiell:

Thank you for submitting the work plan for your site on First St. in Livermore. Our office finds this proposal acceptable, with the following conditions:

1. Following overexcavation, soil samples need to be collected from the sides from which additional soil is removed in each pit, as well as two samples from the bottom of each pit, as indicated in the work plan.
2. As I mentioned to Mr. Hamedi-Fard over the phone, the placement of one monitoring well in the middle of each former tank location (two wells total) will not permit a local groundwater gradient to be determined. If either of these wells should show contamination, additional wells will have to be installed to define the contaminant plume(s).

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Gil Wistar".

Gil Wistar
Hazardous Materials Specialist

cc: Frank Hamedi-Fard, Soil Tech Engineering (298 Brokaw Rd., Santa Clara, CA 95050)
Danielle Stefani, Livermore Fire Dept.
Lester Feldman, San Francisco Bay RWQCB
Rafat Shahid, Asst. Agency Director, Environmental Health files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0785

March 14, 1991

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

Mr. Dan Spruiell
North K Street Associates
170 North L St.
Livermore, CA 94550

**RE: Site investigation and remediation requirements following
underground tank removals from 2322/2338 First St., Livermore**

Dear Mr. Spruiell:

As you may recall, on February 6, 1991, Erickson Inc. removed three underground storage tanks from the above location, one from the driveway along the west side of 2322 First St., and two from the sidewalk in front of 2338. The tank from 2322, which formerly contained gasoline, had a corrosion gash along the top, which may have caused leakage to the ground while the tank was in use. In addition, sample results from excavated soils in this location showed elevated levels of petroleum hydrocarbons. Within the 2338 First St. pit, one of the tanks had a significant corrosion hole on its side, and TPH-gasoline as well as oil & grease were found in soil from this area. Based on this information, the Regional Water Quality Control Board (RWQCB) is requiring a preliminary contaminant assessment at this site. Your first step is to file an Unauthorized Release Report with this office immediately. Then, North K Street Associates must submit a work plan to us, according to the points raised in this letter and its attachment.

This office will be the lead agency overseeing environmental investigation and cleanup activities at the site. The RWQCB is currently unable to manage the large number of fuel leak cases within Alameda County, and has therefore delegated this authority to our office. However, you must keep the Water Board apprised of all actions taken to characterize and remediate contamination at this site, because the Board retains the ultimate responsibility for ensuring protection of waters of the state.

The preliminary assessment should be designed to determine the extent of soil and groundwater contamination that resulted from past use of the tanks. The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter, which is based on RWQCB guidelines. One monitoring well will need to be installed within 10 feet and downgradient of each of the three former tank locations.

Mr. Dan Spruiell
March 14, 1991
Page 2 of 2

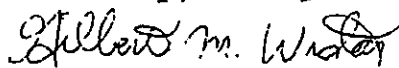
Until remediation is complete, you will need to submit reports to this office and to the RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). These reports must include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and location of disposal of any contaminated material.

Soils contaminated at hazardous waste concentrations (defined specifically as above 1,000 ppm hydrocarbons) should be transported by a licensed hazardous waste hauler and disposed of or treated at a facility approved by the CA Department of Health Services. Soils contaminated below the hazardous waste threshold may be managed as nonhazardous, but are still subject to the RWQCB's waste discharge requirements. Copies of manifests or receipts for all soil disposal must be sent to this office. Currently stockpiled soil may require further characterization prior to disposal. Both pits may be filled with clean fill as soon as all contaminated soil is removed from the sides and bottom of these pits.

Your work plan is to be submitted to this office no later than April 19, 1991. Copies of the proposal should also be sent to the RWQCB (attention: Lester Feldman). Because we are overseeing this site under the designated authority of the Water Board, this letter constitutes a formal request for technical reports, per Sec. 13267(b) of the California Water Code. Failure to respond in a timely manner could result in civil liabilities under the Water Code of up to \$1,000 per day. Other violations of California law may also be cited.

If you have any questions about this letter or about remediation requirements established by the RWQCB, please contact the undersigned at 271-4320.

Sincerely,


Gil Wistar
Hazardous Materials Specialist

enclosure

cc: Jim Cox, Erickson Inc. (255 Parr Blvd., Richmond, CA 94801)
Howard Hatayama, DOHS
Danielle Stefani, Livermore Fire Dept.
Lester Feldman, San Francisco Bay RWQCB
Rafat Shahid, Asst. Agency Director, Environmental Health
files

WORK PLAN REQUIREMENTS FOR AN INITIAL SUBSURFACE INVESTIGATION

This outline should be followed by professional engineering or geologic consultants in preparing work plans to be submitted to the RWQCB and local agencies. Work plans must be signed by a California-registered engineer or geologist.

This outline should be referred to in context with the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks" (June 2, 1988).

PROPOSAL FORMAT

I. Introduction

- A. State the scope of work
- B. Provide information on site location, background, and history
 1. Describe the type of business and associated activities that take place at the site, including the number and capacity of operating tanks.
 2. Describe previous businesses at the site.
 3. Provide other tank information:
 - number of underground tanks, their uses, and construction material;
 - filing status and copy of unauthorized release form, if not previously submitted;
 - previous tank testing results and dates, including discussion of inventory reconciliation methods and results for the last three years.
 4. Other spill, leak, and accident history at the site, including any previously removed tanks.

II. Site Description

- A. Describe the hydrogeologic setting of the site vicinity
- B. Prepare a vicinity map (including wells located on-site or on adjoining lots, as well as any nearby streams)
- C. Prepare a site map
- D. Summarize known soil contamination and results of excavation
 1. Provide results in tabular form and show location of all soil samples (and water samples, if appropriate).

Sample dates, the identity of the sampler, and signed laboratory data sheets need to be included, if not already in possession of the County.

2. Describe any unusual problems encountered.
3. Describe methods for storing and disposing of all contaminated soil.

III. Plan for Determining Extent of Soil Contamination

A. Describe method for determining the extent of contamination within the excavation

B. Describe sampling methods and procedures to be used

1. If a soil gas survey is planned, then:

- identify number of boreholes, locations, sampling depths, etc.;
- identify subcontractors, if any;
- identify analytical methods;
- provide a quality assurance plan for field testing.

2. If soil borings are to be used to determine the extent of soil contamination, then:

- identify number, location (mapped), and depth of the proposed borings;
- describe the soil classification system, soil sampling method, and rationale;
- describe the drilling method for the borings, including decontamination procedures;
- explain how borings will be abandoned.

C. Describe how clean and contaminated soil will be differentiated, and describe how excavated soil will be stored and disposed of. If on-site soil aeration is to be used, then describe:

1. The volume and rate of aeration/turning;
2. The method of containment and cover;
3. Wet-weather contingency plans;
4. Results of consultation with the Bay Area Air Quality Management District.

Other on-site treatments (such as bioremediation) require permits issued by the RWQCB. Off-site storage or treatment also requires RWQCB permits.

- D. Describe security measures planned for the excavated hole and contaminated soil

IV. Plan for Characterizing Groundwater 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."

- A. Explain the proposed locations of monitoring wells (including construction diagrams), and prepare a map to scale

- B. Describe the method of monitoring well construction and associated decontamination procedures

1. Expected depth and diameter of monitoring wells.
2. Date of expected drilling.
3. Locations of soil borings and sample collection method.
4. Casing type, diameter, screen interval, and pack and slot sizing technique.
5. Depth and type of seal.
6. Development method and criteria for determining adequate development.
7. Plans for disposal of cuttings and development water.
8. Surveying plans for wells (requirements include surveying to established benchmark to 0.01 foot).

- C. Groundwater sampling plans

1. Water level measurement procedure.
2. Well purging procedures and disposal protocol.
3. Sample collection and analysis procedures.
4. Quality assurance plan.
5. Chain-of-custody procedures.

V. Prepare a Site Safety Plan

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0785

Certified Mailer # P 062 128 101

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

October 31, 1990

Mr. Dan Spruiell
J & W Development
170 North L St.
Livermore, CA 94550

SECOND NOTICE OF VIOLATION

Dear Mr. Spruiell:

The Alameda County Department of Environmental Health, Hazardous Materials Division sent a letter to you on July 3 regarding some abandoned underground tanks at 2322 and 2338 First St. in Livermore. As indicated in that letter, there appears to be an abandoned underground tank adjacent to Grier Doors at 2322 First St., separate from the tank already removed from behind this facility. In addition, under the sidewalk in front of Award Signs at 2338 First St., there appear to be two old underground tanks. These abandoned tanks violate Secs. 25292 and 25298 of the California Health and Safety Code, which state that underground tanks must either be properly monitored, or undergo proper closure (i.e., removal) as soon as they go out of operation.

The July 3 letter requested that you, as both properties' owner, close these old tanks under procedures established by this office, and submit a completed closure form and deposit to this office no later than September 4. As of the date of this letter, we have received no communication on these matters; therefore, we are issuing this Second Notice of Violation. Please send to this office a closure plan for the three tanks' removal, along with a deposit of \$744, by **December 5, 1990**.

Please note that Section 25299(a) of the California Health and Safety Code states that any UST operator is liable for a civil penalty of up to \$5,000 per day for failing to properly close the tank, as required by Section 25298. Also, Section 25299(b) specifies the same penalty for abandonment or improper closure of any UST. If you have any questions about this letter or about underground tank regulations enforced by this office, please contact me at 271-4320.

Sincerely,

Gil Wistar
Hazardous Materials Specialist

Mr. Dan Spruiell
October 31, 1990
Page 2 of 2

cc: Randy Griffith, Livermore Fire Dept.
Howard Hatayama, DOHS
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Rafat A. Shahid, Asst. Agency Director, Environmental Health
files

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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Oakla
(415)

North K Associates
2322-38 1st St.
Livermore, CA

ALTH

July 11, 1990

Mr. Dan Spruiell
J & W Development
170 North L St.
Livermore, CA 94550

Re: Completed underground tank closure from back lot behind 2322
First St., Livermore

Dear Mr. Spruiell:

On May 31, 1990, a soil sample was collected from beneath one underground storage tank that was removed from the back parking lot of the above facility. This sample was analyzed according to guidelines established by the San Francisco Regional Water Quality Control Board, and contained no detectable gasoline or volatile hydrocarbons.

Based on the information outlined above, no further remediation is needed in this area. Please be aware that this does not free present or future landowners or operators from cleanup responsibilities in the event that new information indicates a pollutant problem on the site or originating from the site. In addition, there is another underground tank along the side of this facility that requires removal according to County guidelines, as indicated in a previous correspondence to you.

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,

Gil Wistar
Hazardous Materials Specialist

cc: Paul Dzakowic, D&D Management Consultants (6440 Heskett Ct., San Jose, CA 95123)
Rafat A. Shahid, Asst. Agency Director, Environmental Health files

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



✓ R0 785 (2322-38 1st St.)

R0 1057 (330 Wood)

R0 1056 (2920 4th St.)

July 3, 1990

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

Mr. Dan Spruiell
J & W Development
170 North L St.
Livermore, CA 94550

RE: Work plan submitted by the Mark Group for 2920 4th St. and 330 Wood St.; abandoned underground tanks at 2322 and 2338 1st St.

Dear Mr. Spruiell:

The Alameda County Department of Environmental Health, Hazardous Materials Division has completed its review of the Mark Group work plan referred to above. We concur with the soil cleanup approach, which consists of the following aspects: 1) excavate the remaining diesel-contaminated soil from Parcel 2 (2920 4th St. -- Parcel 1 is 330 Wood St.); 2) continue the bioremediation of soils on-site; and 3) backfill all soil that analytical results show is clean, i.e., has "non-detect" lab results.

However, after consultations with the San Francisco Bay Regional Water Quality Control Board (RWQCB) and Zone 7 of the Alameda County Flood Control and Water Conservation District (Zone 7), we are requiring a groundwater investigation at the site, as originally discussed in a previous letter from this office to you. The RWQCB typically needs a responsible party to provide "hard data" to back up claims that unauthorized releases from underground tanks have not affected groundwater; this means water quality data from beneath the site. Furthermore, Zone 7, which regulates water resource development in the Livermore/Amador Valleys, indicated that the aquitard referred to in the Mark Group work plan (at an apparent depth of 60-65 feet in this area) has historically been permeable to gasoline and in some cases to diesel. Therefore, while this layer may act as a barrier to polar water molecules, it may not prevent the downward migration of lighter-range, nonpolar hydrocarbons.

We are requiring that you install a minimum of three monitoring wells at the site, at least one of which shall be downgradient of the former tank in Parcel 1, and one downgradient of the former tank area in Parcel 2. The borings must be advanced until water is first encountered, whether groundwater directly on top of the aquitard described in the work plan, or beneath this confining layer. For each well, if unconfined water is found sitting on the aquitard, then the well should not penetrate the confining layer. Otherwise, the well must be installed carefully to avoid potential cross-contamination of the lower aquifer. All wells, once constructed and developed, shall be sampled on at least a quarterly basis for gasoline, diesel, and BTEX.

Mr. Dan Spruiell
July 3, 1990
Page 2 of 2

Please submit an amended work plan to this office and to the RWQCB that incorporates the locations of the three wells and a schedule for implementation of the remaining soil work and the groundwater monitoring program. Also, please submit an additional deposit, made out to Alameda County in the amount of \$400, for continued Hazardous Materials Division oversight of this case. Previously submitted funds have been exhausted. This amended plan and deposit are due on August 3, 1990.

On an unrelated matter, as I discussed with you over the phone several weeks ago, there appears to be an abandoned underground tank adjacent to Grier Doors at 2322 1st St. in Livermore, separate from the tank already removed from behind this facility. In addition, under the sidewalk in front of Award Signs at 2338 1st St. (not currently occupied), there appear to be two old underground tanks. These abandoned tanks violate Secs. 25292 and 25298 of the California Health and Safety Code, which state that underground tanks must either be properly monitored, or undergo proper closure (i.e., removal) as soon as they go out of operation. Abandonment is specifically forbidden. Assuming that the three tanks are out of use, we are requiring that you, as both properties' owner, close them under procedures established by this office. The completed closure forms and deposits, made payable to Alameda County, are due in this office no later than September 4, 1990.

If you have any questions about this letter or about underground tank regulations enforced by this office, please contact the undersigned at 271-4320. Any questions about monitoring well requirements can be addressed to Rico Duazo at the RWQCB, at 464-0837.

Sincerely,

Gilbert M. Wistar

Gil Wistar
Hazardous Materials Specialist

cc: Bernie Dietz, The Mark Group (3480 Buskirk Ave., Pleasant Hill,
CA, 94523)
Lester Feldman, RWQCB
Randy Griffith, Livermore Fire Dept.
Howard Hatayama, DOHS
Jerry Killingstad, Zone 7 (5997 Parkside Dr., Pleasanton 94566)
Rafat A. Shahid, Asst. Agency Director, Environmental Health
files