

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0848

July 22, 1999

Wayne Milani
Pacific Shops
1815 Clement St.
Alameda, CA 94501

STM 3830

ENVIRONMENTAL HEALTH SERVICES

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

Re: Required investigations at 1815 Clement St., Alameda, CA 94501

Dear Mr. Milani,

On July 14, 1999, one 1,000-gallon gasoline underground storage tank (UST) and one 1,000-gallon diesel UST were removed from the above site. Two soil samples and one groundwater sample were collected from below the USTs and analyzed for the following petroleum constituents: Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), Methyl Tertiary Butyl Ether (MTBE), and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Analysis of the soil samples identified up to 2.7 parts per million (ppm) TPHg, 0.012ppm MTBE, 0.026ppm benzene, 0.93ppm toluene, 0.088ppm ethylbenzene, and 0.99ppm total xylenes. Analysis of the groundwater sample identified 100 parts per billion (ppb) TPHg, 8,400ppb TPHd, 27ppb MTBE, 3.2ppb benzene, 13ppb toluene, 2.1ppb ethylbenzene, and 14ppb total xylenes.

The concentrations of TPHg in soil and TPHd in groundwater currently exceed the threshold values established by the Regional Water Quality Control Board (RWQCB) for sites located in a Saltwater Ecological Protection Zone (SEPZ) (i.e., within 100 feet of the shoreline). Although no holes were observed in the USTs at the time of the tank removal, the detected soil and groundwater contamination is similar to the constituents formerly stored in the two USTs and may have resulted from small spills during historical day-to-day operations. Consequently, due to the proximity of the UST area to the shoreline, this office is requiring that additional investigations be conducted at the site. This case will be transferred to our Local Oversight Program that will supervise all future investigations. A letter discussing the transfer of the case will be submitted to you shortly.

Per Article 11, Title 23 California Code of Regulations and the California Water Code, this office is requesting that you conduct further excavation of the UST pit to remove those concentrations of TPHg currently exceeding the SEPZ threshold value of 0.15ppm. Soil samples are required to be collected from the pit after the overexcavation to confirm that contaminant concentrations exceeding the threshold values have been removed. Based on the fact that the formerly excavated stockpiled soil contains 18ppm TPHd, which exceeds the current SEPZ threshold value of 0.23ppm, this soil **cannot** be used to backfill the excavation pit and must be hauled off site to a certified disposal facility. The pit must be backfilled with clean fill.

Subsequent to backfilling the excavation, this office is requesting that you conduct additional groundwater sampling to further characterize any groundwater contamination. At a minimum, one permanent groundwater monitoring well, with a 15-foot screen, shall be placed in the tank pit and monitored on a quarterly basis for one year. Additionally, one "grab" groundwater sample should be collected further inland from the shoreline to determine whether the contaminant plume

Mr. Wayne Milani
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has migrated inland from tidal fluctuations. If concentrations of concern are identified from either of these sampling points, further groundwater characterization will be required.

The groundwater samples must be analyzed for TPHg, TPHd, MTBE, BTEX, and Total Dissolved Solids (TDS). If leaded gasoline was ever stored in the former USTs, you will also be required to analyze for dissolved lead and the lead scavengers Ethylene Dibromide (EDB) and Ethylene Dichloride (EDC). Additionally, per the RWQCB guidelines, samples associated with former gasoline USTs must initially be analyzed for the following oxygenates using Methods 8260: Tertiary Amyl Methyl Ether (TAME), Diisopropyl Ether (DIPE), Ethyl Tertiary Butyl Ether (ETBE), and Tertiary Butyl Alcohol (TBA). If these oxygenates, and the above lead scavengers, are not identified in the first round of groundwater samples, analysis for these constituents may be discontinued in the following quarterly groundwater sampling events.

The description of and analytical results from the above overexcavation and confirmatory soil sampling work may be submitted with the required Tank Removal Report, which documents the initial UST removal field activities and analytical results. **The overexcavation work shall be conducted within 30 days of the date of this letter (i.e., by August 19, 1999).**

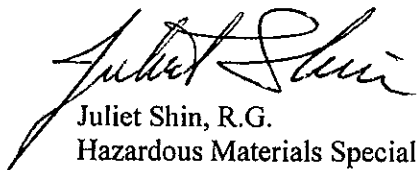
A workplan addressing the groundwater investigations should be submitted to this office for our review and approval prior to implementing this work. **This workplan shall be submitted within 45 days of the date of this letter (i.e., by September 3, 1999).**

Please complete and sign the attached **Unauthorized Leak/Report Form** and submit all carbon copies to this office with the Tank Removal Report.

Lastly, please remove and drum the boom which was placed in the water below the former gas/diesel dispensers to absorb the small quantity of gas that leaked out during the removal activities and dispose of it properly.

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

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

ATTACHMENT

Cc: Mark Williams, FOSS Environmental & Infrastructure, 1605 Ferry Point, Alameda, CA
94501
Rob Weston, ACEPD

ALAMEDA COUNTY
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R0848

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

May 19, 1998

ATTN: Jack Bail

Pearson Equip. & Maint.
18305 Lake Chabot Rd.
Castro Valley Ca 94546

RE: Project # 2438A - Type MOD
at 1851 Clement Ave in Alameda 94501

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$165.50, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DALE J. NEFF, County Clerk



R0848

December 28, 1993

CERTIFIED MAILER #: P 386 338 225

Svendsen's Boat Works
1851 Clement Ave
Alameda, 94501
UGTID:1544

PATRICIA A. SHANNON, Agency Director

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

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
1851 Clement Ave Alameda, 94501**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- ___ 1. An accurate and complete plot plan.
- ___ 2. A written spill response plan. (enclosed)
- ___ 3. A written tank monitoring plan. (enclosed)
- ___ 4. Results of precision tank test(s), (initial and annual).
- ___ 5. Results of precision pipeline leak detector tests (initial and annual).
- ___ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- ___ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- ___ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- ___ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Cynthia Manji for LARRY SETO.

LARRY SETO
Sr HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)